

10.17.North Sydney Olympic Pool Redevelopment Project Update

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ENDORSED BY	Therese Cole, Chief Executive Officer
ATTACHMENTS	1. CONFIDENTIAL - NSOP Redevelopment Report 28 July 2025 [10.17.1 - 9 pages]
CSP LINK	2. Our Built Infrastructure 2.1 Infrastructure and assets meet diverse community needs

PURPOSE:

The purpose of this report is to provide Council with an update on the North Sydney Olympic Pool Redevelopment Project.

EXECUTIVE SUMMARY:

- The contractual date for Practical Completion for the project is 11 July 2024. Icon has recently provided an updated program indicating a forecast date for Practical Completion 18 November 2025, which equates to 12 days of slippage since the last report to Council.
- There has been a significant increase in onsite activity and resources over the last six weeks, which has resulted in substantial progress across many areas of the project.
- The revised construction contract sum is currently \$92.26m. The total project costs remain within the forecast costs to completion of \$122m, however Council is aware of further variations worth in the order of \$4.6m that have not yet been submitted by Icon.

RECOMMENDATION:

- 1. THAT** the meeting be closed to the public in accordance with Section 10A (2):
(c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and because consideration of the matter in open Council would be, on balance, contrary to the public interest as it would affect Council's ability to obtain value for money services.
- 2. THAT** the confidential report and related attachments be treated as confidential and remain confidential unless Council determines otherwise.
- 3. THAT** Council note the contents of this report in relation to the redevelopment of the North Sydney Olympic Pool.

Background

Construction for the redevelopment of North Sydney Olympic Pool commenced on 9 March 2021. The project scope includes the construction of a grandstand seating 970 people, a 50m outdoor pool, a family leisure pool with splash play, change facilities, 1,100m² gym, 120m² creche with 95m² outdoor play area, a 25m indoor pool, a warm water pool, spa and sauna facilities, an internal café, a retail shop, and reconstruction of the former 'Ripples Café'.

The last formal report in relation to this project was provided to the Council on 23 June 2025. Councillors were provided with a confidential briefing in relation to the project on 16 June 2025.

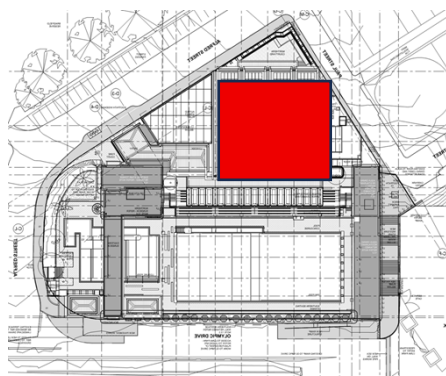
Report

On-site Progress

High levels of resourcing are now being maintained across the site and progress is continuing at a steady level in accordance with the adjusted program to completion.

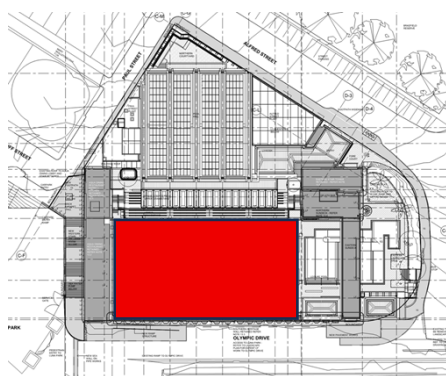
1. Upper Pool Hall:

Roofing sheeting over the roof of the indoor pool is in place, and final flashing and ridge cappings are being installed. Installation of ceiling linings to this roof has commenced. It is anticipated that the scaffolding of this area will be removed mid-July, which will mark a major milestone for the project.



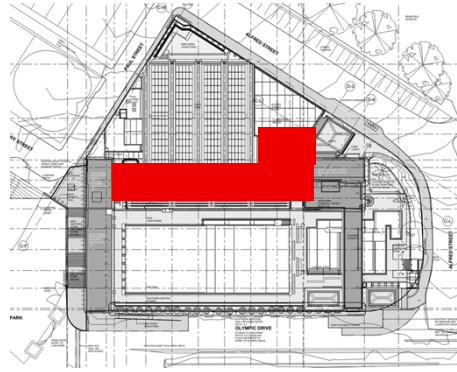
2. 50m Pool Area:

Paving of the 50m pool concourse is substantially complete as is tiling of the main entry to the pool deck. Final cleaning of the 50m pool has commenced.



