



Yass Valley Council Crago Mill Precinct

Project Community Update

September 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.

Attainment of Construction Certificate No.2 is imminent to enable the progression of inground services and slab structure works to the Administration and Library Buildings. At the time of writing, certification is forecasted for mid-September 2024.

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 construction activities are able to commence following the attainment of Construction Certificate No. 1 on 2 July 2024. The Contractor has proceeded with demolition, hazardous material removal, bulk excavation on the areas associated with the new administration building and library. During the reporting period demolition has been completed, through this process known fuel tanks were identified on site near the Chinaman's drain. Additional hazardous substances located under previous buildings have been identified and removed during the reporting period under the supervision of specialist contractors. Discovery of such substances are typical of buildings built during the 1950s-1970s and are routinely managed by the construction team. 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.

2. Progress

2.1. Design

- ▶ A design and construct contract, the project design is progressing to form 'for Construction' level documentation.
- ▶ 80% services review pending Contractor's engagement of their subcontractors. Further progression is expected in the next reporting period.
- ▶ 90% architectural design has been approved by Council following review and minor internal design modifications.

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

- ▶ Demolition has completed.
- ▶ Commencement of existing fuel tanks removal and associated contaminated material.
- ▶ Surveying of site for the establishment of building foundations.
- ▶ Additional structural assessment of Crago Mill and hazardous material removal.
- ▶ Perimeter capping beams have been poured following excavation of material to library pad.
- ▶ VENM/ENM has been excavated and reused on site.

What is upcoming – 4 week look ahead

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

- ▶ Completed removal of existing fuel tanks and associated contaminated material near the identified Chinaman's drain.
- ▶ Commencement of inground services for the Admin and Library
- ▶ Completed removal of hazardous materials from Crago Mill.

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

Milestone	Target Date	Status
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.
- Subcontractor parking
 - Subcontractor parking locations will be progressively utilised as onsite works progress.
 - 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: Demolition works complete



Figure 3 & 4: Soil excavation works