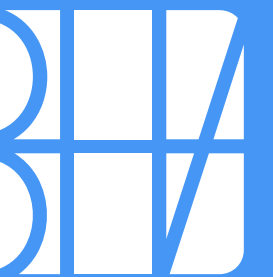


Crago Mill Precinct - Concept Design



12 July 2021

site plan



co-working,
commercial
tenancy
building

crago mill

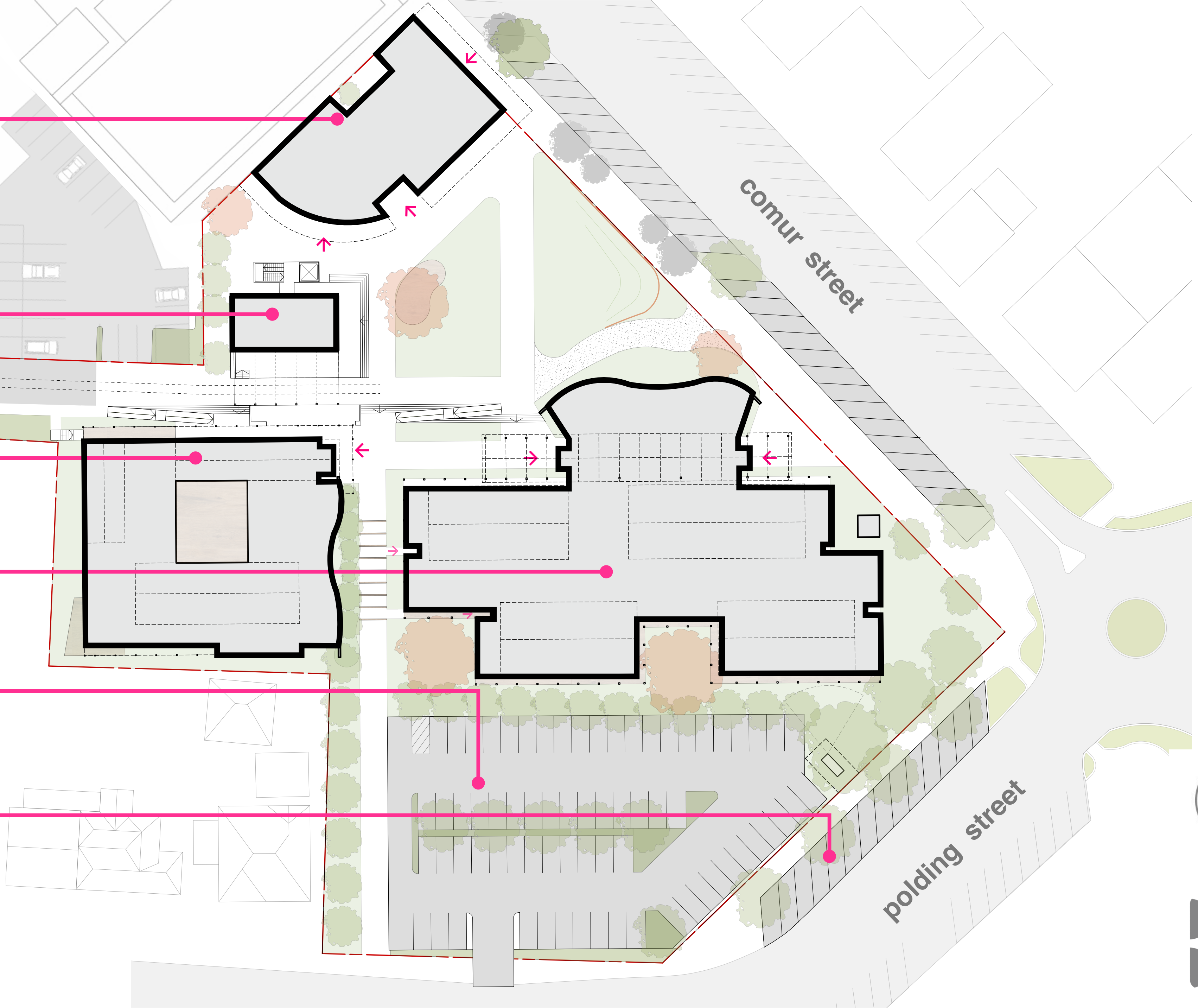
library building

