



Report to General Manager

Attachments:

NSOP Tender Brief – Part C for the Provision of Project Management Services

SUBJECT: North Sydney Olympic Pool Redevelopment – Project Management Services Tender - 33/2018

AUTHOR: Duncan Mitchell, Director Engineering and Property Services

ENDORSED BY: Ken Gouldthorp, General Manager

EXECUTIVE SUMMARY:

Tenders were called and were received until 4:00pm on Tuesday, 22 May 2018 for the North Sydney Olympic Pool Redevelopment – Project Management Services Tender - 33/2018.

In order for Councillors to discuss the content of this Commercial in Confidence report it will be necessary to close the Council meeting to the public.

FINANCIAL IMPLICATIONS:

Funding for this project is included in the Draft 2018/19 budget.

Comment by Responsible Accounting Officer:

Funding for this engagement for the redevelopment of the North Sydney Olympic Pool is included in the Draft 2018/19 budget.

RECOMMENDATION:

- 1. THAT** Council accept the highest ranked Tenderer for Tender 33/2018 for the North Sydney Olympic Pool Redevelopment – Project Management Services. Stage 1 Services only.
- 2. THAT** The General Manager be authorised to take any necessary action to implement the decision including entering into associated contracts and to award (or not award) the further stages of the Project Management Services engagement (Stages 2,3-and 4) based on the performance of the highest ranked Tenderer in Stage 1.
- 3. THAT,** once Council has executed the Contract, information relating to the successful tender be published in Council's Register of Contracts as required by *Government Information (Public Access) Act 2009 - Part 3 Division 5 - Government Contracts With Private Sector*.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

Direction: 2. Our Built Environment

Outcome: 2.1 Infrastructure, assets and facilities that meet community needs
2.3 Vibrant, connected and well maintained streetscapes and villages that build a sense of community

BACKGROUND

In 2016/17 the redevelopment of the North Sydney Olympic Pool was put on hold due to the requirements of the proposed NSW Council amalgamations. Councils could not proceed with Major Projects during the proposed merger period.

In November 2017, a mayoral minute was put to Council Whereby Council resolved to

- 1. **THAT** Council supports the development of Option 2 to a detailed design phase.*
- 2. **THAT** the design development includes an upgraded crèche that meets the needs of parents and carers who wish to keep their children safe while visiting the gym and pool facilities, and that the design solution takes into account any anticipated increased demand for the crèche once the overall pool facility is upgraded.*
- 3. **THAT** while the detailed design is being undertaken, Council staff in conjunction with the Architects develop a business analysis of the costs and future revenue streams of the project.*
- 4. **THAT** the detailed design and business analysis be reported back to Council before being placed on public exhibition for an extended consultation period.*
- 5. **THAT** Council consider accessibility in the planning specifically addressing universal design.*
- 6. **THAT** Council staff investigate options for allowing pool and gym users access to Luna Park's Parking Station, which at present is under-utilised.*
- 7. **THAT** the Mayor and Deputy Mayor meet with the Member for North Sydney, the Member for North Shore and the Premier, seeking their assistance in applying for grant funding for the Pool renewal project.*

In April 2018 a report was brought to Council (EPS 04) outlining the next steps in the redevelopment of the North Sydney Olympic Pool – Option 2, which included the engagement of an external Project Manager to manage the project.

The subject of this report is the outcome of the tenders that were called and were received until 4:00pm on Tuesday, 22 May 2018 for the Provision of Project Management Services for the four (4) identified stages of the Project.

These stages are as follows:

STAGE 1. Services for Detail Design Development (DD) – Value Management Workshop

STAGE 2. Development Application and Statutory Approvals

STAGE 3. Documentation for Tender and Construction Purposes (CC)

STAGE 4. Design Services during Construction, Post Construction and Occupancy.

The core responsibility of the Project Manager is to oversee the design services consultancy team over the four identified stages of the Project as outlined above and to deliver this significant project for North Sydney Council on time and on budget.

The full brief for Project Management Services (Part C) is attached to this Council Report.

An externally facilitated Value Management Workshop is proposed to be one of the key milestones to be achieved for the delivery of this Project. The Value Management Workshop is scheduled to be undertaken as soon as Council engages the Design Services Team and Project Manager for the Project.

SUSTAINABILITY STATEMENT

The sustainability implications were considered and reported on during the initiation phase of this project.

TENDERS RECEIVED

The methodology adopted to undertake the tender evaluation of Tender 33/2018 was based on selection criteria outlined in the tender documents and in accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2005.

Tenders were called and closed at 4:00pm on Tuesday, 22 May 2018. Ten (10) tenders were received by the appointed time. Listed in **strict alphabetical order**, the tenderers were:

Tenderer
Altus page Kirkland
APP Corporation Pty Ltd
Arup Pty Ltd
Aver Pty Ltd
Blue Visions Management Pty Ltd
Cadence Australia Pty Ltd
Donald Cant Watts Corke (Vic) Pty Ltd
McNally Management Pty Ltd
NS Projects Pty Ltd
SWARS International

Information provided by tenderers which is commercial-in-confidence has been protected and will not be disclosed in accordance with section 10A(2)(d) of the *Local Government Act 1993*. A consistent standard for all tenderers has been used in assessing any request for confidentiality by a tenderer.

Application for access to documentation should be through lodgement of a GIPA Public Information application form and payment of prescribed fees.

Project Program

Anticipated Start: July 2018

Anticipated Completion: September 2021

Responsible Officer: Duncan Mitchell, Director Engineering and Property Services

NORTH SYDNEY COUNCIL

PART C

PROJECT BRIEF

FOR

North Sydney Olympic Pool Redevelopment Project Management Services



CONTRACT No. 33/2018

TENDER DOCUMENTS

200 Miller Street, North Sydney NSW 2060



PROJECT MANAGEMENT SERVICES

BRIEF

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1.0 INTRODUCTION

The redevelopment of the North Sydney Olympic Pool is a project that has followed Councils standard project delivery process to date. The project was initially approved by Council in July 2013 when Council adopted a scoping report for the upgrade of the pool. An Expression of Interest (EOI) was then run by Council to invite specialist consultants and their sub-consultant's teams to register an interest in providing design services for the upgrade of the pool. 25 submissions were received and 23 Consultant teams were short listed for the next stage – a select tender for the preparation of Master Plan Options in December 2013.

The select tender for specialist Design Services for the preparation of a Master Plan was awarded to Brewster Hjorth Architects and their specialist sub-consultant team in May 2014 via a Tender Report and recommendation to Council in May 2014.

Phase 1 community consultation was conducted from 16 September to 30 November 2014 with the findings presented to Council in December 2014. From those findings, Council requested six design options be developed which contained specific components for a range of proposed new facilities within the North Sydney Olympic Pool complex.

The Specialist Consultant team led by Brewster Hjorth Architects prepared 6 options for the redevelopment of the pool which was reported to Council in March 2015.

The options outlined a selection of proposed new services and facilities that ranged in cost from \$16-\$72 million dollars.

Council resolved at its March 2015 meeting to place all six options on Public Exhibition. Phase 2 Community Consultation was undertaken from August 13 to 25 September 2015. The outcome of the community consultation for Phase 2 was reported to Council in March 2016 where Council resolved to:

- 1. THAT** Council defers the decision on the next steps in relation to the North Sydney Olympic Pool redevelopment.
- 2. THAT** during the period of deferment, a Councillor workshop(s) facilitated by an independent professional moderator be held, to allow all Councillors the opportunity to speak openly and ensure that all relevant information, including the history of the pool, demographic projections for the next 20, 50 and 75 years, and their impact on needs/demands in relation to the pool, avenues for sourcing/applying for State and Federal funding, is provided/presented.
- 3. THAT** the General Manager and the Directors of City Strategy, Open Space and Engineering also attend the workshop.
- 4. THAT** if necessary, further or refined options

In 2016/17 the project was put on hold due to the requirements of the proposed NSW Council amalgamations. Councils could not proceed with Major Projects during the proposed merger period.

In November 2017, a mayoral minute was put to Council whereby Council resolved to

- 1. THAT** Council supports the development of Option 2 to a detailed design phase.
- 2. THAT** the design development include an upgraded crèche that meets the needs of parents and carers who wish to keep their children safe while visiting the gym and pool facilities, and that the design solution takes into account any anticipated increased demand for the crèche once the overall pool facility is upgraded.
- 3. THAT** while the detailed design is being undertaken, Council staff in conjunction with the Architects develop a business analysis of the costs and future revenue streams of the project.
- 4. THAT** the detailed design and business analysis be reported back to Council before being placed on public exhibition for an extended consultation period.
- 5. THAT** Council consider accessibility in the planning specifically addressing universal design.
- 6. THAT** Council staff investigate options for allowing pool and gym users access to Luna Park's Parking Station, which at present is under-utilised.
- 7. THAT** the Mayor and Deputy Mayor meet with the Member for North Sydney, the Member for North Shore and the Premier, seeking their assistance in applying for grant funding for the Pool renewal project.

