

**IMPACT**  
GROUP

**CAPABILITY  
STATEMENT**

# Education



# Contents



- 3** Education demands strong building blocks
- 4** Comprehensive range of services
- 5** Expert guidance, every step of the way
- 6** We listen closely to your needs
- 7** Our senior team
- 8** Project examples
- 9** Arden Secondary School
- 10** Brighton Preparatory School
- 11** Domremy Catholic College
- 12** Get in touch



# Education demands strong building blocks ▶

As specialists in property development advice and delivery, our Education team provides support across all stages of the project lifecycle. What sets us apart is our in-depth understanding of your needs, attention to detail, ability to engage with all stakeholders, and capacity to work safely in live environments.

We know schools and universities have deadlines that must be met. There is no room for error or delay and it is our job to mitigate any risk that stands between you and a fixed date of completion. Education facilities also work to a limited and finite budget. Staying true to that budget is paramount, hence our commitment to excellence in financial navigation.

Our role is to look after everything related to your project, from beginning to end, while you concentrate on raising others up through education.

# Comprehensive range of services



Having access to a diverse and in-depth source of expertise means you can more effectively harness opportunities and respond to challenges. With us as your dedicated partner, you can look forward to a raft of best-in-class services, including:

## Development Management

- Site acquisition
- Due diligence
- Feasibility studies
- DA design management
- Financial modelling (Estate Master)
- Review of planning controls
- Authority approvals
- Stakeholder management
- Funding assistance

## Superintendency

- Contract administration
- Construction supervision
- Quality management
- Programme management
- Risk mitigation
- On-site issue resolution
- Environmental and WHS checking

## Project Management

- Time, cost and quality management
- Stakeholder management
- Project reporting
- Project planning
- Design management
- Tender management
- Contractor procurement
- Preparation of building contract

## Advisory and Consulting Services

- Highest and best-use analysis
- Site remediation methodology
- Independent certification
- State-significant developments
- Business case preparation
- Master-planning
- Fire safety/Building compliance
- Strata planning and registration
- Insurance matters

# Expert guidance, every step of the way ▶

## **Support across all stages of the project lifecycle.**

We are a unique, mid-tier consultancy that offers skills and support across all stages of the project lifecycle – from development management and project management through to superintendency and general consultancy. This gives us the ability to intelligently advise on the strategic, financial and operational implications of any project decision.

## **We know how to mobilise value.**

As an educator or sector decision-maker, the differing demands on your time – students and staff, parents and everyday bureaucracy – can sometimes stretch you to the limit. Our singular focus is on optimising the result for your facility. You can be confident that our advanced planning, advisory and risk mitigation capabilities will unlock latent value across all stages of the project lifecycle.

## **Comprehensive perspective.**

Our team of Associate Directors, Project Directors and Project Managers offers a diversity of technical qualifications in addition to construction management. Previously attained skills in structural engineering, quantity surveying, civil engineering and architecture feature among the team, adding pragmatic depth to analysis and advice.

## **Superior risk mitigation.**

We offer a superior knowledge set in relation to risk mitigation. This includes minimising risk while term is in progress and ensuring we meet fixed deadlines within an allotted timeframe, e.g. completion of staged or entire works during term breaks. This is a result of working across the project lifecycle and a proactive attitude to relationship management. Problems will be encountered on all projects. We are expert at identifying those problems early and reducing their impact.

## **Your safety and security are everything.**

We are committed to the safety of our people, your staff and visitors and, especially, your students. We not only comply fully with all WH&S legislation but also ensure any member or representative of our team who accesses your site complies with all current Working with Children requirements.

## **Financial navigation.**

The money must work for a project to work. Generally, the education sector must adhere to very strict budgets. You are also under intense pressure to ensure transparency. We can assist with advice and support to achieve the optimum financial model for your project.



# We listen closely to your needs

While the success of your project relies, partly, on our understanding of your sector as a whole, no two education facilities are identical. Circumstances, budgets, working environments and desired outcomes always vary; sometimes quite significantly. We listen closely, offer proactive advice wherever possible, and tailor our internal systems to your requirements – delivering the service you need, when you need it.

This dedication to communication and true partnership allows us to give you maximum return on investment through opportunity identification and adherence to best practice in managing time, cost, quality and risk.

# Our senior team



## **Wayne Colledge** **MANAGING DIRECTOR**

As Managing Director of Impact Group, Wayne Colledge utilises his consummate leadership and strategic skills to spearhead the business to ever greater success. With Wayne at the helm, the company has grown exponentially over recent years. In large part, this growth is a result of his professionalism and commitment to nurturing a cohesive team that delivers on its promises.