civic
administration
building

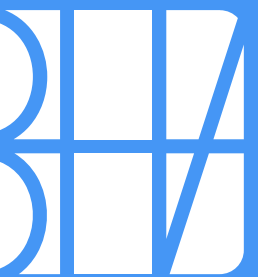
on site carpark

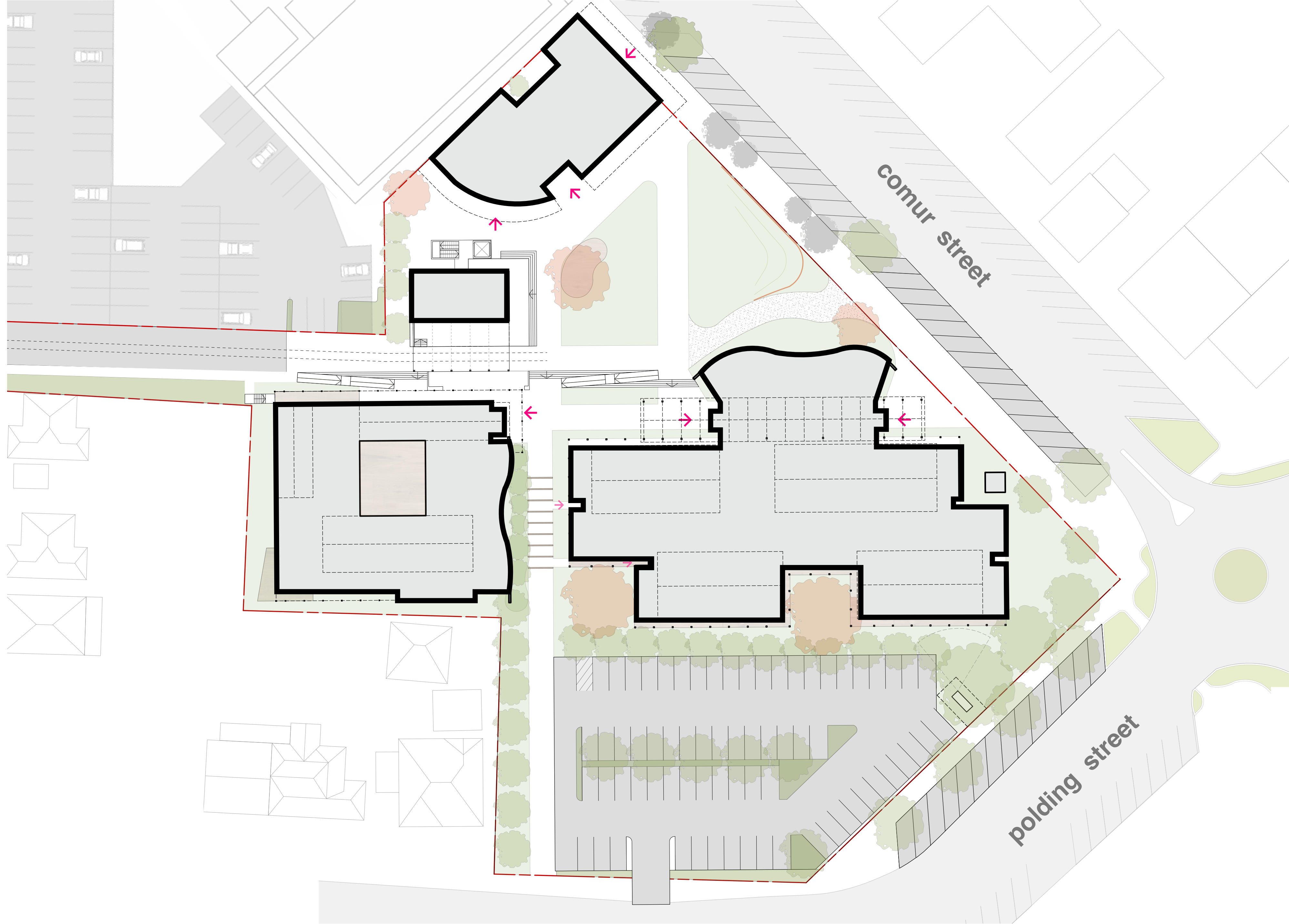
additional on
street parking

site plan

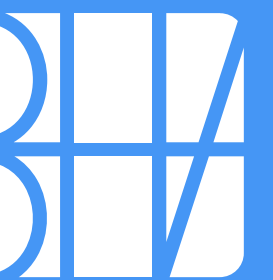


