

9.9. North Sydney Olympic Pool Redevelopment Project Update

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ATTACHMENTS	1. CONFIDENTIAL - NSOP Redevelopment Report 23 February 2026 [9.9.1 - 8 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:

- Construction works across the facility are now substantially complete. Council's Contractor is now focused on the testing and commissioning to achieve an Occupation Certificate, in addition to the rectification of defects for Practical Completion and project handover.
- A formal request for inspection has been submitted to NSW Fire and Rescue. It is expected that this inspection will occur towards the end of February 2026, which will enable the Occupation Certificate to be issued for the facility.
- A definitive date for Practical Completion is undetermined as Icon is yet to make application for Practical Completion. However, given onsite activities it is anticipated this will occur in March 2026 and therefore key consultancies and Council's Work Insurance Policy will need to be extended into March 2026.
- Council's Contractor has submitted a total of 701 variation claims over the course of the project. There are 116 outstanding and or unresolved variation claims as of 6 February 2026, with a submitted value of \$10,506,563. The submitted value is not necessarily the value that will be paid by Council for these variations. It should be noted that further variation claims may be submitted.
- The revised construction contract sum at 31 January is \$93.60m, and whilst the project expenditure currently remains within the \$122m budget developed in February 2024, there are a significant number of variations that are either under assessment or that have not been agreed, along with variation claims that are known and yet to be submitted and further variations to be advised. These variations will place 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 authorise the Chief Executive Officer to extend key consultants on the North Sydney Olympic Pool redevelopment into March 2026 as required, using the "extenuating circumstances" provisions under s55(3)(i) of the Local Government Act (1993).

5. THAT Council note that Council's Works Insurance Policy for the redevelopment of the North Sydney Olympic Pool may need to be extended into March 2026.

6. THAT Council note, that extensions of key consultants and insurances on the North Sydney Olympic Pool redevelopment will be reported to the Council meeting on 23 March 2026, should this be required.

Background

Construction for the redevelopment of North Sydney Olympic Pool commenced on 9 March 2021. The project scope included the construction of a grandstand seating for 970 people, a 50m outdoor pool, a family leisure pool with splash play, change facilities, gym, creche, a 25m indoor pool, a warm water pool, spa, sauna facilities, steam room, café and retail shop. The redevelopment also included the reconstruction of the former 'Ripples Cafe' on Olympic Boulevard.

The last formal report in relation to this project was provided to Council on 8 December 2025.

Report

Onsite Progress

All construction works across the facility are now substantially complete. Council's Contractor (Icon) is now focused on the testing, commissioning to achieve an Occupation Certificate, in addition to the rectification of defects for Practical Completion and project handover.

A formal request for inspection has been submitted to NSW Fire and Rescue, and it is expected that this inspection will occur towards the end of February 2026. This will enable the Occupation Certificate to be issued for the facility. It is anticipated that Icon will then seek Practical Completion following the issuance of the Occupation Certificate.

Upon receiving Icon's request for Practical Completion, the Superintendent is required to assess Icon's submission, which will include a review of documentation such as test results, as-built drawings, warranties, and operating manuals. The Superintendent is then required to complete an inspection of the works for operational readiness and confirm that; the works are substantially complete, except for minor omissions and defects that will not unreasonably affect the use of the Works.

Upon completion of their assessment, the Superintendent will then decide whether to grant or reject Icon's request for Practical Completion.

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

Contract

The revised contractual date for Practical Completion for the project remains the 19 July 2024. Icon have submitted two Extension of Time Claims since the previous report to Council totalling 55 working days, which are currently being assessed by the Superintendent.

A definitive date for Practical Completion is undetermined as Icon is yet to make application for Practical Completion. However, it is anticipated this will occur in March 2026, given the progress of current onsite activities.

On 23 January 2026, the Superintendent certified a further 326 days of Liquidated Damages under the contract in favour of Council to a value of \$717,200. This is in addition to the 203 days to the value of \$446,000 previously certified.

2,183 Requests for Information (RFIs) have been submitted since the commencement of the project. No further RFIs have been submitted since the last report to Council and all current RFIs have now been closed out. It is unlikely that further RFIs will be issued given the advanced stage of the project.

