

10.12.North Sydney Olympic Pool Redevelopment Project Update

AUTHOR	Duncan Rennie, A/Director Open Space & Infrastructure
ENDORSED BY	Therese Cole, Chief Executive Officer
ATTACHMENTS	1. CONFIDENTIAL - NSOP Redevelopment Report 22 September 2025 [10.12.1 - 9 pages]
CSP LINK	Outcome 3 – An active community with space for everyone to exercise and enjoy the outdoors O3. Provide new and upgraded facilities within existing public spaces to increase amenity, accessibility and diversity

PURPOSE:

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

EXECUTIVE SUMMARY:

- There continues to be a high level of onsite activity and resources, resulting in significant progress across many areas of the project. Fit out and commissioning activities have commenced across many areas of the project.
- The contractual date for Practical Completion for the project is 14 July 2024. Icon recently provided an updated program indicating 25 November 2025 as their forecast date for Practical Completion (handover). It is anticipated that it will take two - three months to commission and operationalise the facility before it can be open to the public.
- At the Council meeting on 25 August 2025 it was resolved to extend key consultancies from the end of August 2025 to the end of November 2025, to align with the most recent Practical Completion date issued by Icon.
- The revised construction contract sum is currently \$92.52m, which includes 43 variations totalling \$234k that have been agreed and closed since the last report to Council.
- The total project commitments remain within the forecast costs to completion of \$122m. It should be noted that this forecast was provided to Council in February 2024, with an anticipated date for project completion of December 2024. A significant number of variations remain either under assessment or that are yet to be submitted, which will place further pressure on the allocated budget for this project.

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.
- 4. THAT** Council note that current financial commitments for the North Sydney Olympic Pool redevelopment remain within the forecast cost to completion of \$122m, however there are a significant number of variation claims that are still to be submitted.

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 Cafe'.

The last formal report in relation to this project was provided to the Council on 25 August 2025.

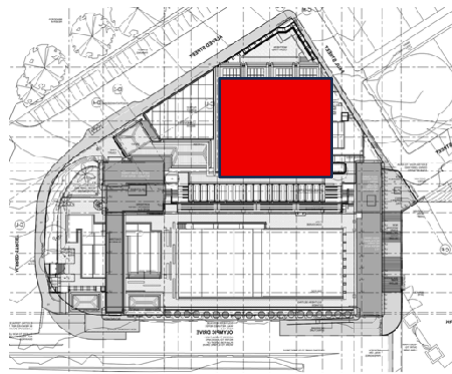
Report

On-site Progress

High levels of resourcing are being maintained across the site and activities are continuing at a steady level in accordance with the adjusted program to completion. Of note for the site is the dismantling of the tower crane, with penetration in-fill works having commenced.

1. Upper Pool Hall (level 3):

Upper external roof and internal beam cladding fabrication is complete. Skylight glazing and ceiling works are complete. Pool hall glazing through to entry area is ongoing. NW high level services are finished, and ceilings/ walls lining are in progress. L4 plant fit out is underway. Stair 3 and 4 balustrade works have commenced.

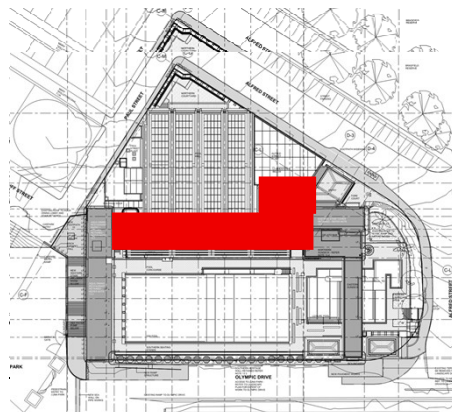


2. 50m Pool Area:

Paving of the 50m pool concourse is near completion. Installation of fittings such as ladders, lane rope anchors, and floating booms is ongoing. Final cleaning of the 50m pool is nearing completion.