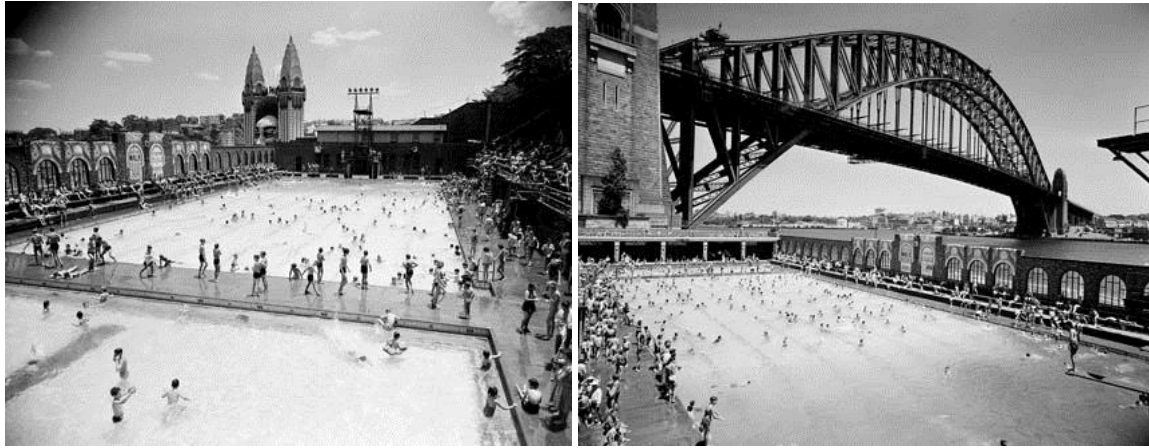
1.1 BACKGROUND AND HISTORY

North Sydney Olympic Pool (NSOP) is wholly owned and operated by North Sydney Council. There are a number of commercial licence agreements currently in place with hospitality service providers and also aquatic activity service providers. The current Planning instruments that govern the types of land uses and development that is permissible in and around the pool are primarily North Sydney Councils DCP and LEP 2013. North Sydney Council is also the Consent Authority for any development at the pool.

The North Sydney Olympic Pool was built on the site that had been set aside for workshops and steel work fabrication for the construction of the Sydney Harbour Bridge. Once the bridge was completed in 1932, the site was vacated and returned to government ownership.

North Sydney Council acquired the site in 1934-35 and engaged the Architects Rudder and Grout to undertake the design of the pool. In March 1935, Council approved Rudder and Grout's plans and authorised a loan be taken out to construct the pool. A loan of £32,500 pounds was advanced by the State Superannuation Board in June 1935. The construction contract was awarded to Kell and Rigby contractors and required 90% of the labourers to be relief workers living in the North Sydney area. It took sixty-five men thirty-six weeks to carry out the job with the final construction cost of the job rising to £47,000 pounds. The pool was opened on the 4th of April 1936 - one year after the adjoining Luna Park site was opened.

This iconic pool constructed in the mid 1930's is the home of 86 World Swimming records and is celebrating its 85th birthday in 2021.



In 1996, a national architectural competition was announced for the construction of a 25m indoor pool. Hassell Pty Ltd Architects won the competition and were engaged to design the upgrade of the pool which included:

- an indoor 25 metre recreation pool, change rooms and outdoor area located to the north of the 50 metre pool.
- Gymnasium and restaurant along the western alignment of the existing enclosure
- Main entrance shop, reception, foyer, and cafe along the eastern alignment of the existing pool enclosure.

Work commenced in 1998 and was completed in January 2001. The building contractors were Hansen Yuncken Pty Ltd.

Cogeneration Plant Installation 2014

Together with our funding partner, the Australian Government, North Sydney Council installed a cogeneration plant at the Pool, which was officially commissioned on Australia Day 2014. It was the first public saltwater pool in Australia to be powered by cogeneration technology.

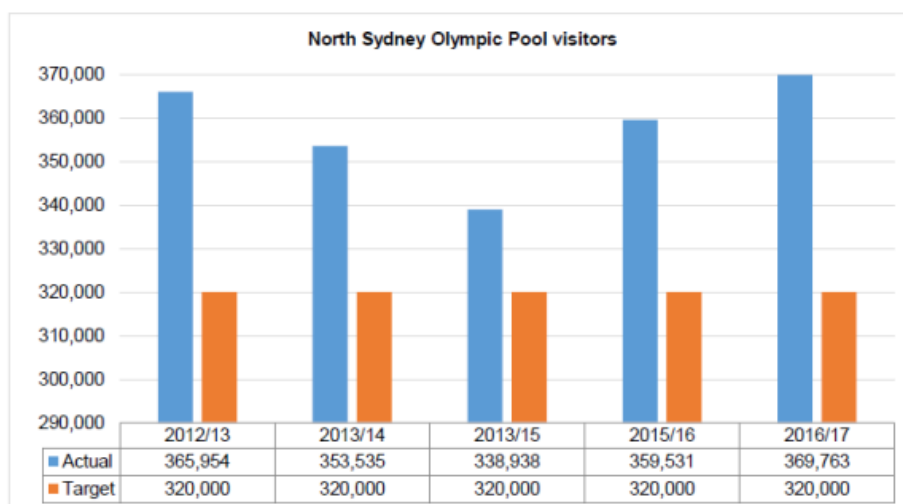
Housed in a purpose built plant room within the heritage listed pool facility, this unit has significantly improved North Sydney Council's sustainability credentials through generating 450,000kWh of energy per annum and reducing Council's greenhouse gas emissions by 367 tonnes a year which is equivalent to removing 72 cars off the road.

On top of the reduction in Greenhouse Gas emissions, the energy savings costs to the pool operations are in the order of \$60,000 a year with the plant producing over 30% of the pool's overall electricity requirements.

This initiative won a National Property Institute award in the Sustainability category in 2014.

Pool Attendances

Over the last 5 years the average attendance at the pool was over 300,000 people annually with peak attendances in the January – February School holiday period.



Source: North Sydney Council – Annual Report 2016/17

North Sydney Olympic Pool (NSOP) Management

North Sydney Olympic Pool (NSOP) is directly managed by Council, within the Open Space and Environmental Services Directorate.

Staffing

NSOP Manager reports to the Director of Open Space and Environmental Services and is supported by:

- ✓ An Assistant Manager
- ✓ 3 x Operations Coordinators
- ✓ Reception and Aquatic Centre Attendants (permanent and casual)
- ✓ Lifeguards (permanent and casual)
- ✓ Health and Fitness Coordinator
- ✓ Health and Fitness Supervisor
- ✓ Casual Gym Fitness Instructors

During normal operating hours, the centre is staffed by a coordinator, two lifeguards supervising the indoor and outdoor pools, a receptionist and a health and fitness instructor.

Contracted Services

Council staff are responsible for supervising general public use of the pools, and the health and fitness centre. In addition to dry fitness activities, Council staff also offer aqua aerobics classes. Three businesses within the NSOP are commercially contracted out, these are:

Swimming Coaching and Learn to Swim Tuition

Council has granted a one (1) year licence to conduct swimming coaching (learn to swim classes) and tuition (Squad Classes) at the pool for 2017/18 with an option to extend the licence for 1 +1 years at Councils discretion.

The license provides use of three lanes of the 50 metre pool and two lanes in the 25 metre pool. Additional pool space and time can be requested on payment of the normal lane hire fees. Under the terms of the license, Council receives a pool entry fee for each participant in the swim school.

Restaurant and Café Leases (Ripples Café and Aqua Dining)

Council has commercial leases in place for a restaurant (Aqua Dining) and café (Ripples) which immediately adjoin the pool complex. The combined leasing revenue from these two commercial leases is over \$500,000 pa.

The lease for the Aqua Dining restaurant with NSC was renewed as per the option in the lease on 01/08/2015 and expires– 31/07/2025. The lease has a demolition clause written into it. A full Market rent review is due 1 August 2020, in addition to a 3% increase every year with exception of 2020 which is built into the lease.

Ripples Café has a current Lease with NSC from 24/07/2015 – 23/07/2020 + Option 24/07/2020 – 23/07/2025. There is no Market Rent Review, rent shall be adjusted yearly on the anniversary (24th July) in accordance with CPI with an Option Review whereby the 5year option from the 24/07/2020 – 23/07/2025 is exercised. The lease has a demolition clause written into it. The rental at the time of the Option is to be market rental followed by CPI increases for the remaining term. The rental at the time of the Option is to be Market rental followed by CPI increases for the remaining term.