There are 561 quality matters which remain outstanding. These matters are either, open and being worked on (130), ready for inspection (230), or in dispute (201). 267 matters have now been closed; however, it is anticipated that quality issues will continue to be raised given the project is now in a commissioning and inspection phase. Quality matters will continue to be addressed as required for Practical Completion.

Icon have submitted a total of 701 variation claims over the course of the project. The status of outstanding and or unresolved variation claims as of 6 February 2026 is as follows.

Category	No.	Submitted Value	Assessed Value
Variations assessed but not agreed.	98	\$5,790,945	\$1,728,098
Variations under assessment	18	\$4,715,618	TBC
Forecast variations to be submitted	9	\$352,000	TBC
Total		\$10,858,563	

It should be noted that the “Submitted Value” noted in the table above is the value of the variation claimed by Icon and not necessarily the amount that will be agreed or paid by Council. Further details in relation to outstanding or unresolved variations are included within the confidential attachment of this report. It should be noted that Icon is entitled to submit further variations not included in the above table.

The revised construction contract sum as of the 31 January 2026 is \$93.6m, which is the amount agreed to be paid to Icon. This includes 112 Variations totalling \$907,773 that have been agreed since the last report to Council. The details of these variations are as follows.

#	Description	Assessed Amount
177	Seawater Plantroom Further Changes (Design) Variation associated with the spatial design changes to the sea water plant room.	\$8,000
179	Western Stair Footing (Latent Conditions) Variation associated with increasing the footing details to the western stair level 1 slab, and additional installation of stabilised sand above the existing sewer line.	\$21,000

#	Description	Assessed Amount
186	Stair 04 Missing Heights and Setout's (Design) Variation costs associated with additional lengths of reinforced concrete walls to areas around Stair 04 and surrounding areas.	\$2,000
209	Stair 04 - L02 Pour 4B (Design) Concrete ramp within the slab introduced by the design team to allow for a non-step transition point between the Eastern Stair Tower and the L2 gym area.	\$383
211	Additional PV costs (Variation withdrawn)	Withdrawn
264	Level 1 NE Concrete Upstand (Design) Variation associated with onsite works requiring remedy of the hobs on level 1 due to design changes including set-out, dimensions, and TOHs.	\$6,000
289	Aqua Dining Wall Propping - Rev 2 (Latent Conditions) Condition of the existing heritage Level 1 South West Wall to Aqua Dining due to unstable ground conditions and bearing of brick facade.	\$27,573
301	L4 NW Additional Columns (Design) Additional column added to design, to increase the lift shaft height to allow for mechanical reticulation.	\$990
317	Sundeck DP Clashing with Pool Structure (Design) Variation due to a design defect where the downpipe cast into column were unable to run within the leisure pool structure and connect to the SW line due to designed invert levels.	\$5,000
318	Timber Seating (Design) Supply and installation of timber seating to Level 1 (Olympic) and Level 1 seat back works at Grid 2 which was not captured on the original design drawings.	\$85,180
320	Cleaning Works Requested by Council (Client Instructed) Variation relates to Council's request for additional cleaning works to be completed by ICON outside their scope of works.	\$5,500
322	PF6 Changes to L2 (Latent Conditions) Variation related to cost associated with adding additional reo in the level 4 North West Slab because of unstable ground (latent condition).	\$663
323	Cover to Concrete Encased Structural Steel Reinforcement (Design) Increase to the overall dimensions of concrete encased columns by 25 mm each side to provide sufficient cover to reinforcement ties. Included increased formwork and concrete amount.	\$2,204
328	Leak Test to Eastern Stair Tower Roof (Client Instructed) Costs associated with ICON undertaking a water test to the Eastern Stair Tower roof.	\$0
329	Weight of Eastern Stair Tower Ramp (Latent Conditions) Additional scanning of reinforcement to existing EST landing slab to confirm that the 1930's concrete constructed in accordance with design assumptions.	\$1,302