fly through



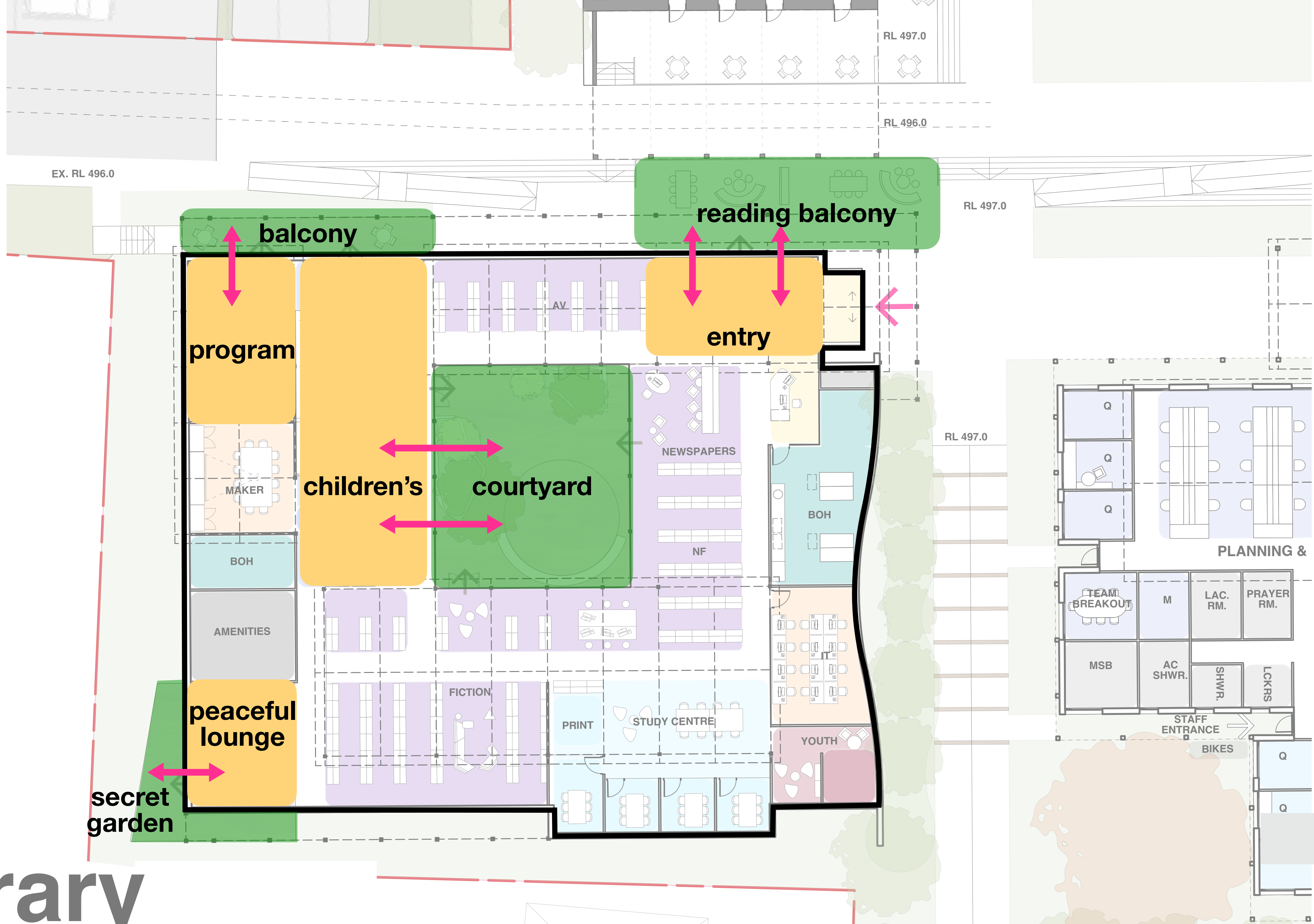


library building



Library





Library

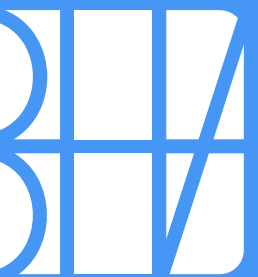




Library



civic administration building



council chambers

customer service