Condition Reports and Structural Advice Received on the Pool May 1998

Council has engaged a number of structural and condition reports on the Pool. In 1998 as part of the redevelopment of the upper section of the pool site, Council engaged Taylor Thomson Whitting Structural Engineers to undertake a detailed condition survey of the 50metre pool balance tank, pool shell, pool surrounds and adjoining buildings. The report was submitted to Council in May 1998.

In 2007 Council re-engaged Taylor Thomson Whitting Structural Engineers to undertake an identical survey to the one undertaken in 1998. This investigation was carried out on 5 July 2007 and the report prepared for Council concluded

“The Pool walls are subjected to an aggressive environment for concrete and structural steel. There are numerous areas of spalling and corroding of reinforcement to the walls and roof slab.

Major corrosion of the pipes and pipe support network was also present. Water is continually leaking through the joints and into the space, further damaging the structure. It would be difficult and unwise to try and predict the lifespan of the structure. However there does not appear to be a major deterioration of the exterior of the walls and slab soffit since the previous report was prepared.”

These reports will be provided to the appointed Project Manager upon engagement.

The report also described the concerns raised about the quality of the tiling and joint grouting in the pool and proposed that a temporary liner membrane be installed at an estimated cost of \$100,000. This was reported to Council in the 3469th Council meeting held 2/10/2007

Installation of Liner 2008 – Repairs in 2013

In 2008 a Nylex Aqualux reinforced PVC membrane was installed in the 50metre pool to address the cleanliness of the pool surface and extend the life of the pool by approximately 10 years. In 2017 it was determined that the pool liner had reached the end of its useful life and Council called for tenders in late 2017 for the replacement of the liner. No acceptable tenders were received by Council. The condition of the liner is monitored regularly and repairs undertaken as required. It is now Council's intention to maintain the liner in a serviceable condition until the pool is redeveloped.

1.2 PROJECT OBJECTIVES

The following general objectives for the redevelopment of North Sydney Olympic Pool are as follows:

- To celebrate and re-create an iconic tourist destination on the harbour foreshore
- Create a new aquatic facility that has built in flexibility to meet current trends in aquatic activities and maximises usage and participation for people of all ages and abilities
- Explore the potential of innovative aquatic design features that incorporate interactive play and exciting leisure elements into the facility to encourage all year round visitations.
- Create a high quality Aquatic Facility that meets the requirements of all pool users including families, schools, lap swimmers, casual users, swim training and a range of aquatic sports and activities.
- Increase the commercial viability of the pool through the expansion of commercial activities and operations associated with the pool and its iconic location.
- Celebrate and respect the heritage and history of Australia's most famous Public pool.
- Look strategically at the interaction of the indoor and outdoor facilities as part of the design process.
- Use the opportunity of the required replacement of the 50metre pool shell to undertake "generational" change at the pool in terms of providing services, programs, modern facilities and infrastructure for all current and future users in the generations to come.

1.3 PROJECT OVERVIEW

As per the Mayoral Minute and Resolution of Council in November 2017. The Council is committed to the redevelopment of the North Sydney Olympic Pool as per Option 2. The project is to progress to Detailed Design Development via a Value Management Workshop and then to Development Application stage, followed by Tender and Construction documentation, Construction and Occupancy.

Option 2 as prepared by Brewster Hjorth Architects and outlined in the Council report of December 2015 consists of the following conceptual elements:

- New 50m pool
- New family leisure pool + sunshade
- Upgrade existing 25m pool to 8 wide lanes
- New free form water play area
- Upgrade existing change facilities

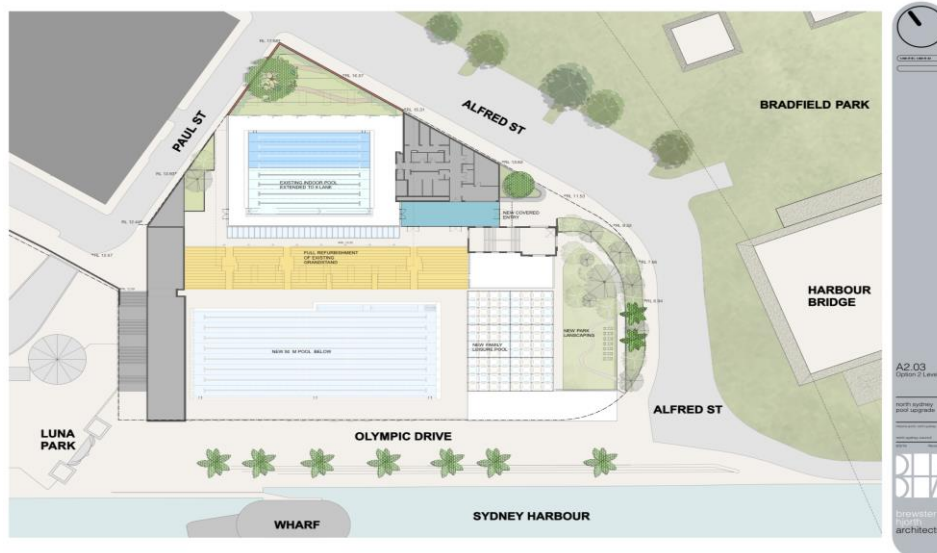
- New gym in the grandstand above change facilities (600m²)
- Full refurbishment of existing grandstand with roof shade structure - maintaining current capacity 1700

Indicative Cost Estimate: \$28.0 million as per the Council Report

Note: This Option was developed after receiving feedback from Phase 1 community consultation and publicly exhibited as part of Phase 2 community consultation.



Aerial View – Option 2



Plan View – Option 2

1.4 PROJECT LOCALITY

North Sydney Olympic Pool is located at 4 Alfred Street South, Milsons Point, Sydney. This project is of Regional and National significance as it provides aquatic and recreational facilities for the immediate communities that live in the Local Government Areas of North Sydney – Population 71,025 (Official figures as of June 30 – 2014) and Mosman 27,452 (Official figures as of June 30 – 2011) as well as Willoughby, Lane Cove, Hunters Hill and the broader Sydney metropolitan area.

North Sydney pool when upgraded will become a facility of Regional Significance for pool users, visitors and people of all ages and abilities. Its credentials as a national and international tourist destination due to its iconic location on the foreshore of Sydney harbour will also be greatly enhanced on the completion of the upgrade.

North Sydney Council Metrics as at December 2017

Population 2014	71,025
Density	5,714.6/km ² (14,801/sq mi)
Area	10.9 km ² (4.2 sq mi)
Council seat	North Sydney
Region	Metropolitan Sydney
State electorate(s)	North Shore / Willoughby
Federal Division(s)	North Sydney / Warringah
Website	North Sydney Council

1.5 PROJECT PROGRAM AND COST

This project has been identified in Council Community Strategic Plan and Delivery Program 2013-2023. The proposed timeframe for the project to commence construction is the second quarter of 2019 with a scheduled completion date in the third quarter of 2021. The initial pre DA capital costings for the project is \$28.0 million.

1.6 KEY STAKEHOLDERS AND PROJECT PARTNERS

The key partners and stakeholders that North Sydney Council are delivering this Project on behalf of include:

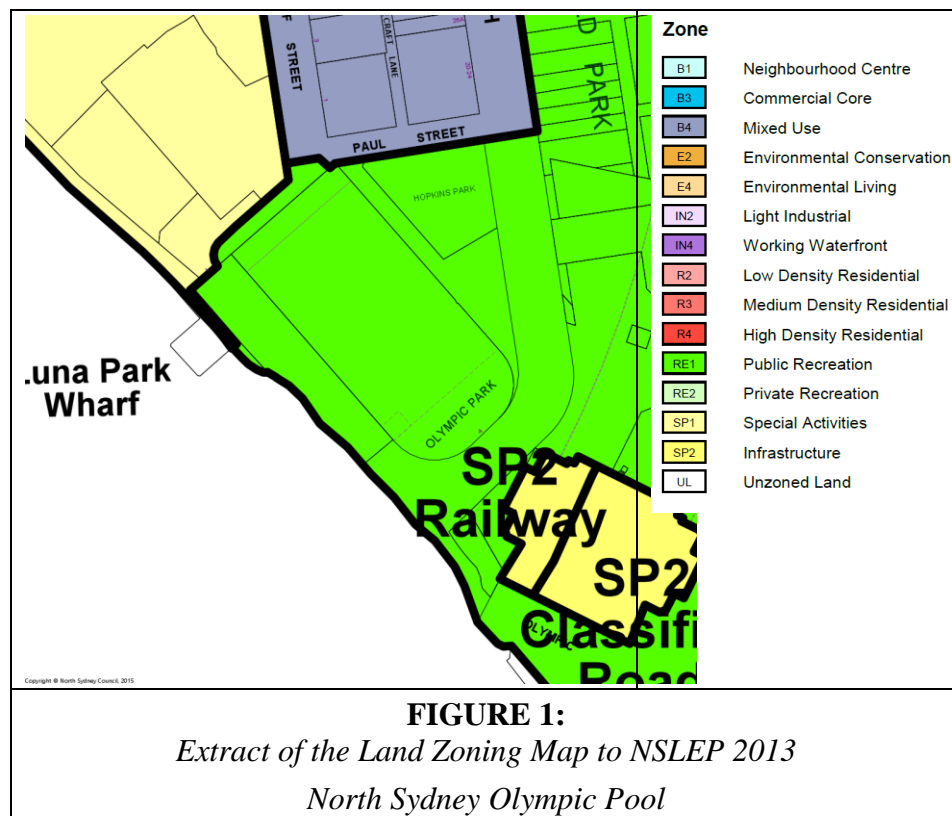
- The North Sydney Community (residents), visitors and businesses
- North Sydney Councillors and staff
- Swimming NSW
- NSW Department of Health
- All Local Swimming Clubs including but not limited to North Sydney Swimming Club, and North Sydney Masters.
- Swim School and Aquatic Activity Service Providers.
- All local Precincts, in particular Milson and Lavender Bay Precincts.
- The existing Commercial Operators under lease around the pool facility (the operators of “Ripples Café and “Aqua Dining”.
- Luna Park
- The RMS – STA and TfNSW – SHFA – Harbour Trust.
- Federal and State Members of parliament. The Hon Trent Zimmerman, MP, Member for North Sydney and The Hon. Felicity Wilson, MP - Member for North Shore
- Northern Sydney Regional Organisation of Councils (NSROC)
- Residents living immediately adjacent to the pool

