

# Grey House Precinct - Update

Community Consultative Committee (CCC)

19 March 2024

*Pymble Ladies' College*

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# Grey House Precinct Summary

Update as at 19 March 2024:

- Stephen Edwards Construction has been contracted to undertake the works
- In anticipation of the receipt of the Construction Certificate, establishment works are being done:
  - Tree removal
  - Vegetation removal
  - Installation of hoarding
  - Erection of temporary walkway from Grey House Walk
  - Contractor is using 59B Pymble Avenue as their main site office
  - The school has made their bottom tennis court available to the contractor for on-site parking

# Grey House Precinct Status

## Relevant Conditions

The following conditions have been imposed on the project:

- Work to be undertaken from Monday to Friday
  - Hours of work is 7am to 6pm
  - No work on Saturdays, Sundays or Public Holidays
  - Work may take place on Saturdays if these works are not audible
  - Residents will be advised if and what work is considered to be done on Saturdays
- ELC staff and visitors to park in existing carpark
- Preconstruction survey to neighbouring properties to be undertaken - *Done*
- On-site parking for the contractor to be provided - *Done*
- Construction noise and vibration to be monitored – *Done during appropriate works*
- Complaints management system to be implemented - *Done*
- Seed collection to be undertaken prior to tree removal - *Done*
  - Propagation of native species to be done - *Done*
  - Planting of propagated trees to be done on site – *At end of project*
- Nesting boxes to be relocated - *Done*
- Traffic calming to be initiated – *To be done at appropriate time*
- Grey House Walk can be used by Students and Staff – *Mod approved*

# Grey House Precinct Status Program

- The works are programmed for completion in September 2025
- Due to weather and other delays, the works are anticipated to be completed in November 2025
- Activities
  - Excavation to commence early April 2024
  - First slab pour in August 2024
  - Structural works complete in December 2024
  - Cladding complete June 2025
  - Internal finishes commences December 2024 and is completed in August 2025
  - Works completion September 2025

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# Construction Overview

Progress



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# Grey House Precinct Status

## Complaints Management

- Complaints

- We have received 2 complaints to date:
  - Construction of Temporary Walkway
  - Noise complaint
- Dept of Planning has investigated the Walkway, and has advised that these works are not contrary to the Conditions associated with the Modification to keep Grey House Walk open.
- The noise complaint was not received by the College, but was advised by Council 4 days later. The investigation of this was done by the Contractor, and closed out.
- All complaints are to be issued to the Contractor in the first instance:

### 6.5 Complaints management process as outlined in the Community Communication

#### 6.5.1 Enquiries and complaints management

The Contractor is to establish a communication register for recording incoming complaints. The registration of a particular item will remain open until the complaint has been appropriately dealt with.

All complaints should be investigated by the Contractor in accordance with the procedures outlined in Australia Standard 2436-2010. In addition, the following procedures are an example of the procedures that are to be specifically adopted for complaints relating to noise.

Upon receipt of a complaint the Contractor is to:

- Try to ascertain from the complaint which appliance is causing the problem i.e., inside or outside the site and in what position.
- Establish from the monitoring equipment if the allowable noise levels have been complied with.
- Establish if the appliance positioning has previously been highlighted as a problem area. If not and the noise levels are above the allowable limit, then the equipment and its position shall be noted.
- Move machinery if the allowable levels have been exceeded or take other acoustic remedial action.
- The Site Supervisor is to ensure that a report of any incident is provided to the Project Manager.
- The Project Manager is to provide a report on the incident to the relevant stakeholders.
- The Contractor is to provide a 24-hour telephone contact number and this number is to be prominently displayed on the site.

# Grey House Precinct Status

## Safety

- The College is extremely focussed on the safety of their staff and students during the period of construction
- The college staff and students are empowered to call out any unsafe practices that they may see
- A QR code is attached to the hoarding around the site to allow the staff and students to log in any unsafe practices that they may see

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# Grey House Precinct

## Update on Other Matters

### Student Number Increase

- The College was made aware of a student number cap imposed on the College in 1998. This advised a maximum number of 2200 students on campus at any one time.
- While discussions have been held as to whether this is, in fact, a student cap and whether the College breaches this as we have daily absenteeism, students at Vision Valley, students playing sport off-site, etc., we are taking this as a cap and have made an application to increase our student numbers to 2550
- In support of our application, we had a Traffic Impact Assessment done, which is contained on the Council website for review.
- The Student Cap increase is in no way associated with Grey House Precinct, or any works that we may be doing.
- The Student Cap is likely to be reached in 2027 / 2028



# Grey House Precinct

## Update on Other Matters

### Green Travel Plan

- As part of the approval of Grey House Precinct, we are required to develop and enact a Green Travel Plan (GTP)
- The GTP is currently in draft form, and dated February 2022. We are working with our traffic engineers to update this.
- The GTP requires us to:
  - Short Term (first 3 years)
    - Increase carpooling by 3% p.a
    - Increase use of private bus services by 2% p.a
    - Increase the use of public transport by 1% p.a
    - Reduce student driving by 2% p.a
  - Long Term (> 3years)
    - Increase carpooling by 1% p.a
    - Increase use of private bus services by 3% p.a
    - Increase the use of public transport by 2% p.a
    - Reduce student driving by 2% p.a
    - Reduce single child private vehicle usage to less than 10% by 2030
- The GTP will be enacted in 2024.

# Grey House Precinct

## Update on Other Matters

### Other Works

- At the moment, and in addition to Grey House Precinct, we are undertaking, and have completed, the following works:
  - Lower Colonnade
    - The refurbishment of classrooms and the development of a common area for our year 9 and 10 students
    - These works have commenced and will be completed in July 2024
  - Avonmoore Boarding
    - Refurbishment of our Avonmoore House to convert this into a Year 7 Boarding House
    - These works are complete
  - Upper IH
    - The refurbishment of the Senior Executive offices to create 3 x classrooms
    - These works will be complete by 12 April
  - Middle Colonnade
    - The refurbishment of the Middle Colonnade to create Senior Executive offices
    - These works will be commencing in May and will be complete in September 2024