council offices



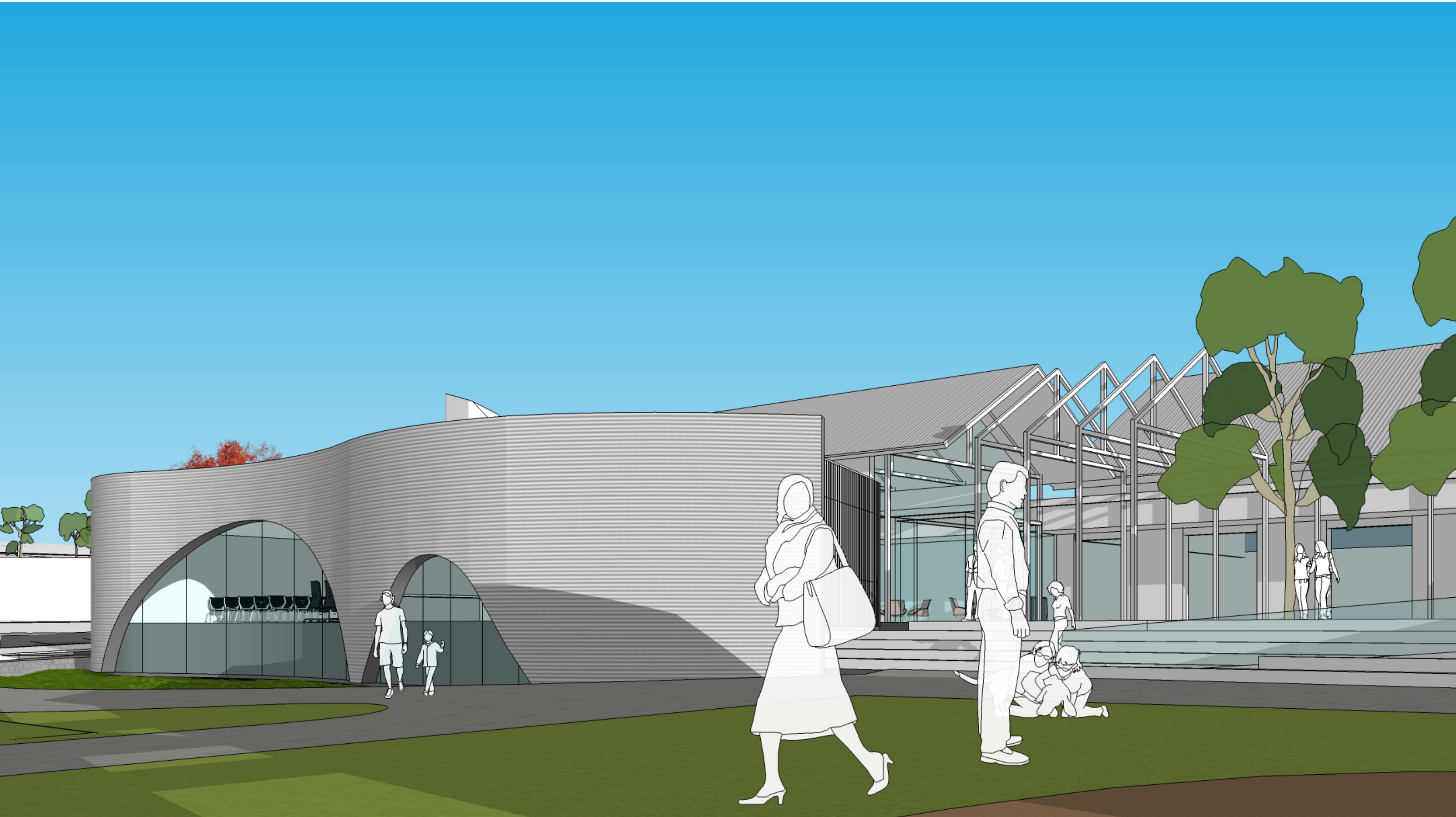
Civic Administration Building





Civic Administration Building



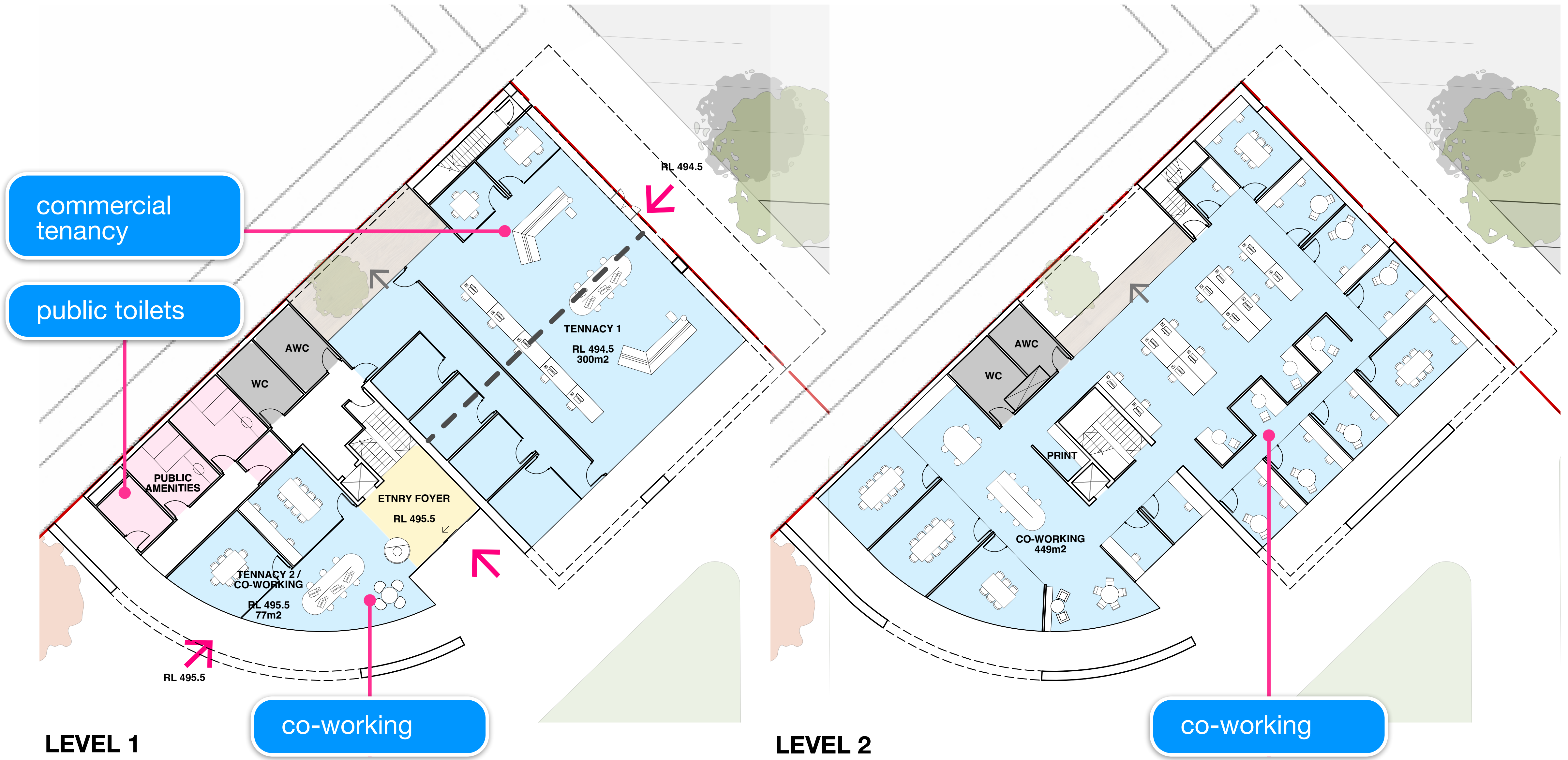


Civic Administration Building