1.7 PLANNING CONTROLS

The principle planning instrument that applies to the subject site is North Sydney Local Environmental Plan 2013 (NSLEP 2013). The relevant provisions of NSLEP 2013 that relate to the subject site are discussed in the following subsections.

Land Use Table

The subject site is zoned *RE1 Public Recreation* under NSLEP 2013 (refer to Figure 1).



The relevant objectives and provisions of this zone state:

Zone RE1 Public Recreation

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To ensure sufficient public recreation areas are available for the benefit and use of residents of, and visitors to, North Sydney.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Building identification signs; Business identification signs; Community facilities; Environmental facilities; Information and education facilities; Kiosks; Recreation areas; Recreation facilities (outdoor); Restaurants or Cafes; Roads; Water recreation structures

4 Prohibited

Any development not specified in item 2 or

Additional Permitted Uses

Clause 2.5 of NSLEP relates to additional permitted uses for particular land. In particular, the clause states:

- (1) *Development on particular land that is described or referred to in Schedule 1 may be carried out:*
 - (a) *with development consent, or*
 - (b) *if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development.*
- (2) *This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.*

The following clause within Schedule 1 to NSLEP 2013 is relevant to the subject site:

22 Use of certain land at 4 Alfred Street South, Milsons Point

- (1) *This clause applies to land at North Sydney Pool, 4 Alfred Street South, Milsons Point, being Lot 100, DP 875048, Lot 101, DP 880236, Lot 102, DP 854064, Lot 6, DP 127637 and Lot 103, DP 1007291.*
- (2) *Development for the following purposes is permitted with development consent:*
 - (a) *a recreation facility (indoor),*
 - (b) *a restaurant or cafe.*
- (3) *Development for the purpose of a function centre is permitted with development consent on the part of Lot 100, DP 875048 that is identified as “Area A” on the Additional Permitted Uses Map.*

The extent of the subject site identified as “Area A” is shown in Figure 2.

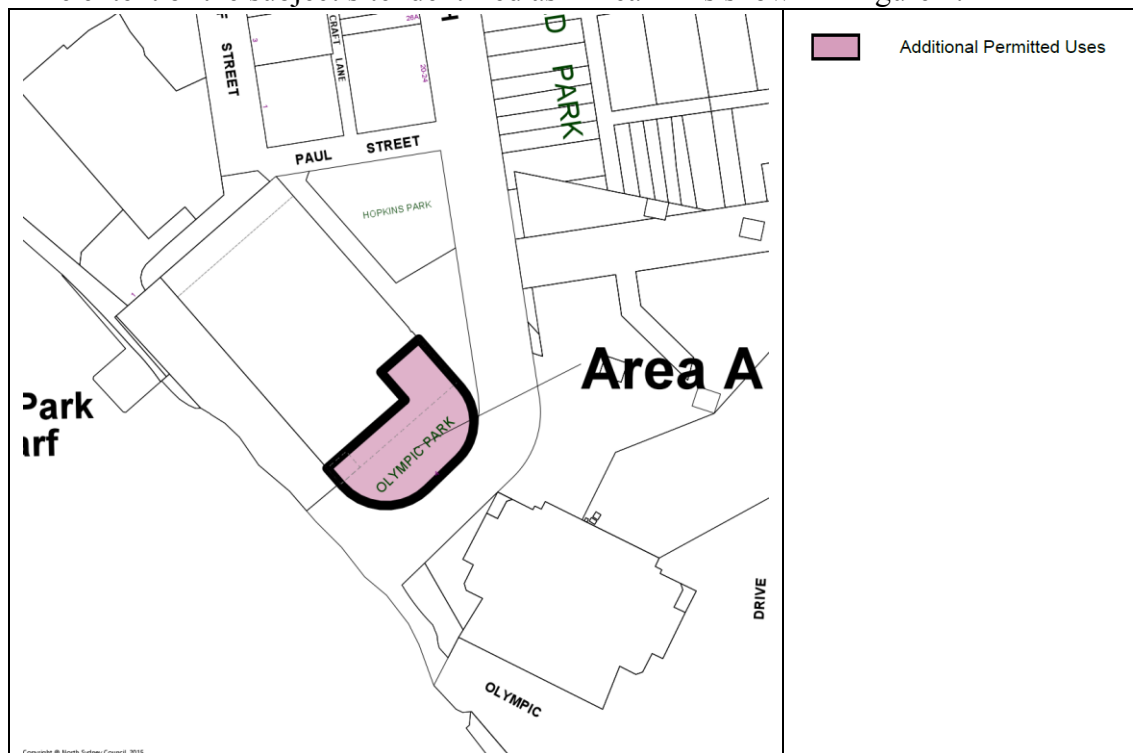


FIGURE 2:

Extract of the Additional Permitted Uses Map to NSLEP 2013

North Sydney Olympic Pool

Minimum Subdivision lot size

Clause 4.1 of NSLEP 2013 sets minimum subdivision lot size for all land identified on the *Lot Size Map*. No limit is set for the subject site.

Building Height

Clause 4.3 of NSLEP 2013 sets maximum building heights for all land identified on the *Height of Buildings Map*. No limit is set for the subject site.

Floor Space Ratio

Clause 4.4 of NSLEP 2013 sets maximum floor space ratios (FSR) for all land identified on the *Floor Space Ratio Map*. No limit is set for the subject site.

Non-Residential Floor Space Ratio

Clause 4.4A of NSLEP 2013 sets minimum non-residential FSRs for all land identified on the *Non-Residential Floor Space Ratio Map*. No limit is set for the subject site.

Heritage conservation

Clause 5.10 of NSLEP contains specific provisions relating to heritage conservation and states:

(1) *Objectives*

The objectives of this clause are as follows:

- (a) *to conserve the environmental heritage of North Sydney,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) *to conserve archaeological sites,*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

(2) *Requirement for consent*

Development consent is required for any of the following:

- (a) *demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*
 - (i) *a heritage item,*
 - (ii) *an Aboriginal object,*
 - (iii) *a building, work, relic or tree within a heritage conservation area,*
- (b) *altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
- (c) *disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (d) *disturbing or excavating an Aboriginal place of heritage significance,*
- (e) *erecting a building on land:*
 - (i) *on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
- (f) *subdividing land:*
 - (i) *on which a heritage item is located or that is within a heritage conservation area, or*