#	Description	Assessed Amount
333	Concrete Hob to Base of Stair 1 (Design) Design change made on a hob situated at the base of Stair 01 on level 1 after the hob was constructed. Required for door and wall install.	\$1,906
336	Stair 13 Slab Connection Changes (Design) Modification to the Stair 13 edge fixing details above the Level 2 slab, including cutting and re-welding, following the adoption of an alternative post-fix methodology.	\$2,652
337B	Lilly Pilly Pot Size Change (Materials Handling) - Variation Withdrawn	Withdrawn
340	Western Stair - SC5 Blockwork Stiffener Detail (Design) Variation due to additional treatment to specified H-blocks to be installed to the western side of the western staircase not fully encapsulating steel columns due to dimensional restrictions and therefore not achieving the necessary fire rating to the columns.	\$22,595
342	CN1379 Security Door Rev 1 (Design) Security door, door hardware, and access control changes	\$72,044
343	CN1375 - D1.08 - Rev 1 (Design) D1.08 changes from Roller/sectional door to D1.08A, glazed single plane aluminium framed double sliding door with hardware & drop bots	\$16,290
346	Gelato Bar to Stair 4 Works (Design) Upstand wall and plinth added at level 2 North East (gelato bar) to allow the heritage raking parapet to be complete and closed off.	\$3,211
355	EST - Temporary Scaffold Loading Platform (Client Directed) Installation of a temporary loading platform at the Eastern Stair Tower, as directed by NSC.	\$15,000
366	A143 Revised Drawings - Rev 1 (Design) Costs associated with changes made to the slab plan in Ripples by the Design Team from IFC1 to Current.	\$16,114
373	Stair 12 Roof Blockwork Changes (Design) Costs associated with the works required for the revised roofing design to stair 12 roof.	\$7,538
376	Aqua Dining Wall Infill (Latent Condition) Brick & block laying pricing for additional blockwork, brickwork, & speed panel to infill walls between existing Aqua Dining and new structure to fire rating compliance	\$66,902
382	Western Stair Membrane Terminations (Design) Implementation of a revised waterproofing detail to the western stairs arising from a revised detail issued by the Principal, including associated additional works.	\$6,857
389	Replacement of UPS to Lift on L3 (Design) Alternative UPS specified to avoid construction of a purpose-built room for specified UPS.	\$8,800
401	SUPRFI 1292 Aqua Dining Existing Wall (Latent Condition) Waterproofing works required to existing wall in Aqua Dining.	\$6,783

#	Description	Assessed Amount
405	Level 3 Engineered Screed - Rev 1 (Design Change) Use of engineered screed to selected areas of the Level 3 Pool Hall, including sauna/steam and Level 3 NE male and female change rooms, in lieu of sand and cement screed.	\$34,650
406	Aqua Dining Balcony downpipes through heritage wall - Revision 1 (Client Directed) Cost associated with the supply and installation of 3 x stainless steel downpipe connections from the Aqua Dining Level 2 terrace and returning the line internally to the underside of terrace slab.	\$5,600
423	Sundeck Soffit & Finishes Changes Rev 2 (Design) Additional Works not documented.	\$10,000
431	Hose Tap Locations - Variation Withdrawn	Withdrawn
436	Eastern stair tower - overflow and downpipe drainage - (Design Change) Introduction of a new overflow and downpipe to the Eastern Stair Tower northern elevation due to change in roof design falls.	\$12,000
448	Louvre Changes & Opening Discrepancies (Design Change) Modification to the louvre design, including resizing of existing louvres, introduction of additional louvres, and demolition of a previously constructed Level 4 blockwork wall.	\$17,937
454	Manifold Pit & Pit Lid - (Variation Withdrawn)	Withdrawn
473	Latent Condition 55 Asbestos Pit Variation associated with ACM Telstra Pit on Olympic Drive.	\$5,200
474	Floor Waste to Accessible Showers - Rev 1 (Design) Implementation of revised floor waste details, including changes to specification and associated abortive works to address accessibility requirements.	\$5,329
482	NRTSC-GCOR-007545 Re AV Functional Brief (Client Directed) Costs associated with additional AV requirements for the PA/AV system and tv/Foxtel streaming capability.	\$56,800
507	L3 Planter Box Waterproofing Termination Detail (Design) Additional waterproofing works to Level 3 planters arising from revised design details introducing additional requirements beyond the original contract scope.	\$12,090
521	Ripples Cafe Fire Services Fitout (Design) Variation to undertake the supply, installation, and commissioning of added Fire Detection and Occupant Warning System in the Ripples fit out.	\$995
538A	L2 NE Amenities RFI's (Design) Design changes to level 2 amenities.	\$45,000
539	D3.21 Door Opening Brick Toothing (Design) Costs associated to tooth the brickwork and close up the opening to align with their design documentation.	\$9,300

