

10.17.North Sydney Olympic Pool Redevelopment Project Update

AUTHOR	Gary Parsons, Director Open Space & Infrastructure
ATTACHMENTS	1. CONFIDENTIAL - NSOP Redevelopment Report 27 Oct 2025 [10.17.1 - 12 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:

This report provides Council with an update on the North Sydney Olympic Pool Redevelopment Project.

EXECUTIVE SUMMARY:

- Notwithstanding program delays due to inclement weather, high levels of activity are occurring across the site as the project transitions from construction to fit out and commissioning.
- The contractual date for Practical Completion for the project is 14 July 2024. Icon recently provided an updated program indicating 4 December 2025 as their forecast date for Practical Completion (handover). This will necessitate further extension of key consultants to the completion of the project.
- The revised construction contract sum is currently \$92.50m, which includes 39 variations totalling -\$17,708, 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 yet to be submitted. This along with the required extension of key consultants and works insurance will place further pressure on this budget.

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.

5. THAT Council note that Icon Pty Ltd have advised that due to inclement weather the forecast date for Practical Completion of the North Sydney Olympic Pool project is now anticipated to be 4 December 2025, which will require Council to further extend key consultants and work insurance.

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 Council on 22 September 2025.

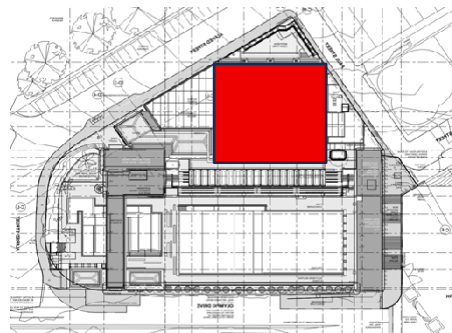
Report

On-site Progress

High levels of activity are occurring across the site as the project transitions from construction to fitout and commissioning. Areas of the facility are now being cordoned off for defect and compliance inspections, to occur prior to handover.

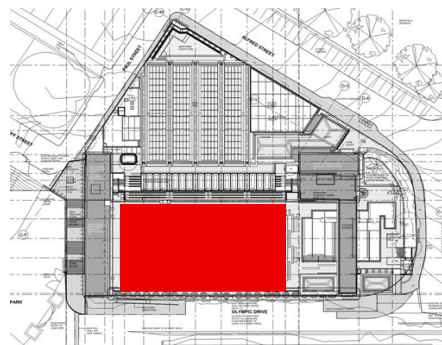
1. Upper Pool Hall (level 3)

Tiling of the indoor pools is nearing completion with final fit off for steps and railings to commence shortly. Fitout of the sauna and steam room has commenced. Planting of Hopkins Park (outside the indoor pools area) is well progressed.



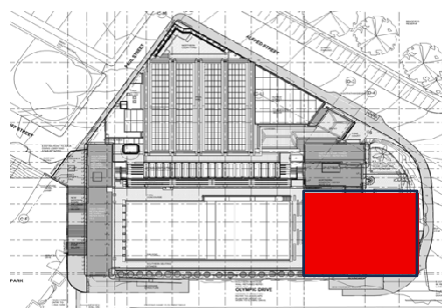
2. 50m Pool Area

Fitting-off of the 50m pool, including diving blocks, lane rope anchors, and floating booms, is complete. Tiles and grouting which sustained damage during construction are in the process of being replaced prior to filling the pool.



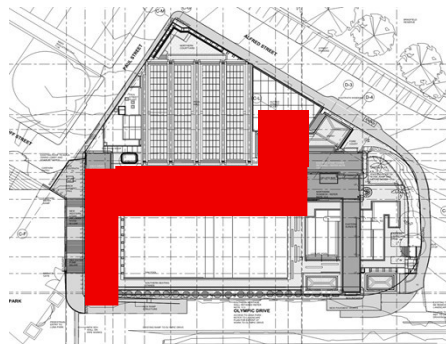
3. Leisure Pool Area / Ripples Cafe

Leisure pool tiling is complete. Concourse paving work around the leisure pool is almost finished. Building works associated with Ripples Cafe are nearing completion. Planting and landscaping of this area is complete.