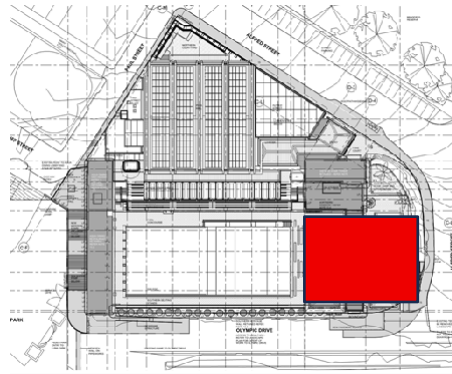
Lower Roof Area:

Paving of these areas is nearing completion. Installation of handrails on the grandstands is ongoing. Roofing gutter liner design has been finalised and preparation works have commenced.



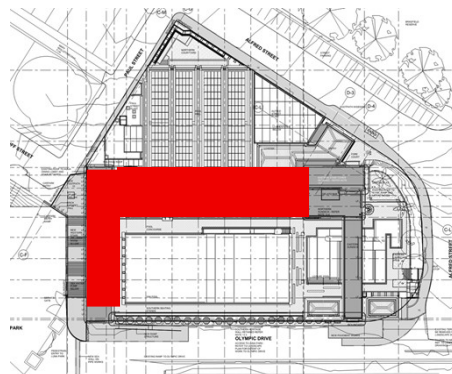
3. Leisure Pool Area / Ripples Cafe:

Leisure pool tiling works are complete. Concourse paving work around leisure pool is near completion. Ripples Cafe structural steel installation, blockwork, and light weight framing are complete. Planting is ongoing.



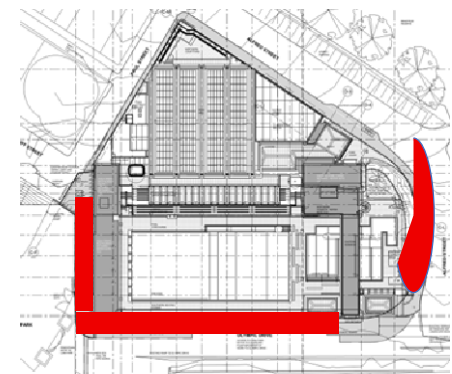
4. Internal Fitout:

L1 joinery, mirrors, and bench seats installation is ongoing. L1 ceiling sheeting has been completed following auto door installation. L2 amenities tiling works are near completion. The final pre-commissioning checks for the L1 and L2 pool plant rooms are ongoing.



6. External Areas:

Soft landscape works have commenced. External gates and fencing installation are in progress. External civil works to Olympic Drive and Alfred Street are ongoing.



Contract

The revised contractual date for Practical Completion for the project is 14 July 2024. Council's Contractor (Icon) has recently provided an updated program indicating a forecast date for Practical Completion of 25 November 2025, which includes 7 days of contingency.

The Program has experienced slippage in non-critical activities which reduces the available float to these activities, leaving them open to becoming critical and causing potential future delay. Icon has submitted one Extension of Time claiming an extension of two days for inclement weather. This claim has been assessed by the Superintendent and granted the 2-working day extension to the Contractor as claimed.

Practical Completion will result in the formal handover to Council of the facility. As previously advised, Council anticipates that it will take two – three months to commission and operationalise the facility before opening to the public.

44 Requests for Information (RFIs) have been submitted since the last report to Council, which is slightly less than the previous month (47). This is considered to be a reflection of the recent high level of activity on the site and the RFIs are largely confirmation of design information, and not material or variation related. The total number of RFIs on the project is now 2,036.

Council's project team continues to focus on ensuring that quality issues are addressed through regular inspections where defective or non-compliant work is identified. There were 72 outstanding quality issues open at the end of August 2025, which is an increase from 62 reported at the end of July 2025. 201 of 319 quality issues are now closed, indicating progress in this area.

Icon has submitted 24 variation claims since the last report to Council, taking the total number of variation claims lodged by Icon to 562. There are currently 122 variations under assessment. The details of these claims have been included within the confidential attached herein.

Council is aware of a further 110 possible variation claims worth approximately \$3.1M 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 \$92.52m, which includes 43 variations totaling \$234k that have been agreed and closed since the last report. The details of these variations are listed in the following table.