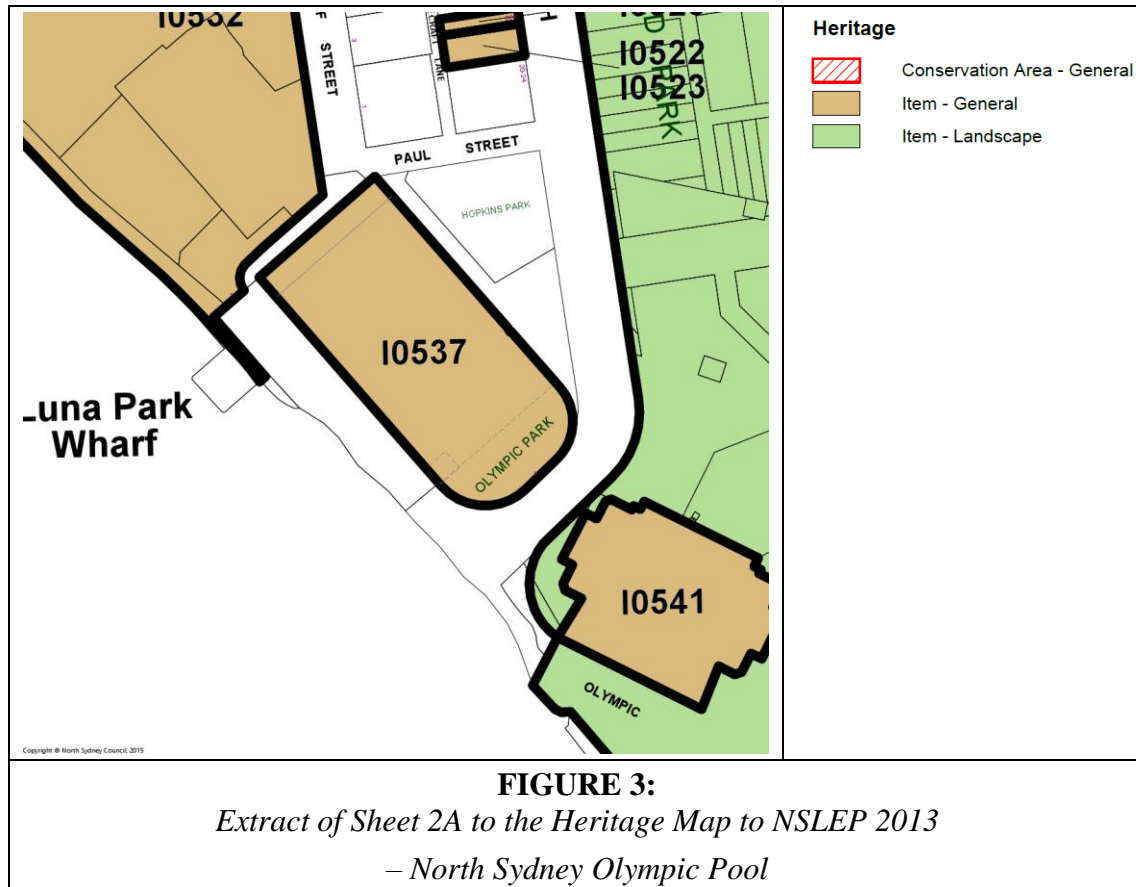
- (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*
- (3) *When consent not required*
However, development consent under this clause is not required if:
 - (a) *the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:*
 - (i) *is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*
 - (ii) *would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or*
 - (b) *the development is in a cemetery or burial ground and the proposed development:*
 - (i) *is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and*
 - (ii) *would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or*
 - (c) *the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or*
 - (d) *the development is exempt development.*
- (4) *Effect of proposed development on heritage significance*
The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).
- (5) *Heritage assessment*
The consent authority may, before granting consent to any development:
 - (a) *on land on which a heritage item is located, or*
 - (b) *on land that is within a heritage conservation area, or*
 - (c) *on land that is within the vicinity of land referred to in paragraph (a) or (b),**require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*
- (6) *Heritage conservation management plans*
The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.
- (7) *Archaeological sites*
The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):
 - (a) *notify the Heritage Council of its intention to grant consent, and*

- (b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*
- (8) *Aboriginal places of heritage significance*
The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:
- (a) *consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and*
- (b) *notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.*
- (9) *Demolition of nominated State heritage items*
The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:
- (a) *notify the Heritage Council about the application, and*
- (b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*
- (10) *Conservation incentives*
The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:
- (a) *the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
- (b) *the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
- (c) *the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
- (d) *the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
- (e) *the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

A note is also attached to this clause which states:

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

The subject site is identified as a heritage item on the *Heritage Map* (refer to Figure 3).



It is also identified within Schedule 5 to NSLEP 2013 as follows:

<i>Locality</i>	<i>Item Name</i>	<i>Address</i>	<i>Property description</i>	<i>Significance</i>	<i>Item No.</i>
Milsons Point	North Sydney Olympic Pool	4 Alfred Street South	Lot 100, DP 875048	Local	10537

Development in the RE1 or RE2 Zone

Clause 6.7 to NSLEP 2013 relates to development undertaken in *RE1 Public Recreation* or *RE2 Private Recreation* zones. In particular, it states:

- (1) *This clause applies to land in the following zones:*
 - (a) *Zone RE1 Public Recreation,*
 - (b) *Zone RE2 Private Recreation.*
- (2) *Development consent must not be granted for development on land to which this clause applies unless the consent authority has considered the following:*
 - (a) *the need for the proposed development on the land,*
 - (b) *whether the proposed development is likely to have a detrimental impact on the existing or likely future use of the land,*
 - (c) *whether the height and bulk of any proposed building or structure has regard to the existing vegetation and topography,*
 - (d) *whether the proposed development will adversely impact on bushland and remnant bushland,*
 - (e) *whether the proposed development will adversely impact on stormwater flow,*

- (f) *in the case of land in Zone RE1 Public Recreation, whether the proposed development will significantly diminish public access to, and use of, that public recreation area.*
- (3) *Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that:*
- (a) *the proposed development is consistent with the objectives of the zone of any adjacent land, and*
 - (b) *the proposed development is not likely to result in any adverse impacts on development that is permissible on any adjacent land, and*
 - (c) *the proposed development is consistent with the most restrictive development standards applying to any adjacent land in the following zones in relation to the height of buildings, floor space ratios and setbacks:*
 - (i) *Zone R2 Low Density Residential,*
 - (ii) *Zone R3 Medium Density Residential,*
 - (iii) *Zone R4 High Density Residential,*
 - (iv) *Zone B1 Neighbourhood Centre,*
 - (v) *Zone B3 Commercial Core,*
 - (vi) *Zone B4 Mixed Use,*
 - (vii) *Zone IN2 Light Industrial,*
 - (viii) *Zone IN4 Working Waterfront,*
 - (ix) *Zone E4 Environmental Living.*

A strict technical application of this clause would result in the *B4 Mixed Use* being the most restrictive adjacent zone to the subject site. Accordingly, the relevant development standards that would apply to the subject site are as follows:

Building height:	26m (max)
Floor space ratio:	N/A
Setbacks:	Front: 0m
	Side & rear: 0m & a 45 degree building height plane commencing at 3.5m above the side or rear boundary.