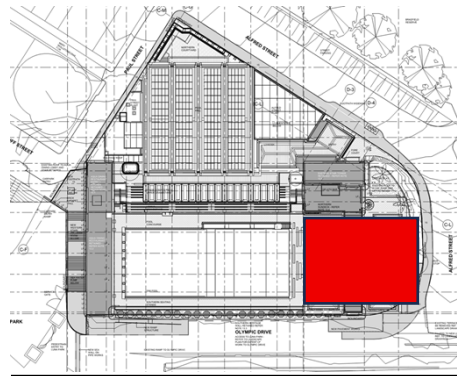
3. Lower Roof Area:

Glazing between the indoor pool and grandstand area has been installed. The lower roof over the grandstand is ready for roof sheeting and slabs are being prepared to receive tiles and paving. The Gelato Bar and upper sundeck are now substantially complete.



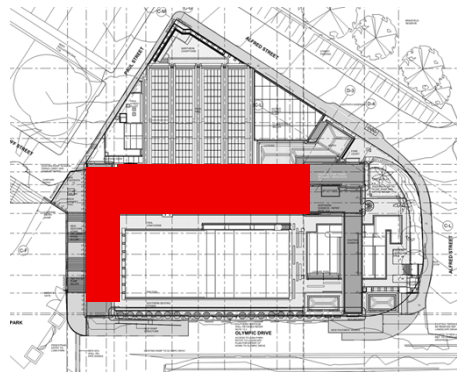
4. Leisure Pool Area / Ripples Café:

Tiling of the children's outdoor pool is almost finished. Tiling of the hobs in the splashplay area are complete and floor surfaces are being prepared to receive pebblecrete. The structural steel for Ripples Café has been assembled, with erection of the steel for the shade structure adjacent to the children's pool to follow.



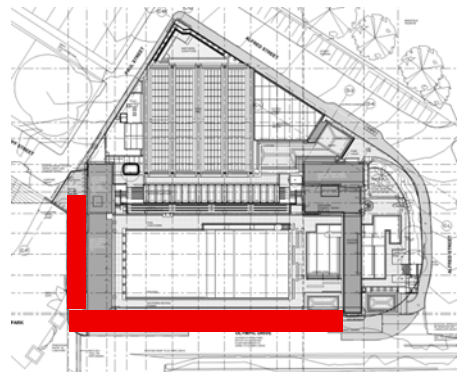
5. Internal Fitout:

Tiling of floors and walls in most amenities and changerooms is substantially complete, with fitout of toilets, vanity fixtures, and handryers in progress.



6. External Areas:

Paving and balustrading of the western stairs is now done, with heritage brickwork matching to be completed. External paving along Olympic Way, external to the southern boundary of the site, is complete.



Contract

The revised contractual date for Practical Completion for the project is 11 July 2024. Icon has recently provided an updated program indicating a forecast date for Practical Completion of 18 November 2025, which equates to 12 days of slippage since the last report to Council.

Icon has submitted three Extension of Time claims totaling seven working days. These claims are currently being assessed by the Project Superintendent.

26 Requests for Information (RFIs) have been submitted since the last report to Council, which is higher than the previous month (nine). This is still, however, a reduction from the 50-60 RFIs per month that the project has been averaging since commencing. The total number of RFIs on the project is now 1,945.

Council's project team continues to focus on ensuring that quality issues are addressed through regular inspections where defective or non-compliant work is documented. There were 82 outstanding quality issues open at the end of June 2025, an increase from the previous reporting month. However, 143 quality issues were closed in this reporting period, which is 40 more than the previous reporting period.

Icon has submitted 33 variation claims since the last report to Council, taking the total number of variation claims lodged by Icon to 515. There are currently 105 variations under assessment. The details of these are included within the confidential attachment to this report.

