



# Yass Valley Council Crago Mill Precinct

Project Community Update

October 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.

The project seeks to develop the requirements of the YVC for long-term office accommodation for staff along with the provision of community services such as the Customer Service Centre, YVC Chambers, YVC Administration Building, Library, refurbishment of the Crago Mill, and provision of commercial/start-up spaces.

Onsite construction activities have progressed with haste following attainment of Construction Certificate No. 2 on 19 September 2024. Bulk excavation has been completed on site and inground services have begun taking place. All known asbestos on site has been identified and removed. However, site remediation works, and hazardous material removal has slowed due to discovery of previously unknown fuel tanks being identified on site and consequent soil contamination. Protective measures are being finalised with the coordination of YVC Heritage to ensure the ongoing protection of the Chainman's drain through the removal of the fuel tanks and precinct construction. The Contractor is managing the testing and disposal of material in accordance with EPA guidelines.

The project team are continuing with their design finalisation activities with the progression of the architectural, civil and structural design to 100%. Whilst services design is being further developed with the assistance of specialist subcontractors.

The project team are working towards attainment of Construction Certificate No.3 to allow progression of structural steel, roof and wall cladding to the administration and library buildings. Submission is scheduled for late October 2024.

## 2. Progress

### 2.1. Design

- ▶ A design and construct contract, the project design is progressing to form "for Construction" level documentation.
- ▶ 80% services review occurred with subcontractors. Further design progression is expected in the next reporting period.
- ▶ Updated 90% architectural drawings were issued by the Head Contractor and novated architect.

## 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

- ▶ Inground services infrastructure for the site – stormwater and sewer works.
- ▶ Services trenching and installation for the library building.
- ▶ Preparatory activities for structural slabs to the library building.
- ▶ Further unknown fuel tanks have been identified on site and consequent fuel contamination.
- ▶ Additional structural assessment of the Crago Mill inclusive of brick work surveying and geotechnical investigative works.
- ▶ Completion of lead paint removal to the Crago Mill.

### What is upcoming – 4 week look ahead

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

- ▶ Complete removal of existing fuel tanks and associated contaminated material near the identified Chinaman's drain.
- ▶ Completion of services installation, formwork and reinforcement to the Library slab.
- ▶ Commencement of inground services for the Admin building.
- ▶ Submission and attainment of CC3 – for structural steel and roofing to the administration and library building.

## 2.4. Program

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	On-target
Administration Complete	July 2025	On-target
Library Complete	July 2025	On-target
Handover & Occupation	August 2025	On-target
<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 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.

- 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](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>

### 3. Progress Photos



*Figure 1 & 2: Commencement of Inground Services*