Variation Number	Description	Agreed Amount
154	Mass Fill to Hopkins Park (Design Change/Issue & Latent Condition) This variation is the costs associated with the following works: Mass fill concrete to section of Hopkins Park. This was due to a latent condition regarding existing rock level. And the construction of a reinforced concrete wall (dwarf wall) against level 3 plenum and associated drainage cell. Credit was received for documented block wall.	\$4,000.00
290	<u>L4 NE Core filled Blockwork (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
326	<u>Ramp 2 Balustrade Detail Change (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
344A	<u>Ramp 3 Pit Lids (Contractor Initiated)</u> Costs claimed for supply and install 2 new Stainless Pit Lids and infill the existing penetrations with reinforced concrete.	\$0.00
354	<u>L4 door D4.03 (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted. Variation works claimed in V599B - Orientation of door opening change due to plant position.	Withdrawn

Variation Number	Description	Agreed Amount
403	<u>Sundeck Additional Screeding Changes (Design Change/Issue)</u> Costs associated with the supply and install of additional screed bed below the Artificial grass to the L2 Sundeck area. This was not detailed on Landscape or Architectural section drawings or noted in the specifications	\$5,290.00
407	<u>CN1673 Column finishes missing details (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted. Variation works claimed in V429 - Missing details to columns on Level 1 North East.	Withdrawn
434	<u>Light Changes - Balance Rev 1 (Design Change)</u> Variation is associated with change in both quantity and specification of light fittings throughout the project.	\$81,834.48
480	<u>NRTSC-GCOR-007520 CN1558.1 Mechanical clarification (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
484	<u>NRTSC-GCOR-007554 Re Aqua Dining DP Clash with Existing Column (Withdrawn)</u> Alternate route was directed by NSC.	Withdrawn
485	<u>Door frames changed to fire rated - D3.12A, D3.47, D3.48 (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted. Variation works claimed in V599	Withdrawn
498	<u>Pool Hall Cladding to Columns and Beams (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
511	<u>Changes to lockers due to incorrect wall setout dimensions (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
515	<u>AV Scoreboard sound outdoor speakers (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
516	<u>Old Gym Wall Works NRTSC-GCOR-008070 (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
528	<u>Tile Setout (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
535	<u>NRTSC-GCOR-008334 Re Acoustic Report Rp007 (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
536	<u>Ripples Cafe Existing Brickwork Wall Repair (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted. Variation works claimed in V419.	Withdrawn
537	<u>Angle to Grandstand Bracket (Stainless) (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted. Variation works claimed in V580.	Withdrawn
546	<u>Alternative Turf to Sundeck (Design Change)</u> Cost associated with the change of turf type to be installed to the sundeck area due to its improved drainage properties. Change was from the specified Urban Turf Ascot to the Urban Turf Active Plus.	\$2,587.00
553	<u>L4 NE Acoustic Louvre Mods (HW Tank Heights) (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted. Variation works claimed in V647.	Withdrawn
558	<u>BMS Integration Comms Patch Cabling Field Outlets (Design Issue - NSC Directed)</u> For NSC to connect, operate & manage their own network across the site. Additional provisions of data outlets, patch panels & testing of cables were required.	\$10,941.06
558B	<u>Fibre Upgrades for BMS Back Bone (Design Issue - NSC Directed)</u> E/O costs to upgrade HCV558 cabling to OM4 fibres as various cabling runs are more than 90m which exceeds to capability extent for data cables	\$18,892.12
565B	<u>CN2136 - Various Wall Changes (Design Change)</u> This variation refers to lightweight wall changes. It involves the introduction of a new nib wall & changes from top hat wall to stud wall to level 3 amenities	\$1,268.56

