



Yass Valley Council Crago Mill Precinct

Project Community Update

April 2025



The APP Group

A Bureau Veritas Company

Crago Mill Precinct

Project Partners:

- Client – Yass Valley Council
- Contractor – David Payne Constructions
- Superintendent – The APP Group

1. Summary

The Crago Mill Precinct is a development by Yass Valley Council.

Construction activities have continued at a steady pace. Structural steel erection for the Library is complete and the Administration steel works near finalisation. Roofing for the library is close to completion. Internal framing for both facilities is near completion, along with significant progress in masonry works.

The design team have been working towards 100% design completion, with final reviews of layouts and services coordination being undertaken. The structural concept design for the Crago Mill heritage building underwent peer review to ensure best practise and value for money.

The public exhibition period for the development application on precinct signage is due to close early May. An outcome is expected mid-June 2025.

Onerwal Aboriginal Land Council are working towards room naming and glazing artwork for nominated areas. Landscaping selections and yarning circle inclusion is being analysed. The possibility of a cultural space and localised artwork in the precinct is being considered.

Services Authority approvals remain under review. The Contractor has implemented program mitigation measures to alleviate contracted program delays.

Decanting activities are in the works, with relocation programming completed and furniture auditing underway. Strategy for the relocation of items is in works with procurement of a removalist to commence in the next month.



2. Progress

2.1. Design

What have we done

- 100% services design finalisation is ongoing
- Structural concept design peer review for the Crago Mill heritage building
- Review of Library customer service shop drawings
- Review of 90% graphic design submission
- Library and Administration building joinery shop drawings submissions and reviews
- Confirmation of floor finishes for the Administration and Library buildings

What is coming up - 4 week look ahead

- 100% design submissions and approvals
- Resubmission of the structural concept design for the Crago Mill heritage building.
- Resubmission of 90% graphic design pack
- Library and Administration building joinery shop drawing approvals
- Construction Certificate No.5 submission development.

2.2. Procurement

- The Contractor has local and indigenous procurement targets which it is required to achieve on this project and will be reporting back to the project team at monthly intervals. As of the end of April 2025 indigenous procurement is sitting at 15% of total labour spend to date.
- Local industry participation is being actively managed on the project and achievement of target spend profiles is a key measure of project success. Latest local procurement spending is tracking as follows:
 - Category 1 procurement (within 100kms of site – excluding Canberra), is tracking at 34%.
 - Category 2 procurement (within 200kms of site – including Canberra), is tracking at 47%.



2.3. Construction

What have we done

Administration Building

- Structural steel works progression – approx. 80% complete
- Masonry works progression – approx. 70% complete
- Services rough-in works commencement
- Roofing and gutter commencement
- Plinth works commencement

Library

- Roof and gutter works – approx. 85% complete
- Masonry works completed.
- Internal framework commencement
- Services rough-in – approx. 80% complete
- Glazing installation – approx. 80% complete.
- Façade cladding commencement

What is upcoming – 4 week look ahead

Administration Building

- Structural steel completion
- Roof and gutter works progression
- Masonry completion
- Services rough-in progression

Library Building

- Roof and gutter works completion.
- Windows installation completion.
- Services rough-in completion.
- Façade cladding completion.
- Internal partition sheeting commencement.
- Wet areas preparation commencement.



Site generally

- Progression of plinth works following Essential Energy approval.
- Relocation of site sheds and commencement of site carparking preparation works.

2.4. Decanting and Relocations

- Programming for the relocation is complete. Procurement of a suitably qualified removalist will commence in the next reporting period.
- YVC is currently progressing a furniture and equipment audit to determine the extent of items to be relocated to the new facility.

