

CONSERVATION OF BRUSH FARM HOUSE IN EASTWOOD

Project Update

as at Tuesday, 14 November 2006

Project Overview

- The conservation 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, detail documentation and supervision
 - Stakeholder workshop for key stakeholder groups 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 commenced in May 2006
 - Received a grant of \$500,000 under the National Heritage Investment Initiative from the Australian Government Department of the Environment and Heritage in June 2006
 - Site visit for key stakeholder groups conducted on 4 July and 11 July 06
 - Archaeological investigations completed. No artefacts were found to date
 - Mr John Howard, Hon Prime Minister and Bennelong MP, visited site on 1 September 06
 - Department of the Environment and Heritage visited the site on 9 October 06

Target Dates for Completion

- Phase 1 (West wing, central wing, new roof over the entire building, rear verandah, front verandah and balcony) - due for completion by March 2007. Some delays occurred due to additional replacement works on roof and floor structure and adverse weather conditions
- Phase 2 (East wing and hall) - due for completion by mid April 2007
- Public opening - due in late April 2007

Current Status

- Works completed over the last six and half months:
 - Demolition, excavation and stripping of floor boards and joists
 - Repair and reconstruction of the floor structure and roof structure
 - Construction of new toilets including installation of hydraulic services and new sewer
 - Desalination of stone walls in basement and water proofing of brick walls in ground floor
 - Reconstruction of skillion roof, replacement of roof over central wing, west wing and hall
 - Reconstruction of columns and floor structure in front balcony
 - Construction of new floor structure and columns in rear verandah
 - Installation of electrical cabling and air-conditioning units
 - Installation of ceilings, floor boards and floor and wall tiling in toilets
 - Repair of walls and removal of existing paint on ceilings, external and internal walls
- Works currently in progress or due to commence over the coming weeks:
 - Repair or replacement of existing windows, doors, fire places and staircases
 - Replacement of roof over east wing and installation of catering kitchen
 - Installation of sanitary appliances, electrical and mechanical fixtures and fire hydrant

Project Budget

- Total estimated cost of Phase 1 and 2 (building works only) - \$3.3 million with funding from:
 - ❖ City of Ryde \$1,950,000
 - ❖ Australian Government \$500,000
 - ❖ DCS \$800,000
 - ❖ NSW Heritage Office \$50,000
- Phase 3 (landscaping front garden, fencing, car parking, etc.) is currently unfunded.

Status of Other Project Issues

- Use of basement for heritage tours is being investigated with the NSW Heritage Office.
- Negotiations with DCS on the use of first floor and legal access agreed in principle.
- Use of vacant space in the ground and first floor is being investigated.