



# Yass Valley Council Crago Mill Precinct

Project Community Update

February 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, with the rapid progression of Library steel structure works. Roofing and gutter works have also begun for the Library building. Slab works for the Admin building have been completed and structural steel works for the Admin building began later within the month.

CC4 was attained on 24 February 2025, enabling the fit-out of the Administration/Library buildings, carpark works and landscaping.

The design team have been working towards 100% design completion, with fortnightly design meetings continuing. The updated 90% Graphic Design documents were issued and APP issued return comments for further updates and clarifications.

Concept structural design drawings for the Crago Mill were issued by the structural engineer for review and feedback. Due to the uncertainty on the extent of structural modifications required by the Contractor at the time of contract, detailed investigations have been conducted by the consultant team to inform a concept design and subsequent pricing against a contracted provisional sum. We expect to have better insight to this in the next reporting period.

Services Authority approvals are progressing slower than anticipated however the Contractor has implemented program mitigation measures to ensure that these delays do not hinder the contracted program.

The project team lodged a minor Development Application for external signage to the precinct during the reporting period to address conditions within the original conditions of consent. The DA addresses building identification signage.

Change management activities are ongoing, a pilot desk space was launched within the YVC offices during the reporting period to provide a taste of the new office fit out. Change management activities are expected to ramp up in the coming months with an emphasis on commencing staff workspace clean up in preparation for the move. The project decanting strategy has been issued to YVC for approval and implementation, with a removalist expected to be engaged by June 2025.



## 2. Progress

### 2.1. Design

- ▶ A design and construct contract, the project design is progressing to form 'for Construction' level documentation.

#### What have we done

- ▶ YVC/APP coordination of AV/IT/Security provisions, Library technology, shelving and workstations.
- ▶ Concept Crago Mill structural design submission and review.
- ▶ 90% Graphic Design submission
- ▶ 100% architectural and services design coordination – ongoing.

#### What is upcoming – 4 week look ahead

- ▶ Concept Crago Mill structural design pricing.
- ▶ 100% architectural and services completion.
- ▶ Furniture and Joinery shop drawing review.

### 2.2. Procurement

- ▶ The Contractor is progressively engaging its subcontractor team to enable the successful delivery of the project.
- ▶ 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 February 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 30% against the 50% spend target.
  - Category 2 procurement (within 200kms of site – including Canberra), is tracking at 83% of the 80% spend target.



## 2.3. Construction

### What have we done

- ▶ Administration Building
  - Structural slab works completed.
  - Structural steel works commenced.
- ▶ Library
  - Steel structure has been completed.
  - Roof and gutter works has commenced.
  - Brickwork commenced and progressing.
  - Internal framework commenced.
  - Services enabling works commenced.
- ▶ Crago Mill
  - Nil to report
- ▶ Commercial Building
  - Nil to report.
- ▶ Site generally
  - Progression of site hydraulic works (stormwater and sewer).

### What is upcoming – 4 week look ahead

Within the next 4 weeks, the project team is targeting the following activities:

- ▶ Administration Building
  - Structural steel works progression
- ▶ Library Building
  - Roof and gutter works completion.
  - Brickwork completion.
- ▶ Crago Mill
  - Nil expected.
- ▶ Commercial Building
  - Nil expected.
- ▶ Site generally
  - Commencement of plinth works following EE approval.
  - Relocation of site sheds and commencement of site carparking preparation works.



## Milestones and progress against

Milestone	Target Date	Status
<b>Stage 1 – Administration and Library Buildings</b>		
Construction Commencement	July 2024	Completed on schedule
Demolition Complete	August 2024	Completed on schedule
Structure Complete	January 2025	<i>March 2025</i>
Administration Complete	July 2025	Delay – Updated to August 2025
Library Complete	July 2025	Delay – Updated to August 2025
Handover & Occupation	August 2025	Delay – Updated to September 2025
<b>Stage 2 – Commercial and Crago Mill</b>		
Construction Commencement	September 2025	On-target
Demolition Complete	September 2025	On-target
Structure Complete	January 2026	On-target
Commercial Building Complete	April 2026	On-target
Crago Mill Refurbishment Complete	April 2026	On-target
Handover & Occupation	April 2026	On-target
Project Completion	April 2026	On-target

## 2.4. Stakeholder impacts –

### Current

- Traffic and road 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.
  - Access to the Council offices and Aldi carpark remain open via Comur St south of the site.
  - DDA carparking amenity affront the Council offices to be reinstated in a new location following closure due to site fencing – timing for these works are being finalised currently.



- Subcontractor parking
  - Subcontractor parking locations both internal and external to the site have been designated and communicated to the site team.
  - An increase in onsite activity is expected during the next reporting period with the progression of works on multiple fronts. We expect an increase in onsite resources and acknowledge the requirement for the contractors team to utilise parking locations.

## Forecasted

- 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 at this time.

## 2.5. Finance

### Project Cost Breakdown

Item	Business Case	Current	Difference	Commentary
<b><u>Design Phase</u></b>	\$2,145,502.73	\$2,145,502.73	\$-	
<b><u>Delivery Phase</u></b>			\$-	
Works Contractor	\$43,495,222.19	\$43,495,222.19	\$-	
Works Variations Forecast		\$1,837,453.80	\$-	Approved and forecasted variations.
Consultants/Other		\$1,269,688.97	\$-	Project Management and specialist consultants
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"> <li>- Latent conditions</li> <li>- Design finalisation changes</li> <li>- Provisional sum adjustments</li> </ul>
YVC internal costs – allocated contingency	\$900,000.00	\$450,000.00	-\$450,000.00	Restructure of budgets to better reflect known expenditure for project – e.g. Consultants/Other.
Authorities and Permits – allocated contingency	\$1,500,000.00	\$622,957.28	-\$877,042.72	Restructure of budgets to better reflect known expenditure for project – e.g. Consultants/Other.
<b>Total ex. GST</b>	<b>\$51,085,724.92</b>	<b>\$51,085,724.92</b>	<b>\$-</b>	
<b>Total inc. GST</b>	<b>\$56,194,297.41</b>	<b>\$56,194,297.41</b>	<b>\$</b>	

### 3. Comments and Feedback

#### What we heard and what we are doing

- Council is aware on the community desire for updates on the project and its progress. As such, monthly updates will be provided to the community via this report.

#### Direction to query's

- 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](mailto:council@yass.nsw.gov.au) for the attention of John Guiney (Acting Manager Facilities & Waste Assets).

#### YVC project website

- 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>



#### 4. Progress Photos



*Figure 1 Library Structural Steel Works*





*Figure 2 & 3 Admin Structural Steel installation*