Figure 1 – Aerial Photograph No 1



Figure 2 – Aerial Photograph No

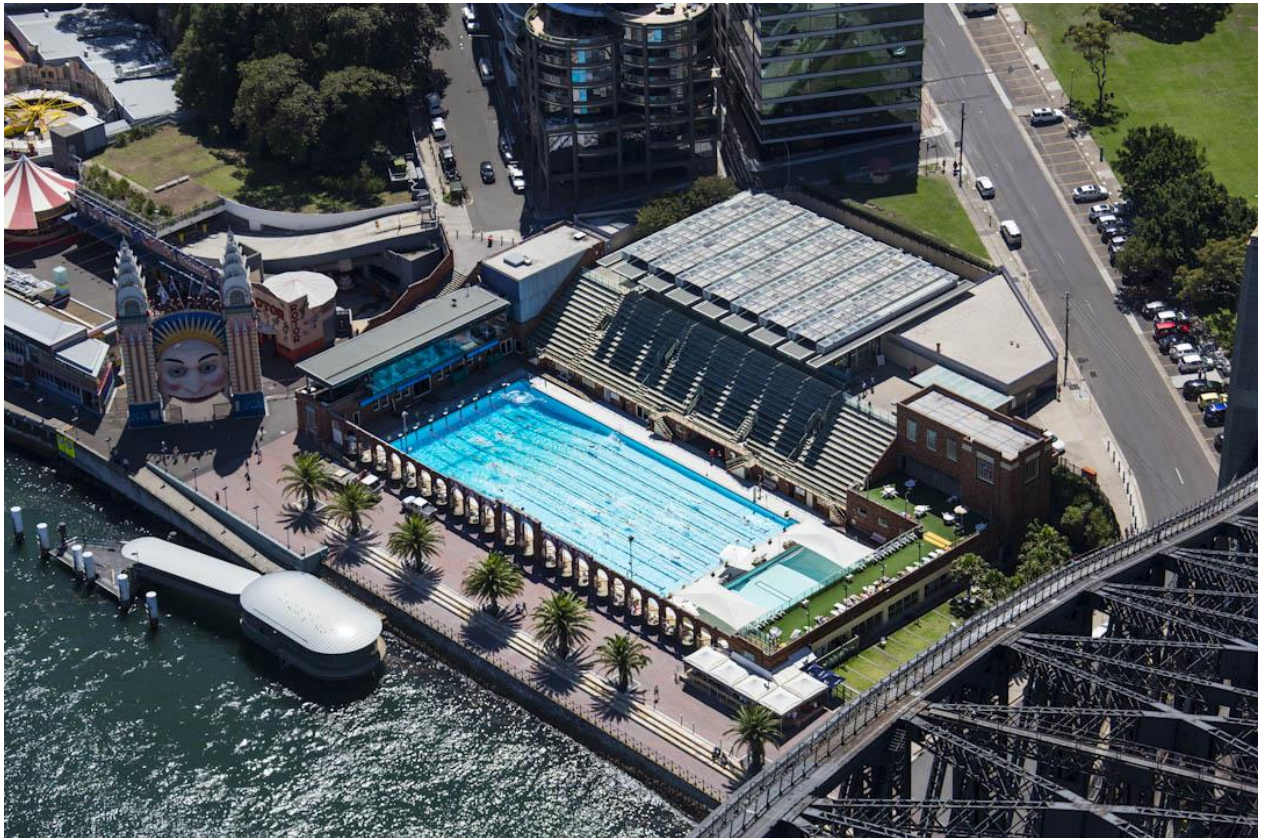


Figure 3 – Aerial Photograph No 3

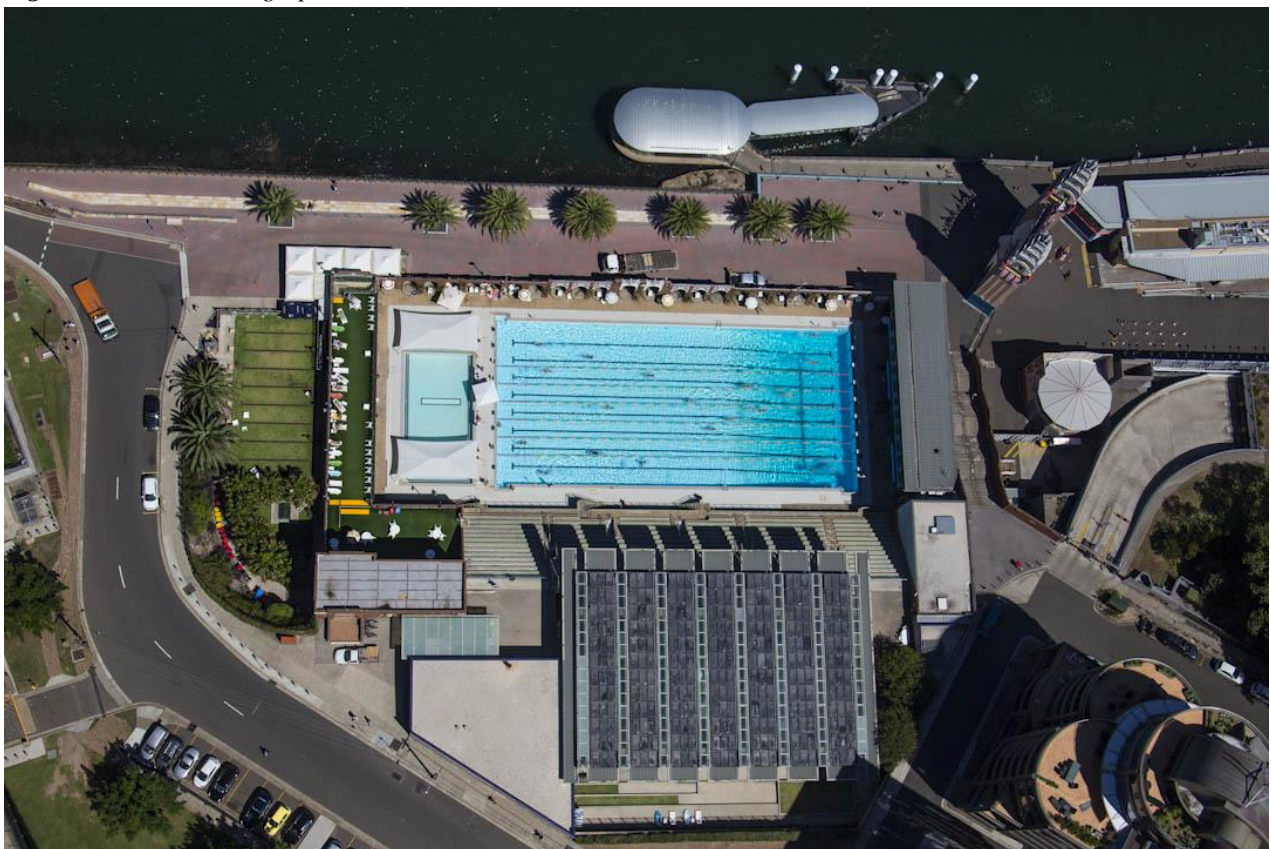


Figure 4 – Aerial Photograph No 4

2.0 SCOPE OF PROJECT MANAGEMENT SERVICES REQUIRED

The purpose of this Consultancy brief is to engage a suitably qualified Project Manager who can demonstrate the required skills and experience to deliver this major project for North Sydney Council. The Project Manager will form part of Councils established Project Control Group (PCG) and directly report to the Director of Engineering and Property Services.

The core responsibility of the Project Manager is to deliver this significant project for North Sydney Council on time and on budget. Council has resolved on the scope of the Project in December 2017, refer section 1.3 of this brief.

2.1 DRAFT PROJECT PROGRAM

The following Draft program for the redevelopment of the North Sydney Olympic Pool with key milestones is as follows:

- Procurement of Project Management Services for the delivery of the Project (The subject of this brief – April – June 2018). Tender undertaken by NSC Engineering and Property Services.
- Tender for Design Services will be undertaken in parallel with this tender (Project Management Services). Outcome of this tender reported to Council June 2018 – Project Manager engaged July 2018. Tender undertaken by NSC Engineering and Property Services.
- Undertake Detail Design Development (DD) - including a Value Management Workshop (VM) July / August 2018. NSC – facilitated by Councils appointed Project Manager.
- Agree on a refined Option 2 through the outcomes of the DD and VM – July/August 2018 – Report to Council (Optional - August Meeting). The report to Council would seek endorsement to commence the preparation of DA.
- DA Documentation commences August 2018 – 3-month documentation period. Lodge DA November – December 2018. Estimated Assessment period 5-6 Months – to be confirmed with Director of Planning. Estimate on getting DA approval May / June 2019. NSC. Managed by Councils appointed Project Manager.
- Documentation for Tender / Construction commences November / December 2018 (In parallel with DA lodgement / assessment period) – take documentation to only 50% complete by May – June 2019 in case there are changes required through DA Process). It is noted the risk of commencing Tender / Construction documentation during the DA assessment process – this risk can be mitigated by only taking it to 50%. By doing it in parallel there will be time savings on the overall program – up to 3 months. Managed by Councils appointed Project Manager.
- Documentation for Tender / Construction 100% complete by July / August 2019. Managed by Councils appointed Project Manager.
- Tender Period 2 x months – allow another month for Assessment for construction Tender. Tender Report to Council December 2019. Managed by Councils appointed Project Manager.
- Council could award the construction tender in December 2019 and set a pool closure and construction commencement date after the 2020 School carnival Period – March 2020. Managed by Councils appointed Project Manager.
- Construction period estimated 12-18months. Managed by Councils appointed Project Manager.

2.2 BUDGET

The indicative budget for the redevelopment of the pool as per Option 2 is \$28.0 million. It is Council's objective and a core deliverable of this brief that the successful Project Manager engaged by Council is to deliver the Project for significantly less than the indicative budget. Refer to the next section of this brief.

2.3 PROJECT MANAGEMENT SERVICES

The Project Manager for the redevelopment of the North Sydney Olympic Pool is to undertake the following tasks for each stage of the Project.

STAGE 1. PROJECT APPRAISAL - VALUE MANAGEMENT WORKSHOP AND DETAIL DESIGN DEVELOPMENT

Project Appraisal. The appointed Project Manager is to gain a full understanding of the project's history, resolutions of Council, community consultation and Council reports on the redevelopment of the North Sydney Olympic Pool. The appraisal is to include all consultant reports prepared on the pool since 2007.

Project Plan. The appointed Project Manager is then to prepare a detailed Project Plan for signoff by the Director of Engineering and Property Services and the established PCG for the redevelopment of the North Sydney Olympic Pool (Option 2). The Project Plan at a minimum is to include:

- Understanding and appreciation of the Project.
- Review all previous community and customer consultation undertaken by Council.
- An outline of the objectives of the proposed Value Management Workshop for the delivery of Option 2.
- A review process on the outcomes of the Value Management Workshop.
- Design Consultancy Management Plan
- Project Program including all the key project milestones outlined in section 3.1 of this brief.
- Resourcing Plan
- Project Budget and Financial Management Plan including a detailed business plan based on the outcomes of the Value Management Workshop and the outcomes of the Detailed Design Development of Option 2.
- Quality Assurance Plan
- Project Procurement Plan
- Community Engagement and Communications Plan
- Project Risk Management and WHS Plan
- Project Reporting Framework (PCG- key Stakeholders)
- Project Sustainability Statement
- Project Evaluation Plan (Draft)

Value Management Workshop and Detailed Design Development (DD).

