

Featured Project: **Education** **Brighton Preparatory School**

Location:
Dolls Point, NSW

Project Value:
\$6 Million

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

Collaboration celebrates proud heritage.

In order to expand its educational influence, The Scots College, through the Presbyterian Church 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. In buying this building, The Scots College wanted to acknowledge its first school at Brighton-Le-Sands, which was once in close proximity to the site. The official opening of the completed project also coincided with the College's 125th year in Sydney.

Impact Group was commissioned to undertake the management of the works. These included the adaptive reuse from an administration building to a preparatory school, as well as removal of the building's external fabric to reveal the original envelope.

From the outset, it was clear that all stakeholders were passionate about the outcome. The appointed builder had a long history with the College, and the College itself wanted to maintain a very close monitoring and supervisory role. Therefore, a commitment to collaboration was central to the project's success.

The works undertaken by Impact Group included:

- Design management
- Project management
- Council liaison
- Cost management
- Authority applications
- Superintendence



Community communication proved paramount.

Local interest groups feared the original building might be demolished. Impact Group fostered community confidence through transparency and open communication.

Keeping promises on time and cost.

The project had a very tight timeframe. Impact Group split the building works into three Development Applications (DAs). In this way, components of the works could commence as each DA was approved, keeping the project moving forward.

The works were also procured on a cost-plus basis against a limited budget. Impact Group was fully responsible for cost management and worked very closely with the contractor and the College.

There was concern the Occupation Certificate would not be issued prior to the school's opening day. Impact Group worked with the certifier, and the Certificate was successfully issued late on the day prior to the opening.

Great relationship. Great result.

The project was completed on time and budget, and the adaptive reuse of the building has given it a new lease on life.

Get in touch.

For more information about how our team can help you achieve exceptional results for your education facility, contact Impact Group, today.

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The 1891 building now has a new lease on life.

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GROUP