2.5. Milestones and progress against

Milestone	Target Date	Status
Stage 1 – Administration and Library Buildings		
Construction Commencement	July 2024	Completed on schedule
Demolition Complete	August 2024	Completed on schedule
Structure Complete	January 2025	Delay – complete within April 2025
Administration Complete	July 2025	Delay – Forecasted late September 2025
Library Complete	July 2025	Delay – Forecasted late September 2025
Handover & Occupation	August 2025	Delay – Forecasted mid-October 2025
Stage 2 – Commercial and Crago Mill		
Construction Commencement	September 2025	Delay – Forecasted mid-October 2025
Demolition Complete	September 2025	Delay – Forecasted late October 2025
Structure Complete	January 2026	Potential delay to February 2026
Commercial Building Complete	April 2026	Potential delay to May 2026



Milestone	Target Date	Status
Crago Mill Refurbishment Complete	April 2026	Potential delay to May 2026
Handover & Occupation	April 2026	Potential delay to May 2026
Project Completion	April 2026	Potential delay to May 2026

3. Stakeholder impacts

- Temporary traffic changes have been installed within the immediate area to the site. Traffic changes approved by YVC have been implemented on Comur St, Adele St and Polding St to accommodate the site works.
- DDA carparking amenity affront the Council offices to be reinstated in a new location following closure due to site fencing – timing for these works is being finalised currently.
- Services shutdowns will generally be isolated to within the bounds of the site. Any disruptions to essential services will be planned with notice provided to affected stakeholders. We are not forecasting any disruptions currently.

4. Comments and Feedback

- Updates to the community will also be provided on the YVC Major Projects Crago Mill Precinct website at:
<https://www.yassvalley.nsw.gov.au/Our-Council/Major-Projects/Crago-Mill-Precinct>
- If you have any queries regarding the content or have suggestions for inclusion in this community update, please do not hesitate to contact: council@yass.nsw.gov.au for the attention of John Guiney (Acting Manager Facilities & Waste Assets).

5. Finance

Project Cost Breakdown

Item	Business Case	Current	Difference	Commentary
<u>Design Phase</u>	\$2,145,502.73	\$2,145,502.73	\$-	
<u>Delivery Phase</u>			\$-	
Works Contractor	\$43,495,222.19	\$43,495,222.19	\$-	
Works Variations Forecast		\$1,837,453.80	\$-	Approved and forecasted variations. Unchanged through reporting period.
Consultants/Other		\$1,269,688.97	\$-	Project Management and specialist consultants. Unchanged through reporting period.
Contingencies	\$3,045,000.00	\$1,264,899.95	-\$1,780,100.05	Drawdown on contingencies resultant of contractor and consultant variations. <ul style="list-style-type: none"> - Latent conditions - Design finalisation changes & Provisional sum adjustments Unchanged through reporting period.
YVC internal Costs	\$900,000.00	\$450,000.00	-\$450,000.00	Restructure of budgets to better reflect known expenditure for project – e.g. Consultants/Other. Unchanged through reporting period.
Authorities and Permits	\$1,500,000.00	\$622,957.28	-\$877,042.72	Restructure of budgets to better reflect known expenditure for project – e.g. Consultants/Other. Unchanged through reporting period.
Total ex. GST	\$51,085,724.92	\$51,085,724.92	\$-	Unchanged through reporting period.
Total inc. GST	\$56,194,297.41	\$56,194,297.41	\$-	Unchanged through reporting period.

6. Progress Photos



Figure 1 Administration Building Structural Steel Works



Figure 2 Administration Building Structural Steel Works



Figure 3 Site overview



7. Response to Crago Mill - Sustainability in Design Issues – Motion 36 at the 22 February 2024 Council meeting

Q1 Whether the redesigned Crago Mill Precinct is fully responding to the recommendations made in the Climate Change and Natural Disaster Risk Assessment;

Recommendations included within the Climate Change and Natural Assessment were determined as follows:

