

**DECISION OF 3722<sup>nd</sup> COUNCIL MEETING  
HELD ON MONDAY 26 AUGUST 2019**

**237. EPS01: North Sydney Olympic Pool – Stage 2 Design (Development Application and Statutory Approvals) – Status Update**

Report of Duncan Mitchell, Director Engineering and Property Services

This report provides Council with a status update on the progress of the Stage 2 Design (Development Application and Statutory Approvals) documentation for the redevelopment of the North Sydney Olympic Pool.

The Stage 2 Design documentation reached 50% completion in July 2019, with the outstanding documentation scheduled for completion in September 2019. This report also provides an update on the minor design development changes to Option 2b adopted by Council at its 25 March 2019 meeting whereby it was resolved:

**1. THAT** Council resolves to progress the completion of Design Stage 2 (Development Application and Statutory Approvals) for the redevelopment of the North Sydney Olympic Pool based on Option 2b, noting that the current total project cost estimate for this design (inclusive of construction, project management, design and project contingency costs) is in the order of \$57.9 million.

**2. THAT** the developed Option 2b include:

- A refreshed Hall of Fame that celebrates the rich history of the North Sydney Olympic Pool (86 world records) and that it be given special focus during the detailed design phase;
- The detailed design of the Children's Interactive Play Area be given special consideration in terms of height, colour and visual aesthetics ensuring that the iconic character and heritage setting is maintained and complemented; and
- The Architects seek to preserve any heritage signage and features where possible.

**3. THAT** in light of the structural condition of North Sydney Olympic Pool 50m pool and grandstand highlighted in independent engineering reports, the need for State and Federal Government funding assistance if the facility is to be refurbished and remain open be relayed to the State Member for North Shore, Ms Felicity Wilson and Federal Member for North Sydney, Mr Trent Zimmerman.

**4. THAT** an invitation for a site meeting be issued to the Premier and local State and Federal members to view firsthand the current condition of the grandstand and pool and its need for urgent attention.

**5. THAT** Council notes that further community consultation on the developed (Option 2b) will be undertaken as part of the Development Application process whereby the development application is required to be publicly exhibited as per Section 4 (Notification of Applications) of Council's Development Control Plan 2013.

**6. THAT** a celebration week be held in the week leading up to the closing of the North Sydney Olympic Pool for redevelopment/refurbishment and that an appropriate budget be identified for celebratory activities.

This report also updates Council on the status of the funding for the project as well as the draft Graphics and Wayfinding package for Option 2b and 50% Stage 2 Design documentation (architectural drawings) that has been prepared by the Consultants.

The cost for the Design and Project Management Services for the redevelopment of the North Sydney Olympic Pool (NSOP) – Design Stage 1 and Design Stage 2 have been budgeted for in the 2018/19 and 2019/20 adopted Delivery Program budgets.

Council was advised at the 25 March 2019 Council Meeting that the total project cost to deliver Option 2b is currently estimated at \$57.9 million. Council's Quantity Surveyor engaged to prepare detail cost estimates for the NSOP redevelopment (Option 2b) has reviewed the recently completed 50% Stage 2 Design (Development Application and Statutory Approvals) documentation and this estimate remains unchanged.

Council's current adopted Delivery Plan includes a total budget of \$28million over three (3) years which is as follows:

2018/19 = \$1.5 million

2019/20 = \$2.5 million

2020/21 = \$24 million

The approved budget will enable completion of the Design Stages 1,2 and 3 for the Project.

The total cost of the architectural and engineering design consultancy services for the redevelopment of the pool including the preparation and submission of the development application (DA) for the approved Option 2b scheme is \$2,560,795.29. This is an increase of \$977,973.29 associated with the revised project scope including the full replacement instead of refurbishment of the existing grandstand. As a percentage of the total current project cost the design consultancy services are reduced from 5.6% to 4.4%.

For Council to proceed with implementation of the project a further \$29.9 million will be required.

Council has received a letter from the Australian Prime Minister, the Hon Scott Morrison, on 7 August 2019 confirming the Federal Government's commitment of \$10 million towards the redevelopment of the North Sydney Olympic Pool, refer to Attachment 1.