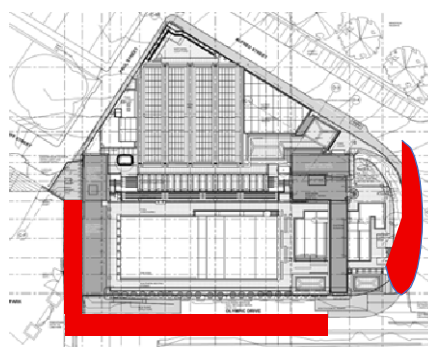
4. Internal Fitout

Fit-out of all amenities and changerooms is now substantially complete. The timber ceiling in the gym has been completed, and this area is now being prepared for flooring. Staff offices and amenities are also complete.



6. External Areas:

Soft landscape works are in the process of completion and external gates and fencing installation is substantially complete. Apart from the works on Alfred Street, which are nearing completion, all other external civil works are substantially complete.



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 4 December 2025, which represents a slippage of approximately six days on the date (25 November 2025) reported to the last meeting of Council. The predominant reason for this delay is the period of inclement weather in late August and September. The Superintendent is currently assessing a claim for 2.5 working days related to inclement weather.

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

49 Requests for Information (RFIs) have been submitted since the last report to Council, taking the total number of RFIs on the project to 2,085.

The number of quality matters has risen from 72 to 82 since the last report to Council. This is considered to be a reflection of the stage of the project, where significant components of the project are being finalised for inspection. Quality issues continue to be addressed, with 205 matters closed out by agreement since the last report to Council.

Icon has submitted 27 variation claims since the last report to Council, taking the total number of variation claims lodged by Icon to 642. There are currently 135 variations under assessment. The details of these claims have been included within the confidential

attachment to this report.

Council is aware of a further 96 possible variation claims worth approximately \$3.54M 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 \$92.50m, which includes 39 variations totaling -\$17,708, which have been agreed and closed since the last report to Council. These variations are listed in the following table.

Variation Number	Description	Assessed Amount
312	<u>Power for Lift 1 (Contractor Initiated)</u> Costs for contractor to provide temporary power to Lift 1.	\$0
334	<u>Eastern Stair Tower Engineering Works Temporary Design (Latent Condition / NSC Directed)</u> This variation is the costs associated with ICON's Temporary Engineer undertaking loading calculation for the Eastern Stair Tower Roof.	\$6,270
339	<u>Hopkins Park Block wall changes (Design Issue)</u> Drawing update undertaken by the Design Team (A900 Rev8) showing a new blockwork retaining wall to Hopkins Park, requiring additional work.	\$1,611
351	<u>D1.01 - Discrepancy (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
391	<u>Western Stair Handrail Lighting Change Rev 2 (Design Change)</u> The Design changes to the balustrade design on the Western Stairs requiring additional work.	\$8,840
408	<u>D3.01A Change to Garbage Chute Room (Design Issue)</u> Costs associated in supplying and installation of this new fire rated door frame, door and associated hardware.	\$5,948
412	<u>Aqua Dining Services Works (Elec, Fire) (NSC Directed)</u> network cabling required to ensure the dry fire system for Aqua Dining tenancy is connected to the entire pool precinct system.	\$6,283
443	<u>Ramp 02 - Gradient Compliance (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
444	<u>(PS6) Hall of Fame Sandstone wall Credit (Provisional Sum)</u> Credit for not proceeding with Hall of Fame Sandstone wall provisional sum works.	-\$189,000
458	<u>L1 SE Civil Slab ST1B (Design Change / Contractor Initiated)</u> Costs for change to footing in L1 SE slab to support structural steel column for Ripples Café.	\$0