- Design its assets and facilities to better withstand severe weather events;
 - The design of the precinct is consistent with current Australian Standards with adherence to the BCA/NCC 2022. Australian standards and BCA/NCC are progressively updated based on best practice and undergo rigorous review and verification prior to implementation. The precinct is designed to withstand loading from wind/water/earthquake consistent with these standards applicable to the region.
 - In terms of specific weather events:
 - Extreme temperatures – the building is rated to current standards in terms of energy efficient materials for both active and passive protections from extreme temperatures. Double glazing, louvers, roof insulation, brickwork are all passive temperature management building materials which will benefit the building to compliment active heating and cooling systems.
 - Rainfall and changes – per pt1 the building has been designed to Australian standards, increased waterflow into gutters is managed by overflows which will divert water onto the stormwater system. The precinct also has a significant stormwater detention tank to ensure that excess rainfall does not overcharge the YVC stormwater system.
 - Droughts – the precinct is supplemented by in-ground rainwater tanks which will be used for precinct irrigation.
 - Severe fire weather days – the precinct is not within a bushfire prone zone.
- Install backup generators at all critical infrastructure sites:
 - The admin building will be fully supported by a diesel generator and has an internal fuel capacity to run at 100% under full building electrical load for a duration of 10hrs. Emergency event planning would be needed to be conducted by YVC to determine spaces used in the event of an emergency, however our understanding is that the northern portion of the building (chambers, foyer, admin) would be primarily utilised and areas not in use (office areas) shut down to prolong generator use.
- Explore alternative renewable power source; and
 - Solar array has been installed on premise. Solar is not proposed to be connected to a battery at this stage of the development.
- As part of redevelopment of the administrative building/library (i) establish a Heat Refuge for the community in extreme conditions as well as (ii) design the centre such that it need not connect to a reticulated gas supply.
 - Space within the precinct would be available for use as a heat refuge consistent with YVC emergency management or community planning. The precinct is fully accessible



with the library and administration buildings containing sufficient space for community heat refuge.

- There is no gas connection within the precinct.

Q2 How the adopted changes to the design - including amendments to lighting, ceilings, landscaping, roof and subfloor specifications - may or may not impact on the environmental standards of the buildings, and the project's overall environmental sustainability.

- Following the departure of targeting the Green Star certification at the 50% design milestone in October 2022, design specifications broadly remained unchanged as a best industry standard was applied – as in, whilst the project would not seek to attain Green Star our design specification was still consistent with standards required to attain certification.
- Mechanical
 - There has been some reduction to the energy efficiency outcomes from mechanical, specifically on a change from a centralized heating and cooling plant with a 4 pipe heat pump system with geothermal ground source system to a centralised VRF/DX system. This change resulted in a \$640K saving to the project which formed part of the \$5M in saving required to progress the project.
- Lighting/Electrical
 - Fixture changes have not impacted the energy efficiency as changes were broadly to a lesser expense rather than less efficient lighting fixture. Energy consumption of fixtures has been +/- 5% from the original specification.
 - Lighting control changes identified in VM were limited to the library rather than the precinct as a whole. Individually addressable lighting is still implemented in the administration building (sensor controlled), however the lighting in the library is now local/manual switching. Noting the nature of use of the library the sustainability impact is marginal.
 - Reduction in EV chargers from 11 to 5 has also reduced the electrical demand required for the site which provides greater impact of the scoped PV system.
- Ceilings
 - Consistent with the commentary on roofing, changes to ceiling profiles have required additional artificial lighting but decreased mechanical load and associated energy required to heat/cool spaces.
 - Reduction in ceiling finishes from Supawood to ceiling tiles – ceiling tiles have started to become recyclable by industry with the ceiling tiles and plasterboard being reused and saving mining on gypsum. Supawood has environmental credentials in terms of sustainable timber, low VOCs and formaldehyde emissions, however we do not believe the product is recyclable. On this basis we believe there is a neutral impact on the change to ceiling linings.
- Landscaping – changes to materiality have been the main impact:
 - Removal of scope to the Aldi Right of Way (removal of existing 10 small trees and replacement of 8 trees)
 - Changing from pavers to coloured concrete – this is a carbon footprint benefit due to local production however acknowledge the lower carbon footprint of pavers in production. Pavers also enable water drainage via permeability.
- Roofing
 - Changes to roofing profile within the library and administration building has required an increase to artificial lighting but decreased the load on mechanical systems which were impacted by the volumes of air which impacted on mechanical energy loading.
- Unmentioned passive benefits to changes:
 - Furniture – furniture supply is by a local Australian company who produce significant amounts of their product at their Australian factory. This has a benefit to the carbon footprint for the project as less furniture is imported.
- Impacts on the projects overall environmental sustainability:
 - On the basis of the above, we note that there were minor impacts to the overall sustainability profile as a result of the value management initiatives.