



Yass Valley Council Crago Mill Precinct

Project Community Update

November 2024

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 progressed following attainment of Construction Certificate No. 2 last reporting period. With some delays to the removal of the underground storage tanks, the contractor team has swapped their program to commence structural activities on the Library, as such the Administration building structure will now be completed second. Nevertheless, a strategy for the removal of the underground storage tanks has been resolved and works for their removal will commence within late November 2024.

Despite this, construction works have continued with good progress through the reporting period with the completion of major site infrastructure works. Stage 1 Library building detailed excavation, services works and structure have been completed during the reporting period resulting in the first major structural pour on 1 November 2024.

Works are progressing on the Stage 2 Library structure with the structural slab scheduled for completion early in the next reporting period. Structure to the Administration building have also commenced with piling works progressing. Stage 1 structural works to the Administration building is also scheduled for completion by the end of the next reporting period.

Design development is progressing well with the 90% architectural design all but complete and the 90% services design submission for client review expected by the end of the next reporting period. Fortnightly design meetings have continued, and authority design review is progressing with electrical and communications authorities. Structural steel shop drawings for the Library and Administration have also been approved to enable fabrication with installation to commence within December 2024.

A S4.55 DA Modification was approved on 28 October 2024 to address value management changes agreed by Council during Contractor procurement. Construction Certificate No.3 addressing structural steel and roofing was attained on 11 November 2024* and No.4 expected to be submitted early in the next reporting period.

Finally, project hoarding with architectural renders and key project facts has also been installed along the site perimeter – a welcome change from the previous blank canvas.

2. Progress

2.1. Design

- ▶ A design and construct contract, the project design is progressing to form 'for Construction' level documentation.
- ▶ Design development activities for CC3 and CC4.
- ▶ Project coordination activities associated with AV/IT/Security provisions, Library tech/shelving, and workstations.
- ▶ Structural steel shop drawings review by architect and structural engineer.
- ▶ Commencement of Crago Mill foundation investigations for structural remediation scoping.

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.
- ▶ Main works subcontractors are being progressively engaged to assist in the design finalisation of services in addition to addressing long lead time items. Updates on local industry participation will be provided when available.

2.3. Construction

What have we done

- ▶ Completion of stage 1 trenching for footings and services installations for the Library Building.
- ▶ Completion of stage 1 slab works for the Library Building
- ▶ Commencement of stage 2 trenching for footings and services installations for the Library Building.
- ▶ Commencement of piling works for the administration building.
- ▶ Commencement of installations for inground rainwater and stormwater detention tanks.
- ▶ Ongoing removal of hazardous materials in accordance with EPA guidelines.

What is upcoming – 4 week look ahead

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

- ▶ Completion of stage 2 slab work for the library.

- ▶ Commencement of stage 1 and 2 slab works for the administration building
- ▶ Early works for the removal of the underground storage tanks.
- ▶ Completion of detailed investigations for the Crago Mill structure.
- ▶ Completion of rainwater and detention tanks for the site.
- ▶ Submission and 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	On-target
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
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 – this is expected to be completed within December 2024.
- 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 resources is expected in the next reporting period. With this in mind the Contractor team has been reminded to utilise designated parking spaces.

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 & 2: Library Stage 1 and 2 – Inground Services & Slab Works



Figure 3 – Installation of graphic site hoarding