



## **Crago Mill Precinct Project Committee**

**Thursday 18 December 2025**

**4:00 PM**

**Admin Meeting Room**

**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**
  - 3.1 Crago Mill Precinct Project - Project Community Update November 2025.....3
- 4. Confidential Matters**

Nil

**Close of Meeting Time**

### 3.1 CRAGO MILL PRECINCT PROJECT - PROJECT COMMUNITY UPDATE NOVEMBER 2025

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#### SUMMARY

To provide a community update on the Crago Mill Precinct Project for November 2025.

#### RECOMMENDATION

*That:*

1. *The Crago Mill Precinct Project – Project Community Update for November 2025 be noted.*

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#### FINANCIAL IMPLICATIONS

Deductions to the overall project budget associated with the decision to amend the delivery of Stage 2 are yet to be incorporated into the forecasted costs. This work is ongoing and will be reported in future reports.

#### POLICY & LEGISLATION

Local Government Act 1993.

#### REPORT

Construction progress is being seen, with the library very near completion. The administration building flooring, joinery and doors are advancing well, with loose furniture placement having commenced.

Works to lower the Jemena gas line uncovered 6 redundant fuel tanks in the Comur Street road reserve, all of which have been safely drained. The surrounding soil around the fuel tanks has been tested in alignment with the project Remediation Action Plan and EPA requirements. The majority of soil is not deemed as classified material, with any remnants of fuel contamination being safely removed from site to the appropriate waste facility.

An Essential Energy service was discovered immediately adjacent to the footpath, which was direct buried and required to be decommissioned. An Essential Energy outage has been submitted with the proposed earliest available date being January 2026.

Change Champions discussions have progressed focusing on move readiness for internal staff. Staff sessions providing key information on relocation processes are being drafted.

The commissioning program is underway. Operational and maintenance manuals are being compiled, to ensure the new facility components can be managed and maintained appropriately.

Modification to Stage 2 scope is being addressed. Procurement for suitable engineering partners to compete the structural assessment and design work for the historic Crago Mill building is underway. Cost reductions due to the removal of the Commercial Building construction are being assessed, and savings capitalised.

The current contract program proposed a revised practical completion date in January. The latent condition finds of gas pipes, fuel tanks, outdated NBN infrastructure and Essential Energy infrastructure is impacting the schedule, with the Contractor addressing the latent conditions as a priority.

**ATTACHMENTS:** A. Crago Mill Precinct Public Report - November 25 [📄](#)



# Yass Valley Council Crago Mill Precinct

Project Community Update

November 2025



**The APP Group**

A Bureau Veritas Company



## Crago Mill Precinct

### 1. Summary

This Project Control Group (PCG) Report documents the progress made during the period of 01 November to 30 November 2025 for the Yass Valley Council (YVC) Civic Precinct Project (the Project).

During the reporting period, several key developments occurred within the project.

Construction progress is being seen, with the library very near completion. The administration building flooring, joinery and doors are advancing well, with loose furniture placement having commenced.

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2. Progress

2.1. Design

The following construction activities have been reported for this month and forecast for the next reporting period.

This month	Next month
Precinct signage finalisation	Sewer connection
Library children's joinery finalisation	Administration Customer Service artwork
	Onerwal room signage

2.2. Procurement

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 November 2025 indigenous procurement is sitting at 18% 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 43.90% verses 50% target.
- Category 2 procurement (within 200kms of site – including Canberra), is tracking at 52.16% verses 80% target.

2.3. Decanting

Ongoing internal discussions with the Change Champions on office organisation continues. Progressive discussions focusing on move readiness to be held in December. Staff sessions providing key information on relocation processes are being drafted.

2.4. Construction

The following construction activities have been reported for this month and forecast for the next reporting period.



## Administration

This month	Next month
<b>Zone 1</b>	
FF&E installed	AV fit off and services commissioning
Acoustic wall panelling	Defect inspection & rectification
Services commissioning	Final clean
<b>Zone 2</b>	
FF&E installed	AV fit off and services commissioning
Services commissioning	Final clean
Final paint	
<b>Zone 3</b>	
Tiling completed	Loose furniture placement
Wall lining and finishes	Services fit off and commissioning
Joinery installation completed	Defect inspection & rectification
Final paint	Final clean

## Library

This month	Next month
Children's area furniture finalised	Train carriages installed
Final services commissioning	Defect rectifications completed
Defect inspection & rectification ongoing	Final clean





#### Site generally

This month	Next month
Gas Line rectification works	Landscaping complete
Soil testing	HV Works progression
Landscaping continuing	EV Chargers installed
Footpaths and kerbs commenced	Footpaths and pavement complete
	External signage complete
	Fencing and gates installed

#### 2.5. 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	Delay – complete within April 2025
Administration Complete	July 2025	Delay – Forecasted January 2026
Library Complete	July 2025	Delay – Forecasted late December 2025
Handover & Occupation	August 2025	Delay – Forecasted February 2026
<b>Stage 2 – Demolition, Landscaping and Crago Mill Design</b>		
Demolition Complete	September 2025	Delay – Forecasted late March 2026
Crago Mill structural rectification	April 2026	Under review following Stage 2 works reductions
Landscaping Completion	April 2026	Under review following Stage 2 works reductions
Project Completion	April 2026	Under review following Stage 2 works reductions





### 3. Stakeholder 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.
- 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.
- Notifications will be issued by the electrical authority in the upcoming reporting period for a shutdown to accommodate new HV connections for the precinct including Adele St and Polding St.

### 4. Comments and Feedback

- 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>
- 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).



## 5. Progress Photos

*Figure 1 Aerial View of Administration*



*Figure 2 Aerial View of precinct*





*Figure 3 Internal view of Library*





*Figure 4 Internal view of Administration*





## 6. Finance

### Project Cost Breakdown

Item	Business Case	Current	Difference	Commentary
<b>Design Phase</b>	\$2,145,502.73	\$2,145,502.73	\$-	
<b>Delivery Phase</b>			\$-	
Works Contractor	\$43,495,222.19	\$43,495,222.19	\$-	
Works Variations Forecast		\$2,728,735.16		Increase in forecast of approx. \$300K reflective of forecast cost for Commur St services latent conditions (fuel tanks and services). Stage 2 scope deductions are yet to be finalised and are currently not included in this total. Final forecasts are under review by the project team and subject to Council approval.
Consultants/Other		\$1,519,979.73		Project Management and specialist consultants. Increase through reporting period to reflect extension of consultant services due to project delay.
Contingencies	\$3,045,000.00	\$396,285.11		Drawdown on contingencies resultant of contractor and consultant variations through the reporting period.
YVC internal Costs	\$900,000.00	\$400,000.00	-\$500,000	Restructure of budgets to better reflect known expenditure for project – e.g. Consultants/Other.
Authorities and Permits	\$1,500,000.00	\$400,000.00	-\$1,100,000.00	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>Unchanged through reporting period.</b>
<b>Total inc. GST</b>	<b>\$56,194,297.41</b>	<b>\$56,194,297.41</b>	<b>\$-</b>	<b>Unchanged through reporting period.</b>