The appointed Project Manager is to directly oversee and manage a facilitated Value Management Workshop as per the Project Plan and draft Milestone Program outlined in the section 2.2 of this brief.

The Project Manager is to directly oversee and manage the design consultants appointed by Council for Detailed Design Development (DD). As part of this stage, the appointed Project Manager is to undertake the following tasks:

- Organise a facilitated Value Management Workshop for the Project with established objectives and outcomes as identified in the Project Plan. The workshop is to be attended by the consultants appointed by Council for Detailed Design Development (DD), the established PCG and all other key stakeholders.
- The core objective of the Value Management Workshop is to investigate how Option 2 as resolved on by Council can be delivered for significantly less than the indicated budget while still maintaining strong revenue streams for Council.
- The Project Manager is directly responsible for managing all aspects of the design consultancy appointed by Council for the Value Management and Detail Design Development phase of the Project.
- The Project Manager is to review all documentation prepared by the Consultants and sub consultants at the agreed milestone stages in the documentation program for this phase. All documentation reviews undertaken by the Project Manager during this phase are to ensure that the documentation (All Drawings, Specifications, associated reports are fit for purpose in terms of achieving the Project Program Milestones, Budget and Scope agreed to by Council after the Value Management Workshop. All documents are to be reviewed in terms of accuracy, coordination (All documentation must be coordinated between Head Consultant and sub consultants), buildability and the established Project Budget and Quality Assurance Plan.
- The appointed Project Manager is to directly manage an independent Quantity Surveyor that will be appointed by Council for the Project. The Project Manager will be responsible for ensuring through the Quantity Surveyor that this phase of the Project will be delivered on time, budget and to the scope agreed by Council. The Project Manager is directly responsible for the overall Cost Control of the Project during this Phase of the Project.

STAGE 2 & 3. DEVELOPMENT APPLICATION AND STATUTORY APPROVALS DOCUMENTATION FOR TENDER / CONSTRUCTION PURPOSES (CC)

The Project Manager is to directly oversee and manage these stages of the Project.

Once the Value Management Workshop outcomes, Project Scope, Detail Design Development Documentation, Budget Estimate and Project Program is endorsed by the PCG and Council, the appointed Project Manager will be responsible for gaining all necessary statutory approvals from relevant authorities so that the project can proceed to Development Application Stage. This stage includes but is not limited to the following:

Development Application Stage

- Overseeing the design consultant team that has been engaged by Council for the preparation of all documentation required for submitting a Development Application.
- Organising and overseeing a Pre DA lodgement meeting, briefing to Council and referral to Councils Design Excellence Panel if required.
- All required approvals from other Planning and consent Authorities such as the Heritage Office, and adjoining landowners if required.
- All required approvals from other statutory authorities such as RMS, STA, Railcorp TfNSW and the Department of Environment.
- All required approvals from relevant utility and services authorities such as Ausgrid, Sydney Water, Telstra, Jemena (Gas).
- The Project Manager is to review all documentation prepared by the Consultants and sub consultants at the agreed milestone stages in the documentation program for this phase (DA). All documentation reviews undertaken by the Project Manager during this phase are to ensure that the documentation (All Drawings, Specifications, associated reports are fit for purpose in terms of achieving the Project Program Milestones, Budget and Scope agreed to by Council after the Value Management Workshop. All documents are to be reviewed in terms of accuracy, coordination (All documentation must be coordinated between the Head Consultant and sub consultants), buildability, the established Project Budget, Quality Assurance plan and Project Plan requirements.
- The appointed Project Manager is to directly manage an independent Quantity Surveyor that will be appointed by Council for the Project for this phase of the project. The Project Manager will be responsible for ensuring through the Quantity Surveyor that the DA documentation is delivered on time, budget and to the scope agreed by Council. The Project Manager is directly responsible for the overall Cost Control of the Project during this Phase of the Project

Detail Documentation for Tender / Construction Purposes

The appointed Project Manager is to directly oversee and manage this stage of the Project.

Once the Development Application has been lodged, the Project Manager will be responsible for delivering all required documentation for tendering and construction purposes for the project. The tasks required in this stage include but are not limited to:

- Ensuring that any amendments or changes that have resulted from the Development Application Process, feedback from Council and or the community are incorporated into the documentation for this phase.
- The Project Manager is to directly oversee and manage the design consultants appointed by Council for Tender and Construction Documentation.

- The Project Manager is to review all documentation prepared by the Consultants and sub consultants at the agreed milestone stages in the documentation program for this phase (Tender / Construction Documentation). All documentation reviews undertaken by the Project Manager during this phase are to ensure that all Drawings, Specifications, associated reports are fit for purpose in terms of achieving the Project Program Milestones, Budget and Scope agreed to by Council after the Value Management Workshop. All documents are to be reviewed in terms of accuracy, and coordination (All documentation must be coordinated between Head Consultant and sub consultants), buildability, the established Project Budget, Quality Assurance plan and Project Plan requirements.
- The Project Manager is responsible for gaining CC (Construction Certificate) for this phase of the project and ensuring all relevant documentation to gain CC is prepared to Councils and all other authorities requirements.
- The Project Manager is responsible for running the tender for the Project including advertising, organising pre tender meetings – coordinating and responding to RFIs (Request for Information) during the tender process, organising addendums with the consultant team as required and assisting in the assessment of the tenders once they have been received by Council,
- The Project Manager is to directly manage an independent Quantity Surveyor that will be appointed by Council for the Project for this phase of the project. The Project Manager will be responsible for ensuring through the Quantity Surveyor that the Tender / Construction documentation is delivered on time, budget and as per the approved Development Application.
- The Project Manager is directly responsible for the overall Cost Control of the Project during this Phase of the Project.

STAGE 4. SERVICES DURING CONSTRUCTION / POST CONSTRUCTION/OCCUPANCY

The appointed Project Manager is to directly oversee and manage this phase of the Project.

Once Council has awarded a tender for the redevelopment of the pool, the Project Manager will be responsible for overseeing all aspects of the construction delivery phase of the project. The tasks required in this stage include but are not limited to:

- Directly overseeing and managing the Project Program submitted by the successful tenderer.
- Directly overseeing and managing the Project Budget resolved on by Council as part of the approved tender.
- Undertaking day to day Project Management duties such as consultant coordination, project reporting, attending and minuting all required meetings that are part of the project and undertaking all site inspections as required.
- Reviewing and coordinating responses to requests for information (RFIs) from the builder and the design consultant team.
- Overseeing and assessing all Progress Claims submitted by the head builder
- Overseeing and assessing all Variation and Extension of time Claims submitted by the head builder

- Overseeing Councils WHS requirements for the Project
- Ensuring that an Occupancy Certificate is obtained once the Project has reached final completion.
- The Project Manager is to directly manage the appointed design consultants for this phase of the project and ensure that all documents prepared and issued to the builder are reviewed in terms of accuracy, coordination (All documentation must be coordinated between Head Consultants and sub consultants), buildability, the established Project Budget and the Quality Assurance plan for this phase of the project.
- The Project Manager is responsible for coordinating the preparation of a detailed Construction Defects List for the Project. The preparation of the Construction Defects list is the responsibility of the Head Design Consultant and Sub Consultants appointed by Council.
- The Project Manager is responsible for coordinating the preparation of all Building Users / Operational Manuals for all key Users of the redeveloped Pool facility. The preparation of the Manuals is the responsibility of the Head Design Consultant, Sub Consultants and Head Builder appointed by Council.
- The Project Manager will be responsible for coordinating and cataloguing all the “As Built” drawings – Operational Manuals and Occupancy Certificate related documentation.
- The Project Manager is responsible for preparing the Post Construction / Project Evaluation Plan in consultation with relevant stakeholders and staff.
- The Project Manager is to directly manage an independent Quantity Surveyor that will be appointed by Council for the Project for this phase of the project.
- The Project Manager is directly responsible for the overall Cost Control of the Project during this Phase of the Project.

In general, the appointed Project Manager will be responsible for overseeing and gaining an understanding of the key project delivery components outlined below for all stages of the project.

Procurement Management.

The appointed Project Manager will be required to gain a full understanding of Councils Procurement processes and procedures for all stages of the Project as outlined in this brief. Consultancy and Contractor Services are procured through Councils standard procurement Quotation or Tender process, using Councils Standard Consultancy and Contractor Services Contracts. All Procurement must be undertaken in accordance to Councils Procurement policy.

Contract Management

The appointed Project Manager will be required to gain a full understanding of Councils Contracts for Consultant services and Contractors for all stages of the Project as outlined in this brief

Resourcing Management

The appointed Project Manager will be required to ensure that the project is adequately resourced at all stages of the Project as outlined in this brief to ensure that the project is delivered on time, on budget and to the agreed scope.