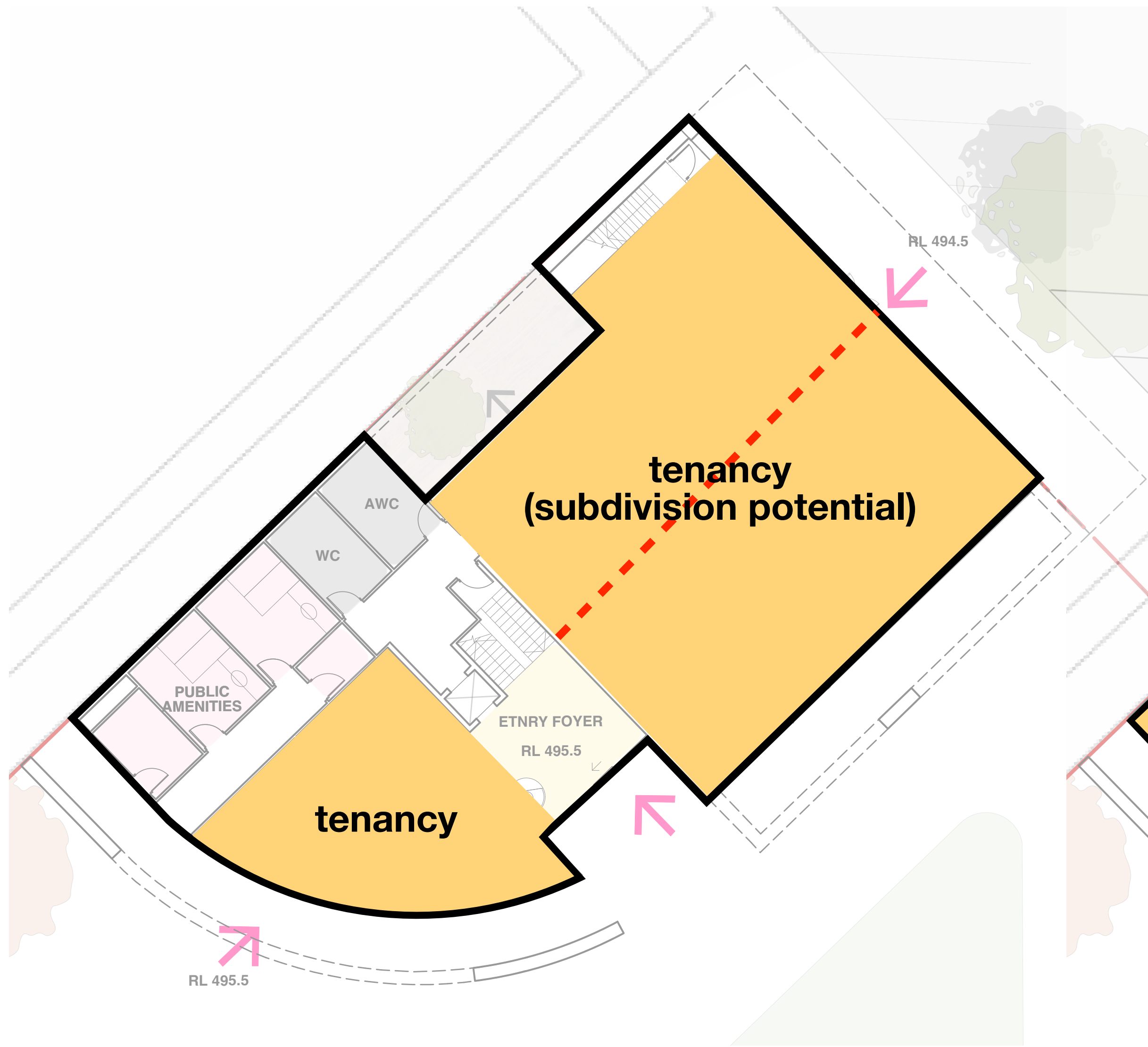
co-working office / commercial



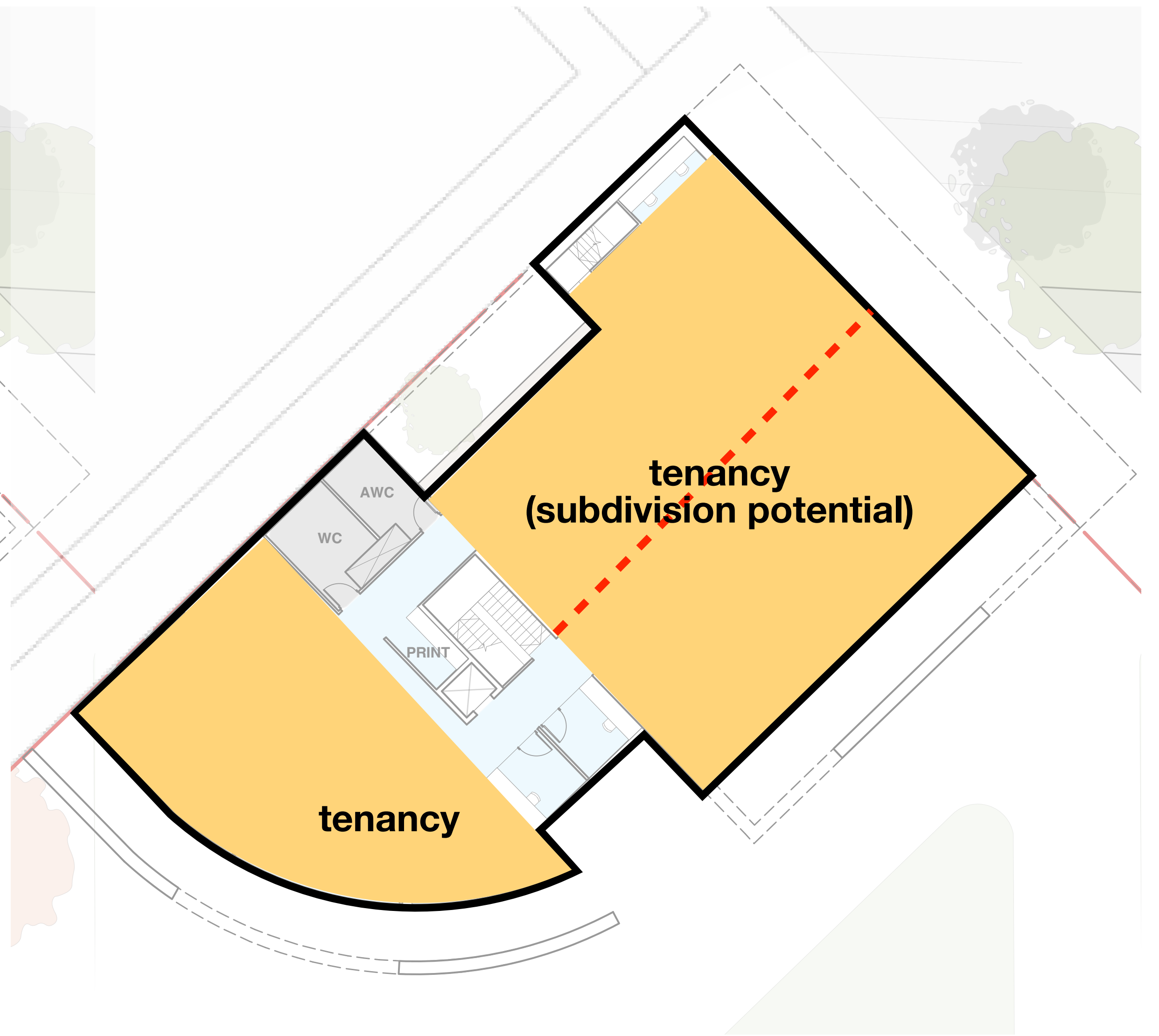


Co-working / Commercial





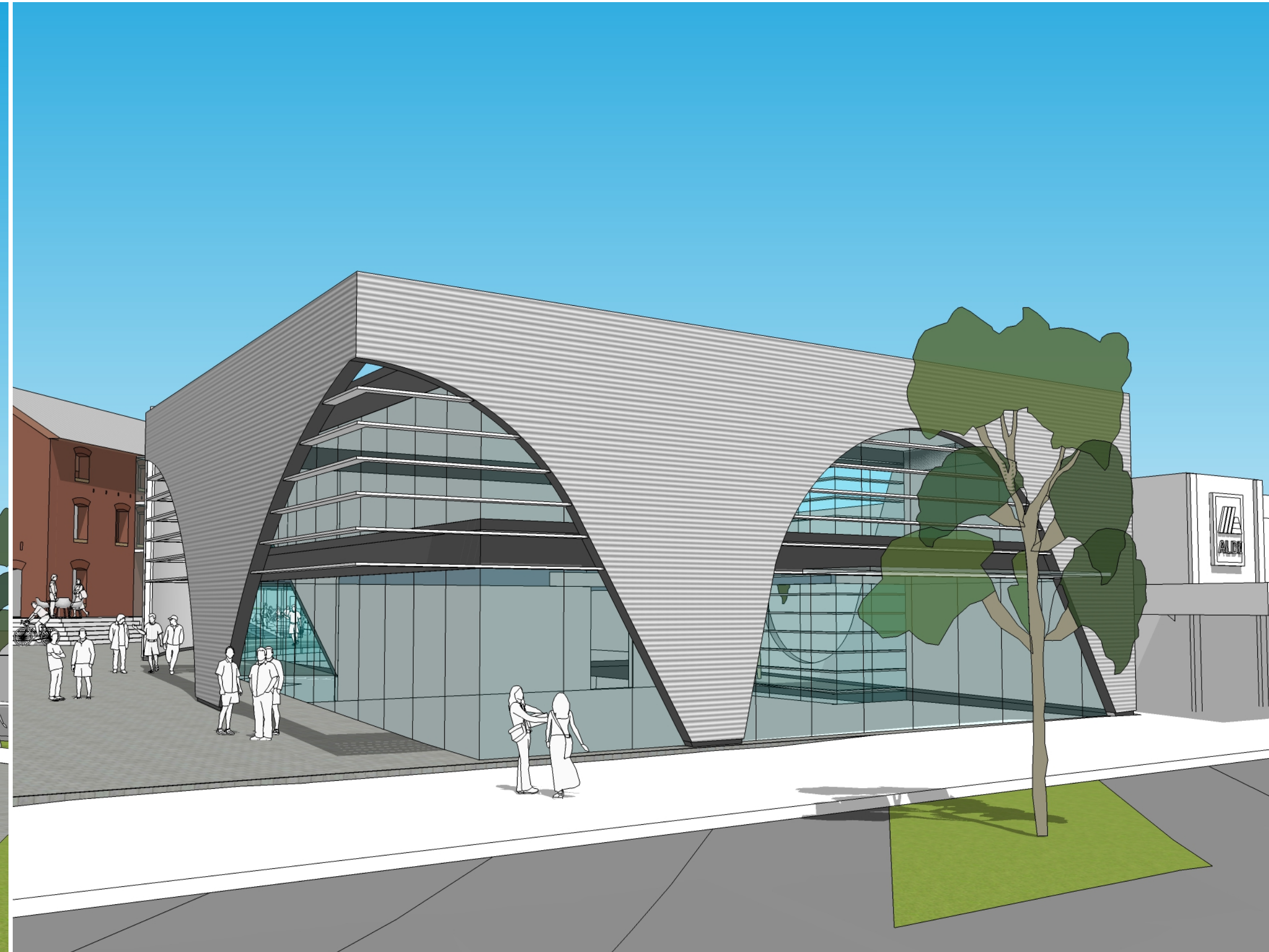
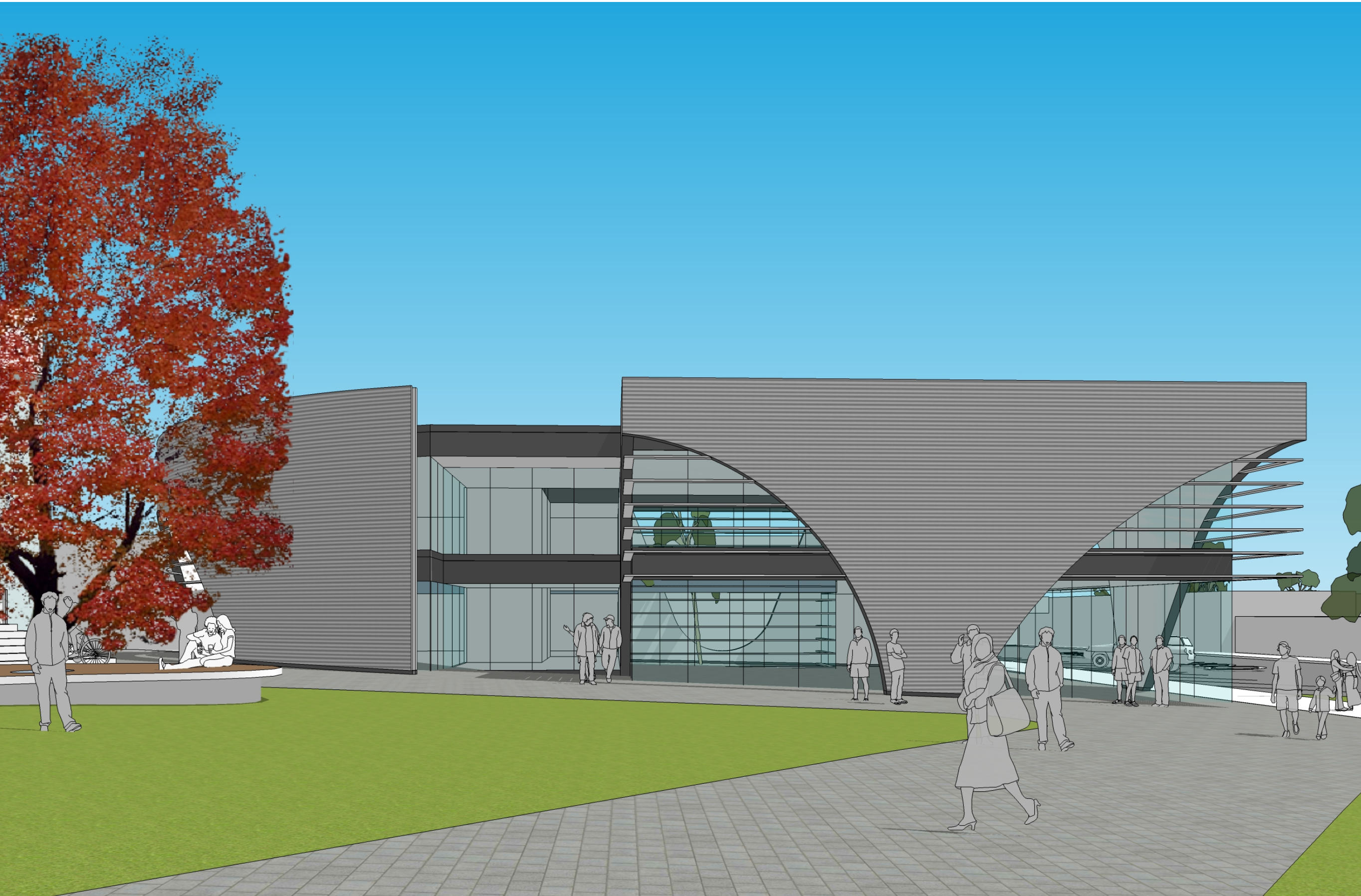
LEVEL 1