Wayne offers 30+ years' experience in the industry – a career he began as a labourer whilst still in high school and, ultimately, as Managing Director of Impact Group since its inception in 1999.

He cares about his clients' businesses as much as they do, manages their budgets like they were his own, and consistently strives to align their business with the best-fit project manager.

He believes that great communication – both in-house and external – is the key to ensuring every project runs smoothly.

Wayne brings to his role a deep sense of empathy for client needs and priorities as well as exceptional commercial, operational and financial awareness.

He also understands that great people are the backbone of an organisation. With them at his side, successful projects are delivered time and time again.



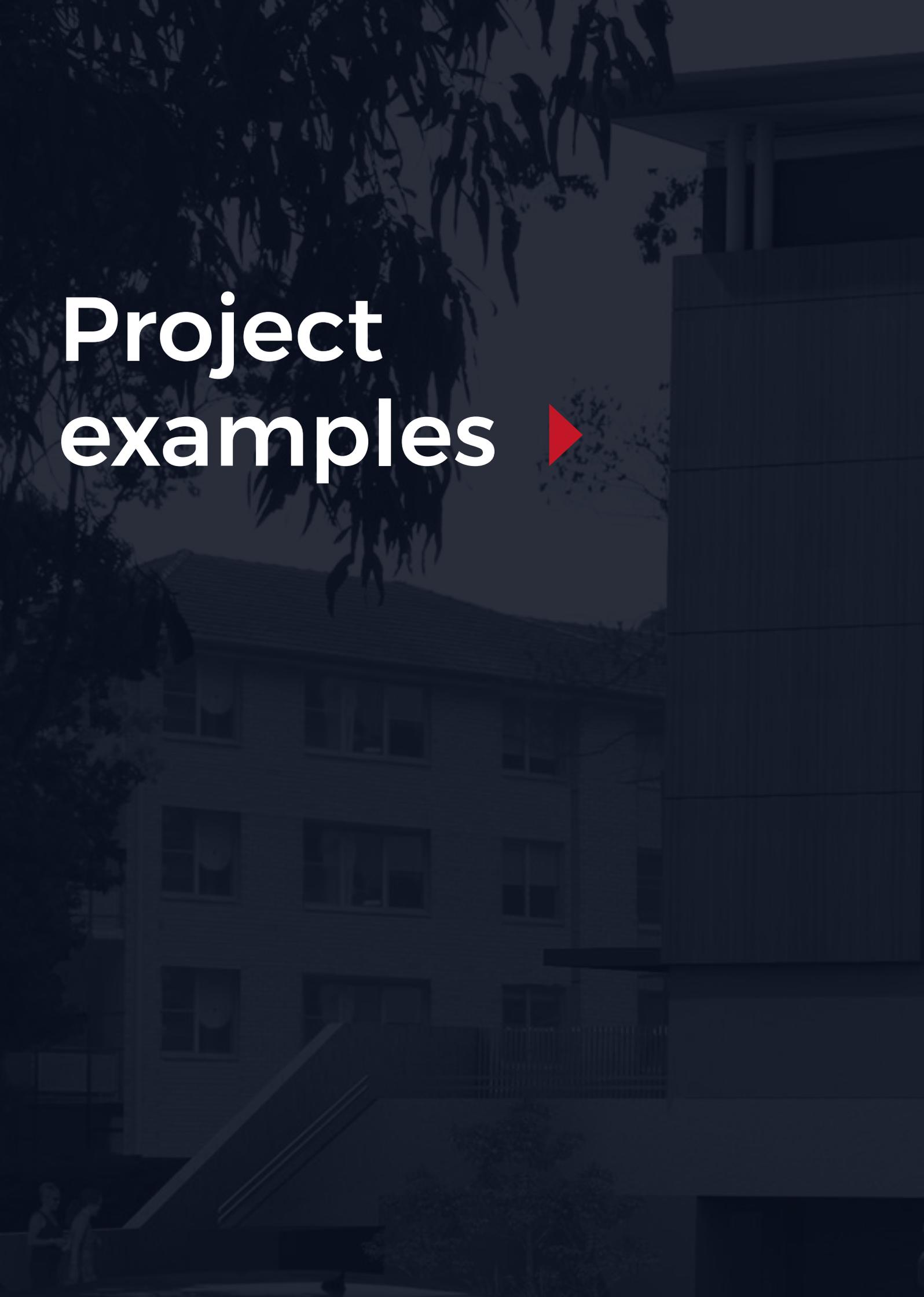
## **Greg Hastie** **PROJECT DIRECTOR**

Greg Hastie does what is required to make a project work. One of his proudest recent achievements includes being handed a high-profile Education project with a limited budget and a 10-month completion deadline. As it was an adaptive re-use of a heritage building, no one knew what was even behind the walls. In addition, there was no guarantee the Development Application (DA) could be achieved in time. Greg's solution was to establish a strong relationship with Council and put in three different DAs so the works could be completed in stages. As a result of his exceptional leadership, the project was a huge success.

