

CONSERVATION AND ADAPTATION OF BRUSH FARM HOUSE

Project Update
as at Friday, 11 August 2006

Project Overview

- The restoration program for Brush Farm House commenced in December 2004
- Key milestones achieved:
 - Tanner Architects and a team of professional consultants engaged in February 2005 to undertake the design, statutory approval and documentation works
 - Stakeholder workshop conducted in March 2005
 - Statutory approvals and detail design documentation completed in December 2005
 - Tender for conservation and adaptation works was awarded in April 2006
 - Conservation and adaptation works in Phase 1 commenced in May 2006
 - Successful in receiving a grant of \$500,000 under the National Heritage Investment Initiative from the Australian Government Department of Environment and Heritage in June 2006
 - A total project budget of \$3.3 million allocated for Phase 1 and 2 (building works only)
 - Conservation and adaptation works in Phase 2 commenced in August 2006

Progress – Phase 1

- Phase 1 works (west wing, central wing, new roof over the entire building, rear verandah, front verandah and balcony) are due for completion by February 2007.
- The Contractor has made good progress over the last three months: works completed include:
 - Temporary fencing, temporary toilets
 - Demolition works, excavation works, stripping of floor boards
 - Repair and reconstruction of the floor structure in both the first floor and ground floor
 - Repair and reconstruction of the roof structure
 - Installation of partitions for toilets on ground floor and first floor
 - Installation of hydraulic services including new sewer line and internal plumbing
 - Installation of temporary scaffolding
 - Construction of the footings, brick walls and floor structure for the rear verandah
 - Archaeological investigations completed. No artefacts were found to date
- Works currently in progress and due to commence over the coming weeks include:
 - Installation of electrical services including power, lighting, IT and telephone cabling
 - Installation of mechanical services including air-conditioning units, ducting and cabling
 - Installation of hydraulic services including storm water and condensate water
 - Installation of floor boards in ground and first floor
 - Desalination of stone walls in basement and
 - Replacement of roofing sheets

Progress – Phase 2

- Phase 2 works (East wing and Hall) are due for completion by April 2007
- Temporary works, demolition works and archaeological investigations are in progress

Status of Other Project Issues

- Restoration of basement area is within the current Phase 1 works. DA conditions restrict the use of basement as a habitable space or for storage purposes due to low headroom and non-compliance with fire safety requirements. It can only be used for reticulation of building services. Use of basement as part of heritage tours is being investigated.
- Unused building materials of historic value are being stored in Porters Creek Depot
- Negotiations with DCS are continuing on the Licence for the use of first floor area, legal access and car parking
- An action plan to be prepared for interpretation plan recommendations
- Use of vacant space in the ground floor and first floor to be investigated