Council is also preparing a funding Grant Application through the Greater Sydney Sports Facility grants fund program that was established under the NSW Government in 2018. The program has a funding allocation of \$100 million over three years. There is approximately \$33 million per year available. The main objective of the program is to ensure funding is allocated to those sporting facilities that deliver the best outcomes for the communities they support.

The overall program objectives are to:

- Increase the number and type of sport facilities;
- Improve the standard of existing sport facilities; and
- Increase participation in sport.

In addition, the Fund in 2019 will prioritise investment in the provision of sport facilities that support women and girls.

Grants are available between \$500,000 and \$5 million. For projects over \$1 million, only applicants with a minimum financial co-contribution of 25 per cent of the total grant amount will be considered.

The grants are offered in a two-stage process – a preliminary Expression of Interest (EOI) which, for Stage 1, 2019 closes on 20 September 2019. Once the EOIs have been assessed, successful applicants are then required to provide a highly detailed business case. Timing for this stage of the 2019 process has yet to be announced however the 2018 timeframe was extremely tight with only 14 working days allowed for the submission of the full business case. In 2018, the program was heavily oversubscribed with 154 applications received in Round 1. 18 projects were invited to proceed to Stage 2 and only 15 projects received funding.

Council's Open Space and Environmental Services Division are currently preparing an application for the redevelopment of the pool for the Stage 1, EOI process which closes on 20 September 2019.

Following correspondence with various State Ministers since the 25 March 2019 Council resolution seeking State Government funding, a meeting has now been confirmed with the Minister for Sport, Multiculturalism Seniors and Veterans, the Hon John Sidoti.

Council is continuing to pursue matching funding from the State Government to the Federal Government's commitment of \$10 million. The potential for this to occur across financial years (e.g. 2 x \$5 million grants) through the Greater Sydney Sports Facility Program or potential alternative approaches will be discussed with the Minister.

Based on the Cost Benefit Analysis and Financial Models report prepared by Otium Planning Group Pty Ltd and presented to Council at the 11 March 2019 briefing, the following funding sources are proposed to deliver the Project (Option 2b) which has a current estimated total Project Cost of \$57.9 million.

The proposed breakdown of the sources of funding for the redevelopment of the North Sydney Olympic Pool Project are as follows:

- \$28 million in accordance with the approved current Delivery Program and Budget;
- \$10 million commitment from the Federal Government;
- \$10 million Grant from the State Government; and
- Additional \$9.9 million in borrowings.

Total \$57.9 million.

**Recommending:**

1. **THAT** the progress with the Development Application preparation – Stage 2 Design (Development Application and Statutory Approvals) be noted.
2. **THAT** the long-term financial plan be amended and reported back to Council incorporating a total budget of \$57.9 million for the redevelopment of the North Sydney Olympic Pool in line with the proposed breakdown of funding sources identified in the Financial Implications section of this report.

The Recommendation was moved by Councillor Drummond and seconded by Councillor Brodie.

The Motion was put and **carried**.

Voting was as follows:

For/Against 7/3

Councillor	Yes	No	Councillor	Yes	No
Gibson	Y		Barbour	Y	
Beregi		N	Drummond	Y	
Keen	Y		Gunning	Y	
Brodie	Y		Mutton	Y	
Carr		N	Baker		N

**RESOLVED:**

1. **THAT** the progress with the Development Application preparation – Stage 2 Design (Development Application and Statutory Approvals) be noted.
2. **THAT** the long-term financial plan be amended and reported back to Council incorporating a total budget of \$57.9 million for the redevelopment of the North Sydney Olympic Pool in line with the proposed breakdown of funding sources identified in the Financial Implications section of this report.



## Report to General Manager

Attachments:

1. Federal Government Letter re \$10 million in Funding
2. Draft Graphic Design Package
3. 50% Architectural Drawings DA Option 2b

**SUBJECT:** North Sydney Olympic Pool – Stage 2 Design (Development Application and Statutory Approvals) – Status Update

**AUTHOR:** Duncan Mitchell, Director Engineering and Property Services

**ENDORSED BY:** Ken Gouldthorp, General Manager

### EXECUTIVE SUMMARY:

This report provides Council with a status update on the progress of the Stage 2 Design (Development Application and Statutory Approvals) documentation for the redevelopment of the North Sydney Olympic Pool.