Council is aware of a further 140 possible variation claims worth approximately \$4.6M that Icon has not yet submitted. It is anticipated that variation claims will continue until the end of the project due to design and contractual issues.

The revised construction contract sum is currently \$92.26m, which includes 19 variations totaling \$52.5k that have been agreed and closed since the last report. The details of these variations are listed below.

Variation Number	Description	Assessed Amount
305	<u>Missing Wall Types - L1</u> (Design Issue) Relating to missing wall type references on the architectural wall type drawings.	Withdrawn
327	<u>25m Pool Cover Box Overhang</u> (Design Change) Costs claimed for additional reinforcement, formwork, and concrete to enlarge the 25m pool blanket boxes by 200mm. Considered not to constitute a material change to the Works Under the Contract.	\$0.00
379	<u>Sundeck Columns Additional Reinforcement</u> (Contractor Initiated) Additional reinforcement required to the columns of the sundeck structure.	Withdrawn

Variation Number	Description	Assessed Amount
453	<u>L1 Northeast - Brickwork to Entry Awning</u> (Latent Condition) Additional brickwork to the Entry awning on level 1 due to existing heritage wall being removed due to its structural stability.	Withdrawn
470	<u>Sundeck Soffit Ceiling Changes</u> (Contractor Initiated) Adjustments to gaps of battens to underside of the sundeck soffit for the central down jets pipework.	Withdrawn
481	<u>Data Outlets for First Aid Room</u> (Design Issue) Discrepancy between the Architectural and Electrical Design drawings on location of data outlets in the two x first aid rooms.	Not Proceeding
490B	<u>Services Works for L3 NE Kiosk Fit out - Rev 1</u> (Client Directed) Additional electrical and mechanical services for the Level 3 Kiosk fitout.	Not Proceeding
502	<u>Condenser unit Ventilation Requirements</u> (Design Change) Relocation of condenser unit to satisfy acoustic requirements.	\$17,924.53
503	<u>L1 Entry Tunnel - Wall Alignment Intent</u> (Design Issue). Discrepancy between the Architectural Slab and Builders Work plan.	Withdrawn
505	<u>TV Dropper L2 Gym</u> (Client Directed) Variation associated with fabrication and installation of 4 x custom made TV droppers for L2 gym.	\$20,609.31
513	<u>Prescribed Notice Claim - Solar Pipework</u> (Design Issue) Delay costs associated with delay of solar pipework install.	\$0.00
547	<u>Gelato Bar S1 Lights Drainage & Coring</u> (Design Issue) Additional drainage required.	\$4,295.86
565C	<u>Ramp 02 Handrail Returns</u> (Design Change) Design change to handrail not required.	Not Proceeding
573	<u>L1 Family Change Grated Drains</u> (Design Issue - Client Directed) Supply and installation of additional drainage.	\$2,009.84
575	<u>Aluminium Flatbar to ABS Overhangs</u> (Design Change) Supply & install powder coated aluminium flat plates.	\$1,881.65
582	<u>Engineered Screeding</u> (Contractor Initiated) Costs claimed for the placement of screed not required.	Withdrawn
597	<u>Concourse Infill Lid & Frame Earthing</u> (Design Issue) Required earthing of pits adjacent to 50m pool.	\$4,856.22
602	<u>L1 Entry Tunnel Wall Header Supports</u> (Design Issue) Installation of wall supports for entry tunnel on level 1 at high level.	\$939.66
606	<u>Reflected Ceiling Plan Updates</u> (Design Change) Related to changes made by the Design Team to drawing A168 (RCP).	Withdrawn
Total Value of Assessed & Agreed Variations		\$52,517.07

Total Costs to Completion

The total project costs remain within the forecast costs to completion of \$122m, which

include consultancy and design costs, client fitout, and development costs. It should be noted that this forecast was provided to Council in February 2024, with an anticipated date for project completion of December 2024

Photographs



Sundeck



Leisure Pool



Entry Lobby



Indoor Pool Hall Glazing