#	Description	Assessed Amount
542	Movement Joint Changes (Design) Provision of additional movement joints across the project following updated movement joint detailing issued by Design Consultant.	\$113,290
550	L4 NE Blockwork Supporting GRC (Design) Costs associated for core filling a 2 x sections of blockwork wall on western elevation of L4 NE (Eastern Elevation of the pool hall), to support the GRC panels to be installed at these locations.	\$1,700
561	S1.34 Creche & S1.40 Lobby Floor Transition (Latent Condition) Transition details between S1.34 Creche and S1.30 Lobby.	\$9,361
584	Aluminium Flashing & WP to Western Stair (Design) Changed profile of aluminium flashing at junction of western staircase and Aqua Dining.	\$11,395
592A	Stair 12 L3 to 4 Gaps (Design) Gaps identified between edges of Stair 12 and tsurrounding blockwork walls.	\$17,141
600	L2 & 3 Grandstand Brackets Scanning (Latent Conditions) Additional slab scanning to determine final grandstand bracket spacing and locations following identification of clashes with precast panel reinforcement.	\$4,215
615	Waterproofing Flashing Against EST - Rev 1 (Design) Variation addresses the absence of waterproofing details between Level 3 NE planter and EST wall junction.	\$8,612
618	Western Stair Paver Grout Efflock Incorporation of Efflock into grout mixes to mitigate efflorescence to the western stairs, noting limitations due to existing screed and membrane design.	\$0
624	CW Makeup Points to L1 & L4 Pressure Units (Design) Installation of additional pipework to connect cold water pressure services to Level 4 plant room arising from design omissions.	\$2,211
627A	S1.38 & S1.40 Rubber Flooring - Did not proceed	\$0
631	Frameless Glazed Doors Floor Spring Requirements (Design) Slab breakout and associated works to accommodate floor springs following changes to door locations.	\$6,712
634	Level 1 & 2 Gym Subwoofer Grilles - Did not proceed	\$0
637	S3.14 Main Switch Room RFI's (Design) Additional fire rating works to penetration in main switch room, including installation of Promat fire protection and a stainless-steel safety grate.	\$7,412
642	Buffer Tank Solar Inlets & Piping Arrangements (Design) Modification to solar hot water buffer tank inlets and associated pipework to suit revised system configuration	\$6,825

#	Description	Assessed Amount
651	LC56 Unidentified Piles Western Stair Base (Latent Conditions) Controlled demolition and removal of unidentified piles encountered at the base of the western stairs.	\$8,624
653	S1.51 Cafe WC Southern Wall Buildup (Design) Modification to Café WC wall construction, including additional wall build-up to achieve required wall thickness	\$4,790
666	Leisure Pool Splash Pad Reo Requirements (Design) Additional reinforcement works to leisure pool splash pad, including installation of mesh, threaded rods, and control, expansion, and isolation joints.	\$25,981
674	Stair 7 Landing Modifications (Latent Conditions) Update to Stair 7 landing levels, including revision of shop drawings to reflect amended finished floor levels.	\$8,223
679	Additional Render to Various Locations (Design) Additional rendering works to wall areas above Level 3 kiosk in accordance with revised architectural drawings.	\$5,926
687	CN2256 Drawing Update Amended A616 (Design) Provision of additional screed to nominated areas in accordance with amended drawing A616.	\$2,004
693	L2 Lift 1 Gap Between Existing Wall - Variation Withdrawn	Withdrawn
695	Ripples Café Western Gutter DP Reticulation - Variation Withdrawn	Withdrawn
699	L4NW Fire-rating & Ductwork (Design) Fire-rating works to Level 4 North West ductwork, including application of fire spray to duct penetrations.	\$10,711
700	Stair 13 Handrail Modifications (Design) Modification to Stair 13 handrails to resolve clashes with wayfinding elements.	\$6,297
702	Guying Change to Level 1 Palm Trees - Rev 1 (Client Directed) Replacement of palm tree guying system at Level 1, including removal of existing system, excavation, and installation of a revised underground guying system.	\$11,945
706	S2.15 Wall Lining to Corridor (Design) Installation of impact-resistant plasterboard wall lining and painted finish to the S2.15 corridor.	\$6,873
707	Steam Room Insulated Board Wall Buildup (Design) Build-up and rectification of steam room wall substrates to achieve suitable tolerances for tiling, including associated column build-ups.	\$7,751
708	EO Paving Cutting & Labour to L2 Grandstand (Design) Additional paving cuts and associated labour to the Level 2 grandstand due to revised grated drain set out.	\$2,242
711	HOF Eastern Entry Paver Adjustments (Latent Conditions) Adjustment to paving levels at the eastern entry, including removal and	\$6,189