The Stage 2 Design documentation reached 50% completion in July 2019, with the outstanding documentation scheduled for completion in September 2019. This report also provides an update on the minor design development changes to Option 2b adopted by Council at its 25 March 2019 meeting whereby it was resolved:

**1. THAT** Council resolves to progress the completion of Design Stage 2 (Development Application and Statutory Approvals) for the redevelopment of the North Sydney Olympic Pool based on Option 2b, noting that the current total project cost estimate for this design (inclusive of construction, project management, design and project contingency costs) is in the order of \$57.9 million.

**2. THAT** the developed Option 2b include:

- A refreshed Hall of Fame that celebrates the rich history of the North Sydney Olympic Pool (86 world records) and that it be given special focus during the detailed design phase;
- The detailed design of the Children's Interactive Play Area be given special consideration in terms of height, colour and visual aesthetics ensuring that the iconic character and heritage setting is maintained and complemented; and
- The Architects seek to preserve any heritage signage and features where possible.

**3. THAT** in light of the structural condition of North Sydney Olympic Pool 50m pool and grandstand highlighted in independent engineering reports, the need for State and Federal Government funding assistance if the facility is to be refurbished and remain open be relayed to the State Member for North Shore, Ms Felicity Wilson and Federal Member for North Sydney, Mr Trent Zimmerman.

**4. THAT** an invitation for a site meeting be issued to the Premier and local State and Federal members to view firsthand the current condition of the grandstand and pool and its need for urgent attention.

**5. THAT** Council notes that further community consultation on the developed (Option 2b) will be undertaken as part of the Development Application process whereby the development application is required to be publicly exhibited as per Section 4 (Notification of Applications) of Council's Development Control Plan 2013.

*6. THAT a celebration week be held in the week leading up to the closing of the North Sydney Olympic Pool for redevelopment/refurbishment and that an appropriate budget be identified for celebratory activities.*

This report also updates Council on the status of the funding for the project as well as the draft Graphics and Wayfinding package for Option 2b and 50% Stage 2 Design documentation (architectural drawings) that has been prepared by the Consultants.

#### **FINANCIAL IMPLICATIONS:**

The cost for the Design and Project Management Services for the redevelopment of the North Sydney Olympic Pool (NSOP) – Design Stage 1 and Design Stage 2 have been budgeted for in the 2018/19 and 2019/20 adopted Delivery Program budgets.

Council was advised at the 25 March 2019 Council Meeting that the total project cost to deliver Option 2b is currently estimated at \$57.9 million. Council's Quantity Surveyor engaged to prepare detail cost estimates for the NSOP redevelopment (Option 2b) has reviewed the recently completed 50% Stage 2 Design (Development Application and Statutory Approvals) documentation and this estimate remains unchanged.

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**RECOMMENDATION:**

1. **THAT** the progress with the Development Application preparation – Stage 2 Design (Development Application and Statutory Approvals) be noted.
  2. **THAT** the long-term financial plan be amended and reported back to Council incorporating a total budget of \$57.9 million for the redevelopment of the North Sydney Olympic Pool in line with the proposed breakdown of funding sources identified in the Financial Implications section of this report.
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## LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

Direction: 2. Our Built Infrastructure

Outcome: 2.1 Infrastructure and assets meet community needs

Direction: 4. Our Social Vitality

Outcome: 4.1 North Sydney is connected, inclusive, healthy and safe

## BACKGROUND (2019)

On 11 March 2019 Council was briefed on the developed Option 2 proposal now referred to as Option 2b which has been through a design development process since the design consultant team was engaged by Council in June 2018. Since the design team has been engaged the design development process for Option 2 has involved a Study Tour to Melbourne by the North Sydney Olympic Pool Steering Committee, a Value Management Workshop held after the Melbourne Study Tour (September 2018) and presentation back to the North Sydney Olympic Pool Steering Committee in February 2019.

In February 2019, it was also reported to Council that the existing Pool Grandstand built in 1935/36 had reached the end of its useful life and retaining it in the long term should not be considered.

Council at its March 25, 2019 Council meeting resolved the following.