LEVEL 2

Co-working / Commercial

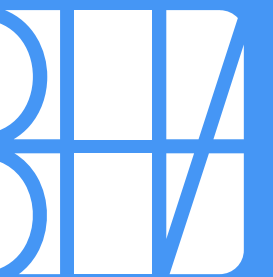




Co-working / Commercial



crago mill building





railway alignment



railway platform

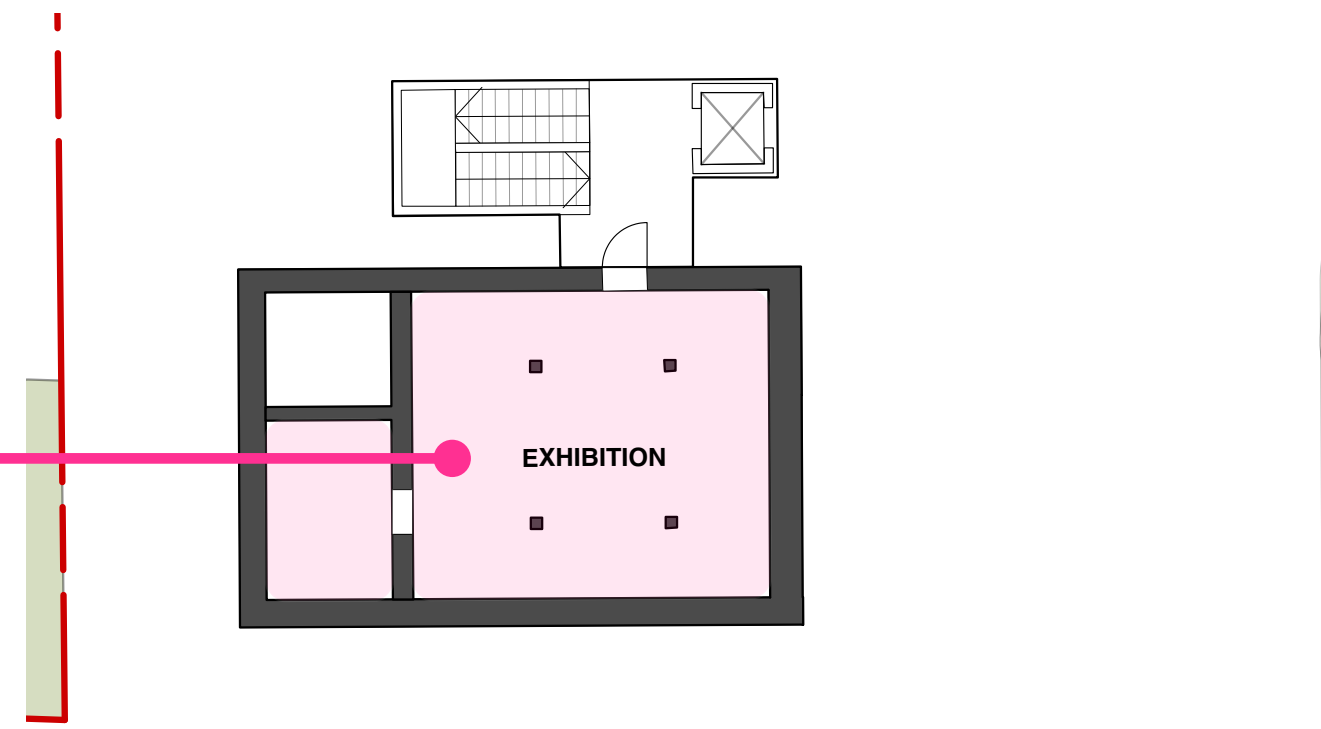


mill interior

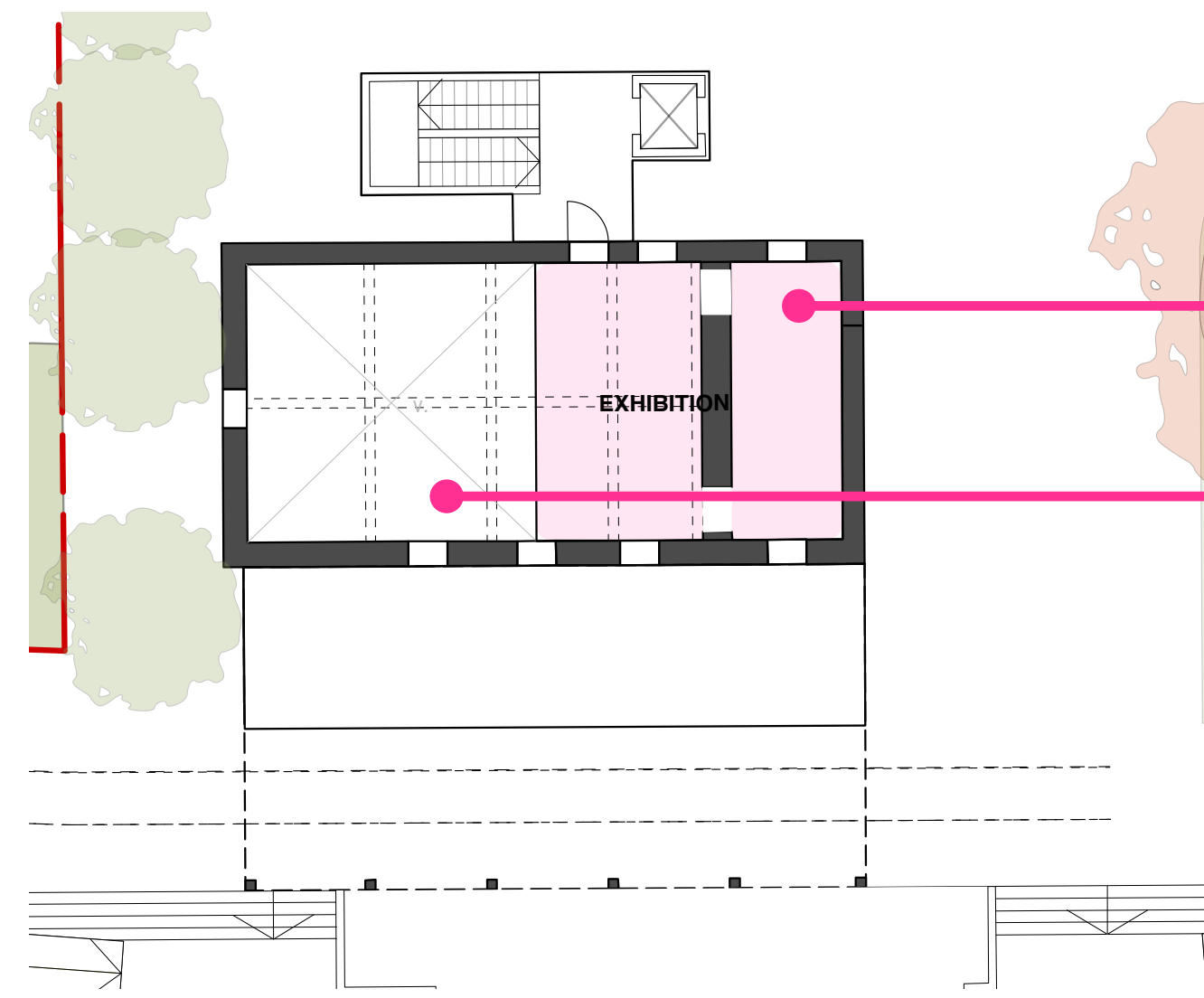
images of existing crago's mill building