Financial Management

The appointed Project Manager will be required to manage all cost related components of the project that are relevant to each stage. This involves overseeing the preparation of a Business Plan for the Project, as well as managing an independent Quantity Surveyor that will be appointed by Council for the Project. The Project Manager will be responsible for ensuring through the Quantity Surveyor that all stages of the project are accurately costed and that the agreed cost plan and budget for each stage of the project is adhered to.

Quality Assurance

The appointed Project Manager will be required to prepare a Quality Assurance Plan that specifically covers the quality assurance requirements for each stage of the Project as identified in this brief. This plan will require signoff and approval by the Director of Engineering and Property Services as well as the established PCG.

This detailed Quality Assurance Plan is to be produced by the Project Manager at the end of each stage of the Project. The Quality Assurance plan is to cover all relevant Australian Standards, BCA, WHS and the overall design building excellence standards that Council requires for the successful delivery of this iconic Project.

Community Engagement, Communications and Information Management

The appointed Project Manager will be required to liaise with Councils Community Engagement Officer and Communications Department to ensure that Council is meeting its obligations at all stages of the Project as per Councils Engagement Policy.

The Project Manager is also to regularly liaise with Councils Communications team to ensure that all Project related communications are in accordance with Councils Media Liaison Policy and that all information and record keeping is in accordance with Councils "Access to Council Information Policy".

Project Risk Management

The appointed Project Manager will be required to prepare a Project Risk Management Plan that specifically covers the Projects Risks associated with each stage of the Project. A full Project Risk Register is to be attached to the Plan and updated at the end of each stage of the Project.

Project Reporting Framework

The appointed Project Manager will be required to prepare a Project Reporting framework for approval by the Director of Engineering and Property Services as well as the established PCG. The Project Reporting Framework is to be specifically tailored to the requirements of each stage of the Project.

Sustainability Plan and Management

The appointed Project Manager will be required to prepare a Sustainability Plan for the Project. This plan will require signoff and approval by the Director of Engineering and Property Services as well as the established PCG. The Project Sustainability Plan is to be prepared to ensure that the Project meets Councils obligations as identified in the "Green Purchasing Policy" and Organisational Sustainability Policy".

Post Construction and Occupancy.

The appointed Project Manager will be responsible for coordinating all required activities once the project has reached a stage whereby parts or all of the site can be handed back over to Council for occupancy and operation. The Project Manager is responsible for coordinating and gaining all required post construction approvals and attending to all client requests (Internal / External). The Project Manager will be responsible for coordinating and cataloguing all the as built drawings – operational manuals and Occupancy Certificate related documentation. The Project Manager is responsible for preparing the Post Construction / Project Evaluation Plan in consultation with relevant stakeholders and staff.

Project Evaluation Plan

The appointed Project Manager will be required to prepare a detailed Evaluation Plan for each phase of the project. This plan will require signoff and approval by the Director of Engineering and Property Services as well as the established PCG. The Evaluation Plan is to be prepared to ensure that value can be added to each phase of the Project and any lessons learned from each phase are formally recorded for future reference.

WHS Management Plan

The appointed Project Manager will be required to prepare a detailed WHS management Plan for each phase of the project. This plan will require signoff and approval by the Director of Engineering and Property Services as well as the established PCG. The WHS management is to be prepared to ensure that Council meets its obligations in terms of its own WHS policy as well as Project Design and user requirements, Australian Standards, the BCA and all other relevant legislations relating to public safety, access and building industry safety code requirements.

Note: The appointed Project Manager is to be located at North Sydney Council at 200 Miller Street – North Sydney in the Engineering and Property Services Division, Level 1 – Wyllie Wing.

2.4 DESIGN CODES AND STANDARDS

The Project Manager is directly responsible for ensuring that the design and construction of the North Sydney Olympic Pool complies with the following codes and standards.

- National Construction Code and Building Code of Australia;
- Practice note No 15 – water Safety (Updated July 2015) Division of Local Government, Department of Premier and Cabinet.
- The RLSSA Guidelines for Safe Pool Operations
- NSW Government, Planning and Environment – Draft Child Care Planning Guideline
- NSW Department of Sport and Recreation, Childcare Goodliness
- FINA Swimming Rules 2017-2021
- Public Health regulation 2012 – NSW Legislation
- Fitness Australia Policies and Guidelines
- The Australian Fitness Industry Risk Management Manual 2014

- The SAI Global Guide to Pools and Spas – Snapshot of Australian Standards and certification.
- Disability Act 1992, Disability Services Act 1993 and Anti-Discrimination Act 1997 as amended;
- AS 1428 Design for Access and Mobility (consultant to acquire);
- Relevant Australian standards, guidelines, codes and applicable laws (consultant to acquire).
- Green Star Rating and accreditation tools, using the pilot scheme for rating of public buildings. All Green Star accreditation is to be done in accordance with the “Green Building Council of Australia”
<http://www.gbca.org.au>
- North Sydney Council Greenhouse Action and Water Management Plan 2015-2020.
- http://www.northsydney.nsw.gov.au/Waste_Environment/Sustainability/What_is_Council_Doing/Sustainability_policies_Plans
- NSW Roads Act and any relevant RMS design codes, Technical Directions and guidelines
- North Sydney Council – Public Domain Style Manual and Design Codes, including public domain palettes, standard details (Quality Objectives) available on NSC website at
http://www.northsydney.nsw.gov.au/Projects_Infrastructure/Specifications_Styles/Infrastructure_Specifications_and_Styles
- North Sydney Council Infrastructure Specification - technical specifications and standard details available on the North Sydney website at
mailto:http://www.northsydney.nsw.gov.au/Projects_Infrastructure/Specifications_Styles/Infrastructure_Specifications_and_Styles

Note: This list is indicative only – other relevant codes and standards may apply

2.5 CONSULTANCY TEAM

The APPOINTED Project Manager will be directly responsible for managing a large multi-disciplinary team of consultants which will provide a package of Design Services as follows:

Stage 1. Detail Design Development – Value Management Workshop.

Stage 2. Documentation for Development Application / Statutory Approvals

Stage 3. Documentation for Tender / Construction Purposes (CC)

Stage 4. Services during Construction / Post Construction / Occupancy

The Head Consultant will directly engage all sub-consultants as required, not provided by the North Sydney Council.

It is expected that the consultancy team will include at a minimum the following expertise:

Architectural Services (Head Consultant)
Landscape Architectural / Urban Design Services
Engineering Services (Structural)
Engineering Services (Mechanical)
Engineering Services (Electrical)
Engineering (Hydraulic / Civil / Stormwater Services)
Engineering Services (Traffic)
Planning / Heritage / Archaeology Specialist Services
Surveying Services
ESD Services
Acoustic Services
Lift Services
Access Services
Lighting Services
BCA Services
Site / Soil Contamination Specialist Services / Waste disposal Services
Water treatment / filtration specialist services
Audio Visual/Information Technology Services
Other

The above sub consultants are required to be engaged by the Head Design Consultant. The Head Design Consultant is to manage and coordinate all documentation from sub consultants. The sub consultants are paid by the Head Consultant.

Secondary Consultants: Engaged directly by North Sydney

North Sydney Council will directly engage and manage the consultants below, whose work will be coordinated and integrated by the Head Design Consultant, as required.

- Quantity Surveyor
- Principal Certifying Authority
- Risk Consultant
- Arborist

2.6 PROJECT MANAGEMENT

As described in this brief North Sydney Council will be the project client and collaborator of the project. The appointed Project Manager for the project which is the subject of this tender will facilitate all aspects of the on-going development and delivery of the project as per the identified stages in Schedule 3 – Part A of the tender Documents'. The appointed Project Manager will also be required to co-ordinate input by the Council (The established PCG), Councils other internal and external stakeholders, external Authorities, community

stakeholders, consultants and construction contractors. Responsibility for technical co-ordination and overall quality assurance of the Design Documentation will remain with the appointed Head Consultant which is subject to a separate Tender.

Contributing internal departments at the North Sydney Council will include the established Project Control Group (PCG), respective Engineering Infrastructure Services Manager, Open Space and Environmental Services Manager, North Sydney Pool Manager, Planning Staff, Traffic Planning Manager and representatives from other relevant departments and the executive management team (MANEX) at North Sydney Council.

2.7 REFERENCES

1. Taylor Thomson Whitting Structural Engineers – Condition Report on 50metre pool balance tank, pool shell, pool surrounds and adjoining buildings. Report prepared 1998 and again in 2007.
2. Godden Mackay Heritage Consultants report North Sydney Olympic Pool. Heritage Impact Assessment and Statement of Heritage Effects. Report Prepared 1998.
3. Godden Mackay Heritage Consultants – Heritage Grant Application 2001 for North Sydney Olympic Pool. Report Prepared 2001.
4. EPS08: Proposed liner to 50meter pool at North Sydney Olympic Pool. Decision of the 3469th Meeting of Council 02/10/07
5. North Sydney Olympic Pool Asset Management Plan – Prepared by Altus Page Kirkland May 2011.