**1. THAT** Council resolves to progress the completion of Design Stage 2 (Development Application and Statutory Approvals) for the redevelopment of the North Sydney Olympic Pool based on Option 2b, noting that the current total project cost estimate for this design (inclusive of construction, project management, design and project contingency costs) is in the order of \$57.9 million.

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**6. THAT** a celebration week be held in the week leading up to the closing of the North Sydney Olympic Pool for redevelopment/refurbishment and that an appropriate budget be identified for celebratory activities.

The developed Option 2 (Option 2b) design for the North Sydney Olympic Pool now incorporates the replacement of the grandstand, all of the feedback from the Study Tour, Value Management Workshop and Steering Committee meetings and is currently at 50% Stage 2 Design (Development Application and Statutory Approvals) documentation.

## CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council’s Community Engagement Protocol.

Community consultation on the developed Option 2 (Option 2b) will be undertaken as part of the Development Application Process whereby the development application is required to be publicly exhibited as per section 4 (Notification of Applications) of Council’s Development Control Plan 2013.

## SUSTAINABILITY STATEMENT

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

## DETAIL – DESIGN DEVELOPMENT OF OPTION 2B (March 2019-July 2019)

**Table 1. Identifies the minor design development changes that have been undertaken since Option 2b was adopted by Council on March 25, 2019.**

Design Development Item	Comments on the origin of the Design development item.	Location	Document Reference
1. Amenities moved closer to Children’s play – NSC request	At the last Steering Committee meeting held on the 8th of February 2019 committee members requested that the Level 1 Change Facilities be relocated closer to children’s play / Leisure Pool.  As a result of this request for design development the Administration offices were relocated to the west to allow for relocation of amenities as requested.  Location of Facilities provides shorter distance to children’s change from Leisure Pool. Management offices now closer to the service lift at the western end of the site improving connection between levels.  Design development of this request undertaken by Architects.	Level 1 – adjacent to Children’s Play area and Creche	Architectural Drawings DA 10
2. Leisure Pool shape adjusted – Design	Level 1 Plan Leisure Pool shape adjusted to accommodate shade structure and keep columns clear of water where possible. Shade structure has more complete cover to Leisure pool than previous	Level 1	Architectural Drawings

<b>Design Development Item</b>	<b>Comments on the origin of the Design development item.</b>	<b>Location</b>	<b>Document Reference</b>
<b>Development by Architects</b>	and now allows clear circulation paths either side of the Leisure Pool.  Design development undertaken by Architects.		DA 10
<b>3. Raised slabs at western end of Olympic pool to be demolished – Design Development by Architects</b>	Raised slabs at western end of Olympic pool to be demolished and extend concourse at a single level.  Existing slab is badly corroded and impedes egress and access around the pool. Removing the slab and extending the concourse to the wall of the existing gym structure solves these issues.  Now possible due to adoption of saline water to the pool allows for demolition of redundant plant in this area.  Design development undertaken by Architects	Level 1	Architectural Drawings DA 10
<b>4. Potential second entry to pool level 1 – NSC request</b>	Potential second entry to lower concourse located within Ripples Café or another nearby location.  Entry could provide accessible access direct from Ferry and bus stops to lower concourse. A lower access / entry point may be able to be monitored remotely by staff.  Requested to be included as an option by NSC – PCG Meeting.  Design development of this request undertaken by Architects	Level 1	Architectural Drawings DA 10
<b>5. Landscape courtyard adjacent creche – Design Development by Architects</b>	Landscape courtyard adjacent creche now provides integrated enclosed landscaped area. This can be secured closed for creche playground use in the morning and revert to an open area at other times. This maximises usable area and allows for future use as an events area.  Design development undertaken by Architects	Level 1	Architectural Drawings DA 10
<b>6. Lift stop, and bridge structure proposed to existing stair tower to provide accessible route to sun deck. – NSC request</b>	Lift stop, and bridge structure proposed to existing stair tower to provide accessible route to sun deck and L2 Gym entry without using stair climber.  Design requested by NSC at end of Stage 1- NSC PCG Meeting. Stair climber access unlikely to satisfy DDA access requirements for the extended uses now proposed on Level 2.  Design development of this request undertaken by Architects	Level 2	Architectural Drawings DA 11
<b>7. Void added to L2 Gym to provide visual connection between the Level 2 Gym. – Design Development by Architects</b>	Void added to L2 Gym to provide visual connection between the Level 2 Gym levels 1 & 2. Potential site for climbing wall or another interactive feature.  Design development undertaken by Architects	Level 2	Architectural Drawings DA 11

