

# CONSERVATION OF BRUSH FARM HOUSE IN EASTWOOD

## Project Update

as at Thursday, 14 December 2006

---

### Project Milestones

- The conservation program for Brush Farm House commenced in December 2004
- 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 works awarded to Sydney Building Projects 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 visits for key stakeholder groups conducted on 4 July, 11 July and 9 October 06
- Mr John Howard, Hon Prime Minister and Bennelong MP, visited site on 1 September 06

### Program -Target Dates

- Phase 1 (West wing, central wing, new roof over the entire building, rear verandah, front verandah and balcony) - due for completion by March 2007
- Phase 2 (East wing and hall) - due for completion by mid April 2007
- Public opening - anticipated in late April 2007

### 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
  - ❖ NSW Heritage Office \$50,000
- Phase 3 (landscaping front garden, fencing, car parking, lighting, etc.) - currently unfunded

### Current Status

- Overall progress: Phase 1 – 80% complete, Phase 2 – 70% complete
- Some delays occurred due to inclement weather and additional replacement works on the roof and floor structure, which were required due to extensive termite damage
- Total anticipated project cost: within budget, with a potential saving of \$100,000
- Works completed over the last seven months include:
  - Demolition, repair and reconstruction of the floor structure and roof structure
  - Desalination of stone walls in basement and water proofing of brick walls in ground floor
  - Construction of new toilets including installation of hydraulic services and new sewer
  - Reconstruction of skillion roof, replacement of roof over central wing, west wing and hall
  - Reconstruction of columns, floor structure, flooring and railings in front balcony
  - Construction of new floor structure and columns in rear verandah
  - Installation of electrical cabling, air-conditioning units and hydraulic services
  - Installation of timber flooring, repair of plaster and removal of existing paint
- Works currently in progress or due to commence over the coming weeks include:
  - Construction of roof over the front balcony and rear verandah and access ramps
  - Repair or replacement of existing windows, doors, fire places and staircases
  - Installation of sanitary appliances, electrical and mechanical fixtures
  - External works such as installation of condenser units, fire hydrants, storm water lines
  - Fit-out works to tea rooms and catering kitchen, painting and polishing

### Status of Other Issues

- The Heritage Office has no objection for the use of basement for heritage tours. Currently investigating the BCA and DA conditions for compliance
- Negotiations with DCS on the use of first floor and legal access to site agreed in principle
- Options for the use of remaining space in the ground and first floor are being investigated