exhibition



BASEMENT



LEVEL 2

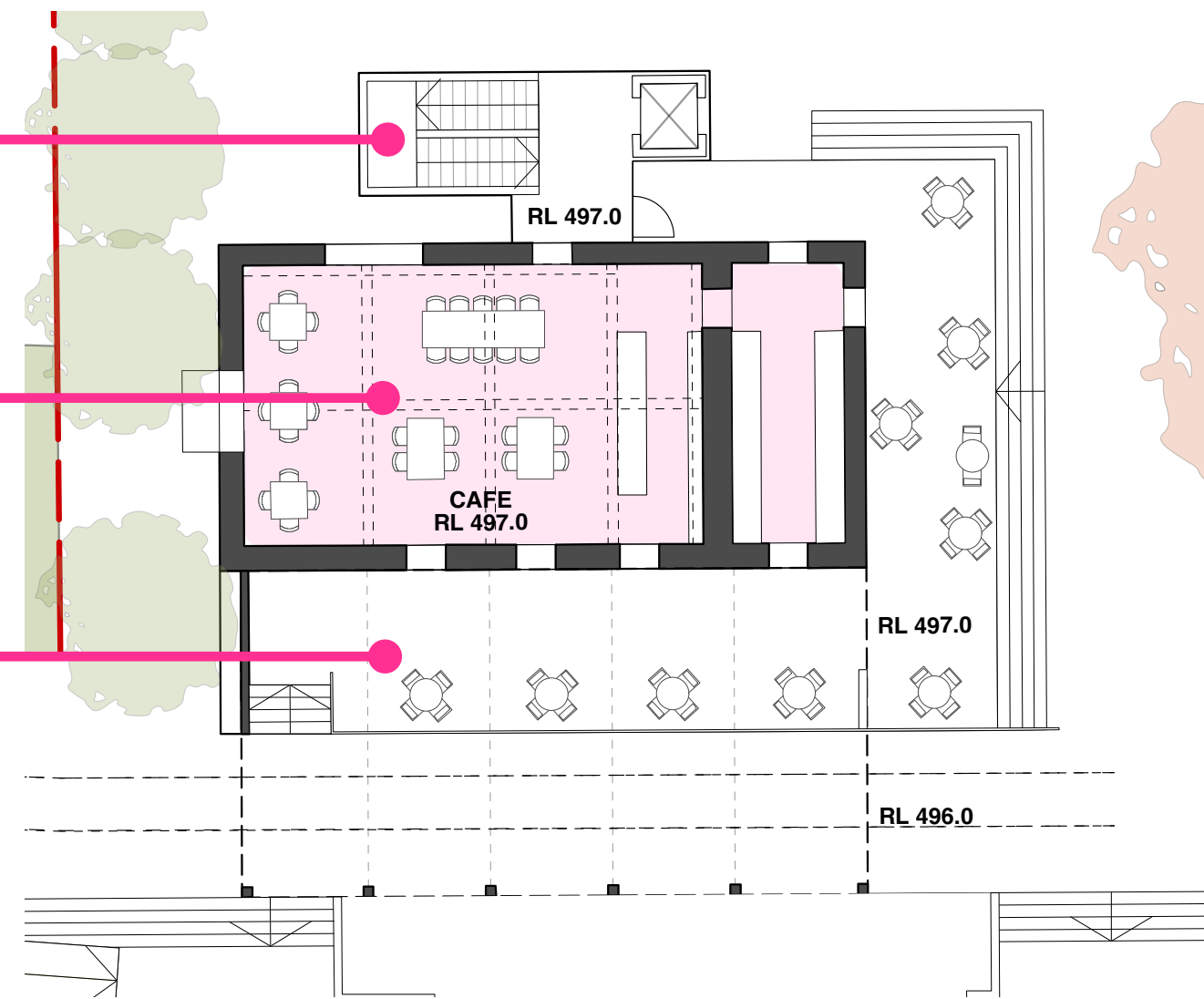
exhibition

void

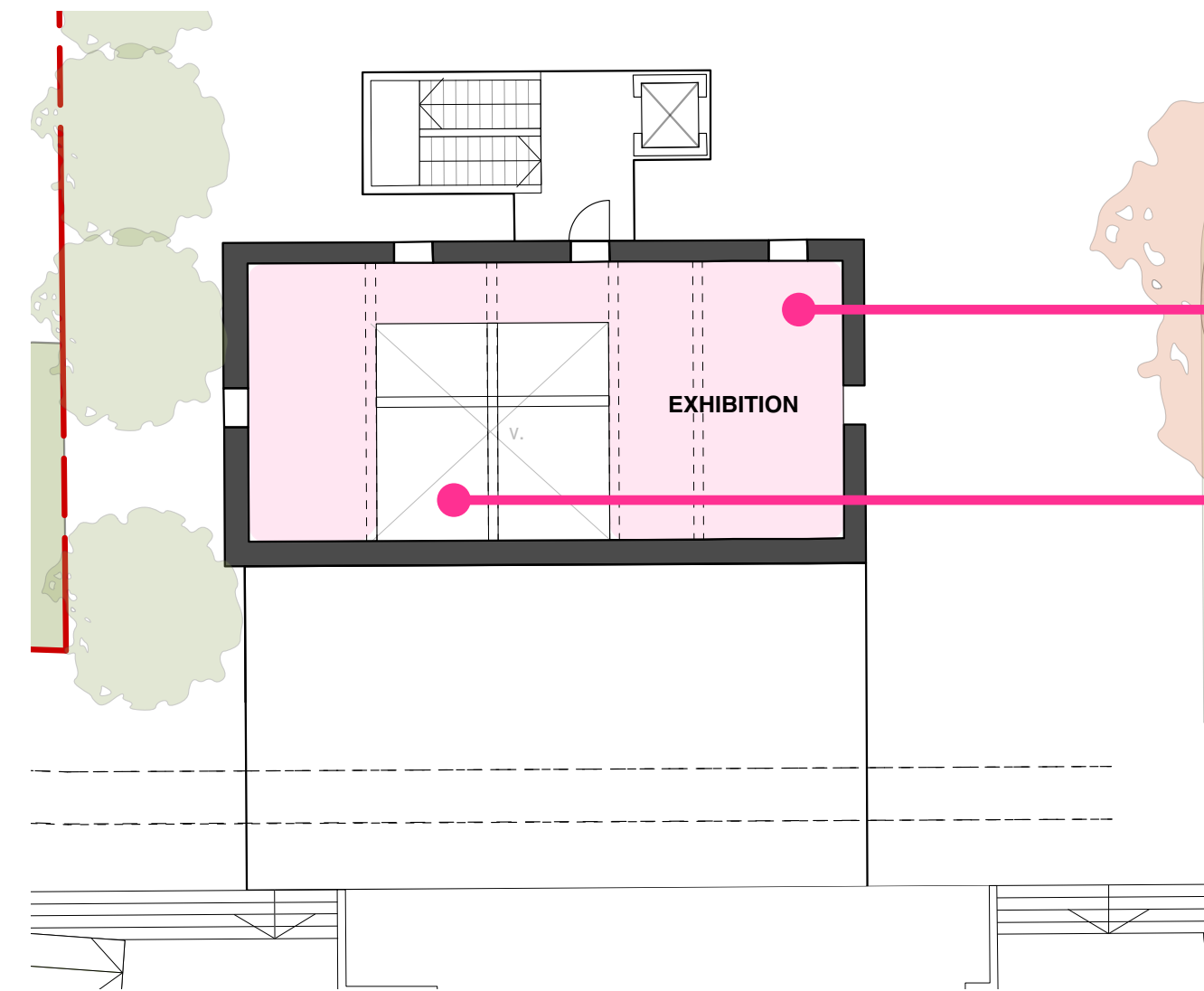
new stair & lift

cafe

heritage rail platform - outdoor seating



BASEMENT



LEVEL 3

exhibition

void



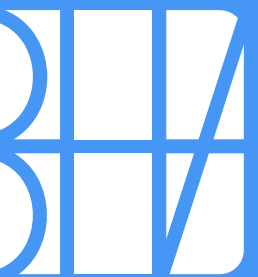


Crago Mill

cafe and exhibition



cost planning



	Masterplanning	Concept Design
Building Works	Crago Mill Upgrade \$798,838 Allowance for base build works only, with no allowance for works on upper levels Based upon total area of 246 sqm (building footprint)	\$1,722,715 Scope of works amended to include cafe base works on ground level and exhibition space fitout on basement and upper levels A lift and access stair added to all levels. All of the above increased area from 101 sqm to a total of 405 sqm.
	Civic Administration Building \$11,346,435 Based upon total area of 1,967 sqm using an estimate of grossing factor	\$11,197,418 Designed area 2,033 sqm. This is higher than estimated area and based upon actual design as developed to date.
	Library \$6,316,173 Based upon total area of 987 sqm using an estimate of grossing factor	\$6,007,345 One level library with area of 996 sqm. This is slightly higher than estimated area and based upon actual design.
	Commercial \$4,043,017 Based upon total area of 903 sqm (375 sqm for services centre, 240 sqm for co-working and 288 sqm for apartments) and using an estimate of grossing factor	\$4,723,702 (including cost of public amenities \$476,531) Based upon developed brief to include flexible space on ground floor that can be divided into individual tenancies with upper level co-working. Additional public amenities for cafe and public domain added. Overall area of this component has reduced as part of developing brief.
External Works and Site Services	Landscaped and Paved Areas \$1,659,355	\$1,007,595
	Car Parking (on and off Street) \$872,435	\$1,288,973
	Demolition and Site Remediation \$1,623,656	\$1,516,359
	Site Service and Infrastrucure \$1,298,925	\$1,213,088
TOTAL	\$27,958,834	\$28,677,196

summary of cost planning



thank you