<b>Design Development Item</b>	<b>Comments on the origin of the Design development item.</b>	<b>Location</b>	<b>Document Reference</b>
<p><b>8.</b>  <b>Level 2 Plan Connection between plant rooms added to improve circulation for staff.</b>                      – Design Development by Architects</p>	<p>Level 2 Plan Connection between plant rooms added to improve circulation for staff.</p> <p>Design development undertaken by Architects</p>	Level 2	Architectural Drawings DA 11
<p><b>9.</b>  <b>Entry amended to provide a single accessible entry route from front door to either upper or lower level pool entries.</b>                      – NSC request</p>	<p>Entry from Alfred Street amended to provide a single accessible entry route from front door to either upper or lower level pool entries. As requested by NSC at end of Stage 1. NSC PCG Meeting.</p> <p>Architects then added a new layout which includes internal ramp that requires additional space to accommodate it. Entry maintains importance of original stair tower structure. Incorporates entry awning for improved shelter</p> <p>Design development undertaken by Architects</p>	Level 3	Architectural Drawings DA 12
<p><b>10.</b>  <b>Plan Glazed walls to cafe/entry recessed from existing stair tower to improve heritage curtilage. Awning added to provide weather protection when passing from new entry to stair tower.</b>                      – Design Development by Architects</p>	<p>Plan Glazed walls to cafe/entry recessed from existing stair tower to improve heritage curtilage. Awning added to provide weather protection when passing from new entry to stair tower</p> <p>Design development undertaken by Architects</p> <p>(No instruction issued from North Sydney Council)</p>	Level 3	Architectural Drawings DA 12

In summary the main features and facilities in the developed Option 2B now include the following:

- New 50m Pool – with dividing barrier function and disabled access ramp- Level 1
- New Family leisure pool / Children’s interaction waterplay area + Sun-shade – Level 1
- New change facilities – including family change facilities on Level 1 and Level 3
- New landscaped area around Family leisure pool / Children’s interaction waterplay area – 213m<sup>2</sup> – Level 1
- New “Spin” / Multi-Purpose Fitness Facilities – 106m<sup>2</sup> - Level 1
- New Crèche 120m<sup>2</sup> + an outdoor play area 47m<sup>2</sup> - Level 1
- New Ripples Café on Olympic Boulevard – No change to Aqua Dining - Level 1
- New Program and Meeting Room Space with a function room foyer (Under Aqua Dining) 250m<sup>2</sup> – access from Olympic Drive - Level 1
- New Plant and heat pump rooms on Level 1
- New sundeck incorporated around family leisure / children’s play pool – Gelato bar – Level 2 – fully accessible via a lift stop introduced mid-level in the Stair tower 218m<sup>2</sup> – Level 2
- New gym in the new grandstand above change facilities -1100m<sup>2</sup> – Level 2
- New Lift on western side of Pool from Level 1 to Level 3

- Upgraded existing 25m pool to 4 x wide lanes – with disabled access ramp - Level
- New indoor warm water pool area (WWP) and Learn to Swim (LTS) area – new sauna and spa facilities in lieu of an expanded (8) lane 25m pool – with a disabled access ramp - Level 3
- New Grandstand with roof / shade structure – capacity 970
- New Café adjacent to the 25m pool / Warm Water Pool – 179m<sup>2</sup> - Level 3
- New Retail shop at entry 176m<sup>2</sup> – Level 3
- New larger covered entry off Alfred street which incorporates the old heritage entry
- New Landscaped area at the corner of Paul Street and Alfred Street – incorporating a “Green Wall” 212m<sup>2</sup>
- Widened footpath at the main entry off Alfred Street for bus and large group pick up and drop off.

### **DEVELOPMENT APPLICATION PROCESS**

The redevelopment of the North Sydney Olympic Pool will be classified as regionally significant development under Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011 as the Development Application is ‘Council related’ development and has a Capital Investment Value of over \$5 million. The Development Application will be required to be determined by the Sydney North Planning Panel.