#	Description	Assessed Amount
	reinstatement of paving to accommodate a new ramp beneath external paving.	
716	Additional Lighting Conduit for Council Light Pole - Variation Withdrawn	Withdrawn
717	Stair 7 Foundation Backfill Material - Variation Withdrawn	Withdrawn
718	Gelato Bar Joinery Roof Supports - Variation Withdrawn	Withdrawn
720	L3 Pool Hall Services Reticulation Cladding - Variation Withdrawn	Withdrawn
721	Western Ripples Wall Façade Finish (Design) Extension of zinc cladding to the western Ripples Café façade to cover exposed blockwork in accordance with revised direction.	\$3,803
722	V-Locks to D1.18 & D1.17 (Design) Replacement of specified magnetic locks with V-locks to doors D1.18 and D1.17.	\$2,236
723	(Credit) Deleted J3.24 Deletion of Joinery item J3.24 from Works Under Contract, including associated credit adjustment.	-\$6,805
726	L3NE Condensate Drain Pathway - Variation Withdrawn	Withdrawn
730	Tactiles & Stair Nosing Changes (Design) Installation of additional tactile indicators and associated changes to stair nosing's following revised stair design.	\$2,195
732	D1.40 Steel Reveal & Caulking - Rev 1 (Latent Condition) Supply and installation of a steel reveal to Door D1.40, including painting and perimeter caulking.	\$12,200
733	Level 3 Kiosk Waterproofing (Client Directed) Installation of waterproof membrane to Level 3 kiosk area.	\$5,585
735	Level 3 Kiosk Tenancy Board Fire Trip	\$0
736	Level 2 Xplor System Fire Trips (Design) Provision of additional fire trips to the Level 2 Xplor (DormaKaba) system.	\$10,454
737	Ripples Café Lotus Windows & Doors 0 - Variation Withdrawn	Withdrawn
740	APs for ETFE Sensors (Design) Provision of additional access panels to suit ETFE sensor locations in accordance with revised drawings.	\$2,111
745	L3NW First Aid & Swim School Walls (Design) Provision of revised wall finishes to rooms S3.13, S3.16, and S3.17 at Level 3 North West.	\$12,277
747	L3 Grandstand SS DP Brackets & Connections (Design) Provision of additional brackets and connections to support stainless steel downpipes at Level 3 grandstand.	\$2,460
750	L2 Grandstand CCTV Camera Positions - Variation Withdrawn	Withdrawn
752	Service Location of SW & HV Clash - Variation Withdrawn	Withdrawn

