



## **Crago Mill Precinct Project Committee**

**Thursday 15 August 2024**

**4.00pm**

**Council Chambers**

**209 Comur Street, Yass**

**Crago Mill Precinct Project Committee**  
**A G E N D A**

**Page No.**

**Acknowledgement of Country**

**1. Apologies**

**2. Declaration of Pecuniary Interests/Special Disclosures**

**3. Staff Reports**

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3.2 Late Report - Chinamans Creek Drain and Loan Servicing ..... 11

**4. Confidential Matters**

Nil

**Close of Meeting Time**

### 3.1 CRAGO MILL PRECINCT PROJECT - PROJECT COMMUNITY UPDATE AUGUST 2024

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#### SUMMARY

To provide a community update on the Crago Mill Precinct Project for August 2024.

#### RECOMMENDATION

*That the Crago Mill Precinct Project Progress – Project Community Update August 2024 be noted.*

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#### FINANCIAL IMPLICATIONS

Nil

#### POLICY & LEGISLATION

- *Local Government Act 1993*

#### REPORT

The construction for the Crago Mill Precinct has commenced with the initial site preparation work. A copy of the Crago Mill Precinct Project – Project Community Update August 2024 is included in **Attachment A**.

**ATTACHMENTS:** A. Crago Mill Precinct Project - Project Community Update August 2024 [↓](#)



# Yass Valley Council Crago Mill Precinct

Project Community Update

August 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.

During the reporting period the project reached another administrative milestone with the submission of the next construction certificate (CC2). Attainment of CC2 enables the progression of work from up to slab level and includes all applicable inground services.

The project team continue 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.

Onsite there has been much action with the removal of hazardous materials and demolition of the existing structures. Excavation works also commenced near the end of July and will continue through the next reporting period which will lead into the first stages of civil and early structural works in September. Investigations of existing Chinaman's drain are underway, with the project team noting the condition and exact location was not as expected. Discussion with the structural engineer and Geotech is underway to ensure the Chinamans Drain is not impacted for the removal of the fuel tanks and also the final design of the Administration building.

## 2. Progress

### 2.1. Design

- A design and construct contract, the project design is progressing to form 'for Construction' level documentation.
- Architectural, Structural and Civil design nearing 100%. Services design being progressed by specialist subcontractors following engagement to assist determining any further efficiencies.
- Design reviews have been completed by the project team to 90% for most design disciplines prior to progression.



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

- ▶ Site investigations to confirm inground services to be removed, modified or maintained.
- ▶ Hazardous material testing
- ▶ Scaffolding to Crago Mill has been installed
- ▶ Demolition of site structures as near completion
- ▶ Asphalt stripped off carpark and driveway
- ▶ Topsoil to be stripped and ready to be disposed
- ▶ Off-site VENM/ENM location has been agreed with YVC and APP

What is upcoming – 4 week look ahead

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

- ▶ Commencement of civil infrastructure installation
- ▶ Review of Crago Mill structure by specialist consultants
- ▶ Removal of existing fuel tanks and associated contaminated material
- ▶ Removal of contaminated material from buildings
- ▶ Surveying of site for the establishment of building foundations

2.4. Program

Milestones and progress against

Milestone	Target Date	Status
Stage 1 – Administration and Library Buildings		



Milestone	Target Date	Status
Construction Commencement	July 2024	Completed on schedule
Demolition Complete	August 2024	On-target
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
  - Nil updates. Subcontractor parking locations will be progressively utilised as onsite works progress.



#### 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: Excavation Works*



*Figure 3: Demolition Works near Crago Mill*



*Figure 4: Demolition of Service Station*

### 3.2 LATE REPORT - CHINAMANS CREEK DRAIN AND LOAN SERVICING

#### SUMMARY

To provide an update in relation to the Chinamans Creek Drain and Loan Servicing.

#### RECOMMENDATION

*That the report on Chinamans Creek Drain and Loan Servicing be noted*

#### FINANCIAL IMPLICATIONS

Nil at this stage

#### POLICY & LEGISLATION

- *Local Government Act 1993*

#### REPORT

##### Chinamans Creek Drain

While the Heritage Advisor has inspected the drain no advice has not yet been received.

There is access for maintenance inspections approximately 100m upstream of the Council site. The drain is a confined space and only those with appropriate qualifications can enter. Historic tourism is therefore not suitable.

##### Loan Servicing

Provision for servicing the load has been included in the Long Term Financial Plan.

To offset the amount needed to draw down from the loan or alternatively used to fund interest and principle on the loan the following actions are being pursued:

- Land sales
- Grants

Land identified as surplus includes:

Property	Status	Unimproved Land Value	Asset Value
Discovery Drive	Awaiting DA modification. Site to be sold with DA approval.	\$83,800	\$375,000
Saleyards	Contamination to be cleaned up. Property to be sold as a development site.	\$470,000	\$1,073,000
Dutton Street/Hanley Place	Land title issues to be resolved. Property earmarked for a community housing provider.	\$1,205,142	\$1,733,000
'Hawthorn' (part), Murrumbateman	Utilise unallocated water capacity in the Yass to Murrumbateman pipeline for stage 1 land release (approximately 600 lots on 111ha). Indicative concept plan and rezoning needed. DPHI approached to consider early release to meet State Housing Targets and resources to assist. Property to be sold as a development site.	\$6,100,000 Note: Pro rata value for 111ha - \$2,1328,671	\$7,000,000 Note: Pro rata value for 111ha - \$2,716,725



Applications for grant funding for the project include:

<b>Grant Program</b>	<b>Status</b>
Growing Regions Program	Application for \$11M - unsuccessful
Regional Precincts & Partnerships Program	Application being prepared
Public Library Infrastructure Grants	Successful \$500,000

**ATTACHMENTS:**    Nil