Variation Number	Description	Agreed Amount
	Northeast. The nib wall was introduced due to minimum ceiling requirements and making the area a non-trafficable area.	
565H	<u>CN21236 - Combiflex to Aqua Dining Entry (Latent Condition)</u> This variation is the cost associated with the supply and install Waterproof Combiflex Bandage to Aqua Dining Entry which was added to the revised architectural drawing A706. This was due to a latent condition once the new door opening to Aqua Dining was undertaken.	\$1,330.01
565I	<u>CN2136 - Luxalon Panel Backings (Design Issue/Change)</u> This variations is the associated costs for additional supply & installation of 1mm Aluminium sheets to be placed on top of the Luxalon Panel/Megazorber insulation to the north & south perimeter of the Pool Hall roof. This is due to the concern of condensation above the ceiling going through the Luxalon. We would prefer to drop it onto the 1mm Aluminium sheet.	\$13,024.97
574	<u>Stair 5 Epoxy Non-slip Finish (Design Issue)</u> This variation is the costs associated with the supply & Install Hychem Polyac System to Stair 05 including build-up of falls to treads & landings. The Epoxy Finish was not originally specified by the Design Team to this staircase.	\$6,435.54
580	<u>E/O to L2 & L3 Grandstand Seating Angles (Design Change/Issue)</u> This variation is the costs associated with change of the L2 & L3 Grandstand Seating Angle sizing profiles, material and fixing methodology. The angle detailed changed from a 75x75x6 Galvanised Steel to a UE Stainless Steel 150x90x6 (98 lineal metres in total). The angle is required to act as both bracket supports and an edge for the paving.	\$54,841.60
585	<u>L2 Grandstand Movement Joints (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
587	<u>Concourse Paver Supports (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
593	<u>Level 4 NW Roof Downpipes (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
594	<u>L3 Family Room & Ensuite Re-coats (Design Issue)</u> Discrepancy in tile set outs, water stops and falls to wet areas in design documents, for areas already membraned, with the specified product, Tremco Vulkem H2 Plus, which is a non-trafficable membrane had to be re-installed to ensure warranty and performance.	\$9,736.14
594B	<u>L1 & 3 E/O Labour Due to Revised Fall Requirements (Design Issue)</u> Due to discrepancies tile layouts and wet area falls documented, this variation is the costs associated with the additional labour, through screeding and cutting of tiles to achieve compliant falls.	\$13,413.00
595	<u>Fencing Vehicle Crash Barrier Engineering (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
596	<u>L1 SE Bin Store As-built Wall Issues (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
601A	<u>Tiling Zipper Joints L1 & Alfred St (Contractor Initiated)</u> Costs submitted for zipper joints on level 1 which are not in the specifications. However, the detail was provided to ICON prior to proceeding which they did not follow.	\$0.00
601B	<u>Tiling Zipper Joints L3 (May 25) (Contractor Initiated)</u> Costs submitted for zipper joints on level 1 which are not in the specifications. However, the detail was provided to ICON prior to proceeding which they did not follow.	\$0.00
607	<u>Mechanical Grille Colour Changes - (Design Change)</u> Design consultants requested Level 1-3 Mechanical Grilles & diffusers colours are to be changed to a non-standard colour.	\$0.00

Variation Number	Description	Agreed Amount
608	<u>L3 NW (First Aid & Swim School Room) RFI's (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
611	<u>Stair 3 & 4 SS Angles at L2 Landing (Design Issue)</u> In the original contracted drawings there is no angle or similar detail at the slab edge at the Stair 3 & 4 landings on Level 2 Grandstand to terminate the pavers against. This variation is the cost associated with the supply and installation of a stainless-steel angle fixed to the slab in this area to terminate the pavers to.	\$3,061.30
617A	<u>L1 Entry Tunnel Wall Alignment Issues</u> Due to a 50mm discrepancy between the documentation resulting in a different alignment between blockwork / brickwork /aluminium battens. The existing furring channels already installed had to be removed and replaced with larger furring channels to achieve correct set-out. Also, the recess on either side of the Fire Curtain installed as per current RCP's are not equal which will need to be removed and reinstated.	\$7,316.89
643	<u>Concourse GRC Concrete Hob Removal (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
644	<u>L3 NW Audio Video Rack 5 Location (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
Total Value of Assessed & Agreed Variations		\$233,972.67

Extension of Consultancies

At the Council meeting of 25 August 2025, it was resolved to extend key consultancies from the end of August 2025 to the end of November 2025, to align with the most recent Practical Completion date issued by Icon. The following consultancies have now been extended:

- BHA Pty Ltd - Design Services
- APP PTY Ltd – Project Management
- CPM Pty Ltd – Programming Services
- Bluestone Management (Australia) Pty Ltd – Quantity Surveying Services

Total Costs to Completion

The total project commitments remain within the forecast costs to completion of \$122m, including the aforementioned extension to consultancies. It should be noted that this forecast was provided to Council in February 2024, with an anticipated date for project completion of December 2024 and that there are a significant number of variation either under assessment or to be submitted that will place further pressure on the allocated budget for this project.

Photographs



NSOP Aerial View



Leisure Pool & Concourse



Level 2 Gym



Level 3 25m Pool



Level 3 Sauna



Level 1 Hall of Fame