#	Description	Assessed Amount
754	Ripples Café Gutter Overflow Termination - Variation Withdrawn	Withdrawn
755	Eco Edge Composite Garden Edging (Design) Provision of composite garden edging to landscaped areas in accordance with revised landscaping details.	\$1,236
756	LNE Additional Walls for Tiling (Design) Construction of additional stud and FC walls at Level 3 North East to form a nib for tiling in lieu of brickwork.	\$5,571
757	L3 AWC S3.33 Curtain Rail & Hoist Clash (Design) Removal of shower curtain rail and associated make-good works at Room S3.33 to resolve a clash with mobility hoist	\$1,786
758	L3 Terrazzo Thresholds Additional - Variation Withdrawn	Withdrawn
762	Curtain Tracks Clashes & Issues - Variation Withdrawn	Withdrawn
766	(Credit) HCV318 Not Proceeding 0 Credit for deletion of previously approved timber seating works associated with HCV318.	-\$84,064
768	(Credit) L1 Hydraulics Defects Assessment Credit for costs associated with Level 1 in-ground hydraulics defects assessment.	-\$20,724
769	Not submitted	\$0
771	Epoxy Coating to Stair 01_Rev 0. (Design) Application of epoxy floor finish to Stair 01 in accordance with updated drawings.	\$3,905
772	L2NE Gym Additional Side Barrier (Design) Installation of additional glass barrier to Level 2 North East gym entrance.	\$7,197
774	L2NE Gym Entry Access Floor Changes (Design) Modification to access panels at Level 2 North East gym entry to suit turnstile bracing.	\$0
776	(PS5) Level 3 Pool Hall Deleted Cladding Re-Works (Design) Re-routing of services wiring within the Level 3 pool hall following deletion of cladding to exposed structure.	\$3,056
777	(PS5) Level 1 Concourse Stainless Steel Box (Design) Supply and installation of a stainless-steel enclosure to house AV equipment at Level 1 concourse.	\$2,088
778	(PS5) Level 3 Pool Hall Lower Ceiling Speaker Re-supply - Variation Withdrawn	Withdrawn
779	(PS5) Level 3 Entry Additional Speakers (Client Instructed) Supply and installation of 6 additional speakers to Level 3 entry / internal dining area.	\$5,901
780	Expansion Joint to Admin Office Vinyl (Design) Installation of expansion joint to Level 1 administration area vinyl flooring, including removal and reinstatement of finishes	\$2,527

#	Description	Assessed Amount
785	L1, L2 & L3 Fire Exit Signs (Design) Removal and repositioning of fire exit signage across Levels 1, 2, and 3 in accordance with revised marked-up drawings.	\$3,418
786	L1NW Plantroom Freestanding Sink Mixer (Withdrawn)	Withdrawn
792	L4NE Wall Overflows (Design) Supply and installation of stainless-steel overflow grates to exterior wall at Level 4 North East.	\$3,237
794	Aluminium Border to Signage (Design) Remedial works to installed signage, including provision of aluminium border trims.	\$2,307
Total Value of Assessed & Agreed Variations		\$907,773

Extension of Consultants and Insurances

At its meeting of 8 December 2025, Council resolved to authorise the Chief Executive Officer to extend key consultants on the North Sydney Olympic Pool redevelopment up to 28 February 2026 during Council's recess period, using the "extenuating circumstances" provisions under s55(3)(i) of the Local Government Act (1993).

During this period purchase orders with following consultants were extended:

APP Project Management \$49,560 (Excl GST)

BSM Quantity Surveying \$30,200 (Excl GST)

Other key consultancies were retained during this period within existing purchase orders.

Given that Practical Completion is unlikely to occur before the end of February 2026 it is probable that key consultancies will need to be extended into March to finalise outstanding matters. The extent and actual consultancies to be extended is unknown at this stage and therefore authorisation is sought for Council's Chief Executive Officer to extend consultancies into March 2026 is requested. An estimate of the costs associated with these consultancies is included within the confidential attachment of this report.

The issuance of the Notice of Practical Completion will trigger the formal handover of the site to Council. However, until Icon achieve Practical Completion, Council is required to retain Work Insurance for the site. The Works Insurance Policy for the site will need to be extended given the uncertainty around Practical Completion.

Total Project Costs

The total project costs remain within forecast costs to completion of \$122m budget developed in February 2024, which was developed with an anticipated date for project completion of December 2024.

Whilst project expenditure currently remains within budget, there are a significant number of variations that are either under assessment or that have not been agreed unresolved or yet to be submitted as noted previously in this report.

These variations, together with required extension of consultancies and insurance, will place pressure on the allocated budget for this project.

Operational Readiness

Council's Leisure and Aquatic team are involved in handover and training activities, including witness testing and plant operation. It is anticipated these activities will continue until Practical Completion.

Onboarding of staff is continuing apace, with seven of the 11 senior roles now filled and other roles currently in recruitment.

Operating policies and procedures are being finalised, before being sent to Council's Executive Leadership Team for final review and approval. Fees and Charges are now on public exhibition.

The Request for Quotation process for loose furniture and fittings is complete, with supply agreements signed with successful proponents. Gym equipment was procured through a tender previously reported to Council. The successful supplier has procured the equipment and waiting formal handover of the facility.

Council's Asset Management team have commenced the development of an asset register, which will inform the development of the Asset Management Plan. This plan will inform future renewal requirements for the facility.