

Grey House Precinct - Update

Community Consultative Committee (CCC)

10 June 2025



Pymble Ladies' College

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Grey House Precinct Summary

Update as at 10 June 2025:

- Stephen Edwards Construction has received their Construction Certificate to undertake all the works.
- Temporary access from Grey House Walk will be closed at end June, with no access via the Walk until works completion
- Current works are:
 - Structure is now complete – topping out ceremony held on 7 April
 - Fitout works are progressing well
 - Façade works have commenced and are progressing well
 - External civil works ongoing

Grey House Precinct Status

Relevant Conditions

The following conditions have been imposed on the project:

- Work to be undertaken from Monday to Friday
- ELC staff and visitors to park in existing carpark – *Location has been identified*
- 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*
- Complaints management system to be implemented - *Done*
- Seed collection to be undertaken prior to tree removal - *Done*
- Nesting boxes to be relocated - *Done*
- Traffic calming to be initiated – *Done*
- Green Travel Plan required – *Done*
- Grey House Walk can be used by Students and Staff – *Mod approved*
- Adjustment to ELC play hours – *Mod being finalized*
- Adjustment to Landscaping at Southern Boundary – *Mod being finalized*
- Website update with appropriate information – *Ongoing*

Grey House Precinct Status Program

- The works are programmed for completion in November 2025
- Due to weather and other delays, the works are anticipated to be completed in December 2025
- Activities
 - Excavation to commence early April 2024 - *Done*
 - Crane erection in August 2024 - *Done*
 - First slab pour in August 2024 – *Done September 2024*
 - Structural works complete in December 2024 – *end March 2025*
 - Cladding to be complete August 2025
 - Internal finishes commence April 2025 and will be completed in October 2025
 - Works completion December 2025

Grey House Precinct Status Progress



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Modifications

Modifications to Conditions:

The following modifications to conditions have been applied for:

- Adjustment to Landscaping at Boundary
 - We have been requested by neighbours adjacent to the site to reduce the density and height of landscaping. The landscaping density was imposed on the project through the Dept of Planning, who deemed this necessary for the purposes of visual privacy. Following an approach from the neighbours, we have reduced the density of the planting, and tree species, and submitted this to the Dept of Planning.
 - The modification has been submitted to the Dept of Planning, there have been no objections and the response is anticipated at the end of June
- Amendment of External Play Time at the ELC
 - The current condition required external play at the ELC to be limited to 2.5 hours per day. Given the nature of the ELC, and the requirements of the license, this imposition is unworkable. We have made a submission to the Dept of Planning to amend this. It is noted that the acoustic treatment to the play area has been modelled as being adequate to prevent noise above the threshold due to the ELC. We have had 1 objection to this proposed modification.
 - The modification has been submitted to the Dept of Planning, there has been 1 objection and the response is anticipated by 14 June.

Grey House Precinct Status

Complaints Management

- Complaints
 - We have received 15 complaints to date:
 - Construction of Temporary Walkway
 - Noise and vibration complaints
 - Dust complaints
 - Workzone to front of Gate 3
 - Continuing works after 6pm
 - All complaints have been closed out.
 - Ongoing toolbox talks are being held

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
- The Contractor has advised of the following safety statistics to end January:

• Total number of hours works	168,064
• Number of persons inducted onto the site	1,121
• No of medically treated injuries	6
• Number of lost time injuries	3
• Number of Environmental Inspections	33
• Number of Environmental Audits	3

Grey House Precinct

Update on Other Matters

Other Matters

- Closure of Grey House Walk
 - Due to the works to be done to the external area, we will need to shut the temporary walkway from Grey House Walk
 - Grey House Walk will be shut from 27 June to end of the works
 - Those students that use Grey House Walk will be provided with a bus to ferry them from their location to the campus
 - A bus loop is being finalized to accommodate these students
- In addition to Grey House Precinct, we will be undertaking the following works:
 - Secondary Innovation Precinct
 - Design works have commenced on an innovation hub that will be located below the Main Oval
 - The building will house Robotics, Design & Technology, Mathematics and Years 11 and 12
 - Works will commence in December 2026 and will be complete in 2029
 - We are holding a community Webinar on 27 February
 - Our SSD application has been submitted and we are currently closing out the first round of queries
 - Conde Library
 - The refurbishment of the existing Conde Library
 - These works are programmed for commencement following the completion of GHP, with commencement targeted for January 2026
 - The works will be completed prior to the commencement of the SIP building, targeted for October 2026
 - Works will be out for tender next week