Boasting more than 30 years in the construction industry he is an experienced project manager who also has qualifications as a quantity surveyor. This has given him a deep understanding of the different perspectives and drivers of all people involved in a project, from the building site to the boardroom. He also has a very strong commercial sense and offers exceptional value management and cost saving advice.

Central to Greg's success is great communication, complete transparency, accountability, and the ability to engage all stakeholders. His attitude inspires everyone around him and he always finds a way to overcome any roadblocks.

# Project examples ▶

The background of the slide is a dark, monochromatic photograph of a modern architectural complex. On the right side, a tall, multi-story building with a grid-like facade of windows and balconies is visible. In the lower-left foreground, a wide, light-colored staircase leads up towards the building. The scene is partially obscured by the dark, silhouetted branches and leaves of trees in the upper-left corner, creating a layered and textured visual effect.



## Arden Secondary School

Location:  
**Epping, NSW**

Project Value:  
**\$24-million**

Client:  
**Arden Anglican School**

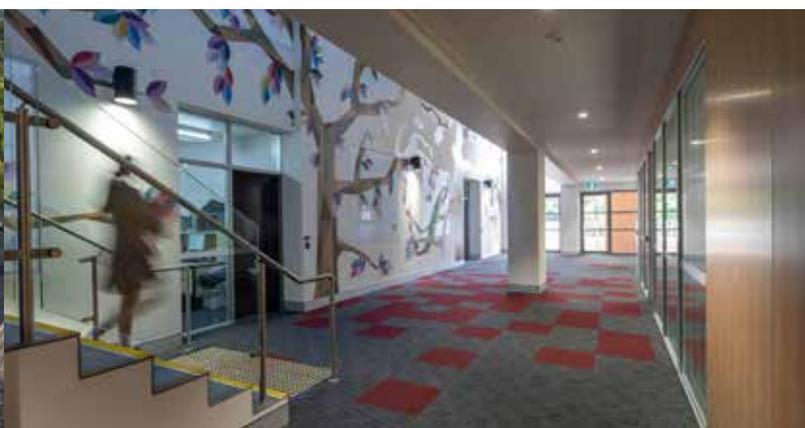
Arden Anglican School undertook the redevelopment of its Epping campus to improve current facilities and cater to the projected and anticipated student growth over the coming years. The works were staged to avoid any major inconvenience to the ongoing operation of the school.

**Stage 1** involved construction of a multi-sport court, refurbishment of amenities, introduction of further accessible facilities, and renovation of common areas.

**Stage 2** required the demolition of an existing building and the construction of a five-storey school building over one level of basement parking.

**Stage 3** incorporated the refurbishment of an existing building for laboratory rooms.

The project was managed under an Early Contractor Involvement (ECI) process where we were required to drive the design process to achieve a final construction budget, in consultation with the preferred contractor. Construction then occurred during school hours requiring a high level of programme management to ensure minimal disruption to the students and teaching staff.





## Brighton Preparatory School

Location:  
**Dolls Point, NSW**

Project Value:  
**\$6-million**

Client:  
**The Presbyterian Church  
Property Trust/ The Scots  
College**

The Scots College, through the Presbyterian Church (NSW) Property Trust, procured a building in Dolls Point. Known as Primrose House, this 1891 building had been a hotel, school, home for boys, post-war convalescent home and, more recently, an administration centre for the local area health department. We were commissioned to manage the building's adaptive re-use into a preparatory school (Brighton Preparatory School), which included the partial removal of the building's external fabric and other elements to reveal the original envelope.

The project was completed on time and budget. The Scots College was extremely pleased with the way the project came together and the collaborative nature of all parties.





## Domremy Catholic College

Location:  
**Five Dock NSW**

Project Value:  
**\$10-million**

Client:  
**Sydney Catholic Schools**

Sydney Catholic Schools undertook to redevelop components of the Domremy Catholic College campus in Five Dock to improve facilities and cater to projected student growth over the coming years. This included construction of a new car park in the north-west corner of the site, demolition of the Darby Centre and Orleans Building, and construction of a new library, theatrette and junior hub.

The project had achieved approval from the Planning Authority when we commenced. Our role was to develop the design for tendering purposes with building contractors. We then negotiated the building contract and administered the contract during the construction works. The project delivery required an accelerated programme and working in a live environment. Our skills in programming and stakeholder management were paramount to the successful delivery of this project.





# Get in touch

For more information, please contact  
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