



## **Crago Mill Precinct Project Committee**

**Thursday 19 February 2026**

**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 December 2025 and  
January 2026 .....3

**4. Confidential Matters**

Nil

**Close of Meeting Time**

### 3.1 CRAGO MILL PRECINCT PROJECT - PROJECT COMMUNITY UPDATE DECEMBER 2025 AND JANUARY 2026

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#### SUMMARY

To provide a community update on the Crago Mill Precinct Project for December 2025 and January 2026.

#### RECOMMENDATION

*That the Crago Mill Precinct Project – Project Community Update for December 2025 and January 2026 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 library defect rectifications underway. The administration building defect inspection to be scheduled early February. Essential Energy completed cutover to mains power without issue. Sewer mains installation has been completed with testing to occur early February for final sign off.

Lowering of the gas line is currently on hold until the site has been cleared of the fuel tanks. All six tanks have been removed, and backfilling of the site is occurring. Jemena are looking to reschedule the cutover of the existing gas line in late February.

Final design changes include mechanical screening, privacy frosting and administration customer service artwork.

Operational and maintenance manuals are being compiled, to ensure new facility components can be managed and maintained appropriately.

A staged occupation certificate has commenced, excluding works being completed on Comur Street. The signage construction certificate application is currently being reviewed by the Principal Certifying Authority.

Change management activities are occurring, with an all-staff meeting being held at the beginning of February to provide a project overview, discuss move processes and the future operating environment.

Procurement for an alternative engineering partner to complete the structural assessment and design work for the historic Crago Mill building has been completed with stage 2 works costs under review by the contractor.

**ATTACHMENTS:** A. YVC- CMP Public Report December 25 - January 26 [↓](#)



# Yass Valley Council Crago Mill Precinct

Project Community Update

December 2025 – January 2026



**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 December 2025 to 30 January 2026 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 library defect rectifications underway. The administration building defect inspection to be scheduled early February. Essential Energy completed cutover to mains power without issue. Sewer mains installation has been completed with testing to occur early February for final sign off.

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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	Mechanical screening
	Yarning Circle
	Privacy for the Council Chambers
	Administration Customer Service artwork
	Duress alarm
	Stage 2 site fence location

### 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 January 2026 indigenous procurement is sitting at 12% 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 96.06% verses 80% target.

### 2.3. Change management

The final all staff session providing key information on relocation processes, revised workplace principles and etiquettes and move readiness plans have been scheduled for early February 2026. This will serve as the opportunity for staff to raise any concerns or pose questions on the future relocation.

A workplace guide to assist staff in the relocation process is under review. The booklet will serve as a point of reference for FAQ's expected, and ensure all staff are equipped with the tools to provide a smooth transition into the new facilities.



## 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
Services commissioning	Witness testing
Signage installation	Mechanical screening
	Defect inspection & rectification
	Staff training

### Library

This month	Next month
Services commissioning	Children's area completed
Client walk through	Witness testing
Defects Inspection	Defects Close Out
	Staff training

### Site generally

This month	Next month
Fuel tanks removed	Signage installation completed
Footpaths and pavement complete	Sewer works complete
Landscaping works finalised	Network completion
Fencing and gates installed	BMS



## 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 – completed within April 2025
Administration Complete	July 2025	Delay – Forecasted February 2026
Library Complete	July 2025	Delay – Forecasted February 2026
Handover & Occupation	August 2025	Delay – Forecasted February 2026
<b>Stage 2 – Demolition, Landscaping and Crago Mill Design</b>		
Demolition Complete	September 2025	Delay – Forecasted April 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

- Essential Energy cutover to mains power occurred on 15 January 2026, with no issues raised from external stakeholders. All surrounding neighbours and businesses were provided a generator where required. Prior to cut over to mains power, surrounding neighbours requested the diesel generator to be turned off in the evening to reduce noise. The contractor complied and no further complaints were raised.

## 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		\$2,891,742		Stage 2 scope deductions are yet to be finalised and are currently not included in this total. Final forecasts are under reviewed by project team and subject to Council approval.
Consultants/Other		\$1,519,980		Project Management and specialist consultants.
Contingencies	\$3,045,000.00	\$233,278		Drawdown on contingencies resultant of contractor 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	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>