Variation Number	Description	Assessed Amount
459	<u>Steel Plate to Brickwork Openings (Design Issue / Change)</u> Costs associated with works not on original drawings. .	\$67,519
477	<u>NRTSC-GCOR-007412 EST New Balustrade (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
489	<u>Eastern Stair Tower Patching Works (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
492	<u>L3NE Family Change Lintel Changes (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
508	<u>NRTSC-GCOR-007928 - Revised finish detail D4.04 (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
519	<u>Gelato Bar Planter Box Exposed Waterproofing FD01.060923 (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
526	<u>CN1690 ICONCO-SUPRFI-001340 Metalwork Fixture Sample Submission (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
530	<u>NRTSC-TRANSMIT-000264 A903 Change (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
538B	<u>L2 NE Amenities Doors & Shelving (Design Change)</u> Design changes made to the L2 Gym reception area, including: New Doors & Hardware, New Shelving Units, new bins, new partition framing system.	\$16,798
538C	<u>L2 Amenities Male Change Line of Sight Issue (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
541	<u>Additional Tile Prototypes (Contractor Initiated)</u>	\$0
564	<u>CN2080 Upper Roof - Purlin Packers (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
565D	<u>CN2136 - Pool Hall Beam Cladding (Not Proceeding)</u> Costs for additional cladding to structural steel beams on the north and south internal elevations in the Level 3 Pool Hall.	Not Proceeding
565F	<u>CN2136 - Pool Hall DP Cladding Rev 2 (Withdrawn)</u> Costs for cladding to the downpipes in the Level 3 Pool Hall.	Withdrawn

Variation Number	Description	Assessed Amount
576B	<u>Additional Speakers to Foyer Area (NSC Directed)</u> Relocating 6 x speakers to the foyer area on level 1 (gym foyer - Program Room 1) for operational reasons.	\$6,882
599	<u>D3.12A, D3.47, D3.48 FR Changes (Design Issue)</u> This variation related to changes made to Fire-Rated door frames to D3.12A, D3.47 and D3.48 by the Design Team. The costs associated are for the supply only of these new door frames.	\$2,663
599A	<u>D1.63 Additional AV Cupboard Door & Frame (Withdrawn)</u> Variation for door to AV cupboard. Withdrawn.	Withdrawn
610	<u>CN2198 - D3.40 Door Changes (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
621	<u>Bollard BL2 Specification Changes (Withdrawn)</u> Variation withdrawn.	Withdrawn
621A	<u>Bollard BL2 Baseplate Mods</u> Variation withdrawn.	Withdrawn
626	<u>L2 Supply Air Penetration Membrane Requirements (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Not Proceeding
646	<u>L1 & 3 GRC Screens (Safety in Design) (Design Issue / NSC Directed)</u> This variation relates to modifications to the towel rails fixed to the GRC screens in the change rooms to minimise risk of injury.	\$48,477
653	<u>S1.51 Cafe WC Southern Wall Buildup (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
654	<u>L3 Concourse Soffit CFC Setout (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
660	<u>Level 1 Concourse Shower (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
673	<u>Timber Seating Finishes (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
676	<u>Ripples Café SE Planter Ponding (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
681	<u>Operable Louvre Removable Brackets (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn

Variation Number	Description	Assessed Amount
683	<u>Level 2 Grandstand CFC Trims (Withdrawn)</u> Variation not received. Withdrawn prior to formal Variation Claim being submitted.	Withdrawn
	Total Value of Assessed & Agreed Variations	-\$17,708

Extension of Consultancies

Council resolved at its meeting of 25 August 2025 to extend consultancies from the end of August 2025 to the end of November 2025, in line with the Practical Completion date that was reported by Icon at that time. These consultancies were subsequently extended. Given Icon is now reporting a forecast Practical Completion of 4 December 2025, the consultancies will now need to be further extended.

Extension of Works Insurance

At its meeting of 25 August 2025, Council resolved to extend the Contract Works insurance until 18 November 2025, which at the time was the date of Practical Completion advised by Icon. Given the recent advice from Icon, the Project team will now seek to extend this insurance to 4 December 2025.

Total Costs to Completion

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