



Yass Valley Council Crago Mill Precinct

Project Community Update

December 2024 – January 2025

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 to progress with the completion of the Library Building slabs and the rapid progression of the Library structural steel works, following attainment of Construction Certificate No.3 in November 2024. The fuel tanks near the Chinamans drain have been completely removed and backfilled, as such piling works for the Administration Building have been completed and two of three slab pours completed. The final major concrete pour is scheduled for completion early within the next reporting period.

Construction Certificate 4 is expected to be attained early in the next reporting period to facilitate the commencement of fitout of the Administration and Library Buildings, as well as carpark and landscaping works.

Design development is continuing to progress, milestone workshops for the 90% design were held in December 2024 with feedback provided by the project team to finalise the design for delivery. The design team are now working towards 100% design completion. Initial design development activities have progressed for the Crago Mill, with the Contractor presenting preliminary concept designs to YVC and its Heritage Advisor for strategic approval. Development of the design by the Structural Engineer is expected late within the next reporting period. Fortnightly design meetings have continued, and authority design review is still progressing with electrical and communications authorities.

The project team is working on the development of a Development Application (DA) package for external project signage in collaboration with the Graphic Designers and Town Planners. Lodgement is targeted for the next reporting period.

Change Management activities are progressing well, the project team are working on the installation of a pilot workspace where staff are able to have a trial run of the new anticipated workstations. This launch is being scheduled for late February.

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

- ▶ Design development activities for CC4.
- ▶ YVC/APP coordination of AV/IT/Security provisions, Library technology and shelving, and workstations.
- ▶ Structural steel shop drawings review by architect and structural engineer.
- ▶ 90% design architectural and services submission and review.

What is upcoming – 4 week look ahead

- ▶ 100% design development and finalisation
- ▶ Crago Mill structural concept design development

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.
- ▶ Local industry participation is being actively managed on the project and achievement of target spend profiles is a key measure of project success. At this stage of the project local procurement 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

- ▶ Completed piling works for the Administration Building foundation.
- ▶ Completed two of three slab pours for the Administration Building. Reinforcement and formwork is being finalised for the final pour.
- ▶ Library steel structure is progressing to approximately 90% complete.

- ▶ Removal of fuel tanks to Chinamans drain and backfill works.
- ▶ Roofing works have commenced to the Library building.
- ▶ External façade works have commenced.

What is upcoming – 4 week look ahead

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

- ▶ Completion of Library Building structural steel and progression of roofing, roof plumbing and cladding.
- ▶ Completion of Administration building slab and commencement of steel structure works to Admin building.
- ▶ Attainment of CC4 – for Library & Administration Fitout, Carpark & External Works.

2.4. Program

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
Administration Complete	July 2025	On-target
Library Complete	July 2025	On-target
Handover & Occupation	August 2025	On-target
Stage 2 – Commercial and Crago Mill		
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 Refurb Complete	April 2026	On-target
Handover & Occupation	April 2026	On-target

Milestone	Target Date	Status
Project Completion	April 2026	On-target

2.5. 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.

2.6. 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 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>

3. Progress Photos



Figure 1 Library Structural Steel installation



Figure 2 Library Structural Steel installation



Figure 3 Administration Building & Site progress