The Development Application will be publicly exhibited and assessed in accordance with Section 4.15 of the Environmental Planning & Assessment Act 1979 (EP&A Act). The following planning instruments and development control plans are relevant to the Development Application (DA) for the proposed concept:

- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy 55 – Remediation of Land;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- North Sydney Local Environmental Plan 2013;
- Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005; and
- North Sydney Development Control Plan 2013.

The assessment will be undertaken by an independent Town Planning Consultant engaged by North Sydney Council. Referral advice on heritage and traffic issues will be undertaken by independent consultants.

Council has engaged Symons Goodyer Town Planning Consultants to assess the Development Application and Godden Mackay Logan to undertake a heritage assessment. A traffic consultant will be engaged prior to the DA being lodged.

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Figure 1. Artist's Impression - Option 2B – Developed in March 2019 – Aerial view



Figure 2. Artist's Impression - Option 2B – Developed in March 2019 – View from Level 3 – looking towards City

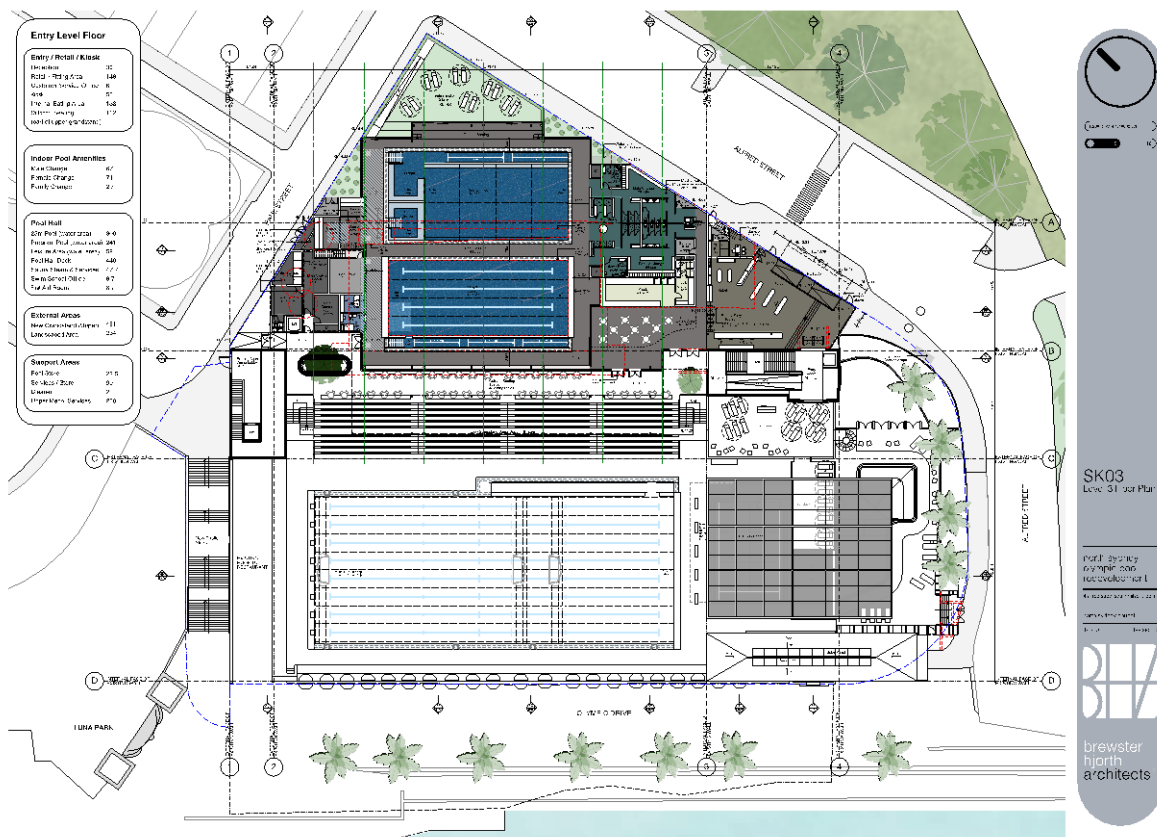


Figure 3. Option 2b – Developed in 2019 Level 1 Plan

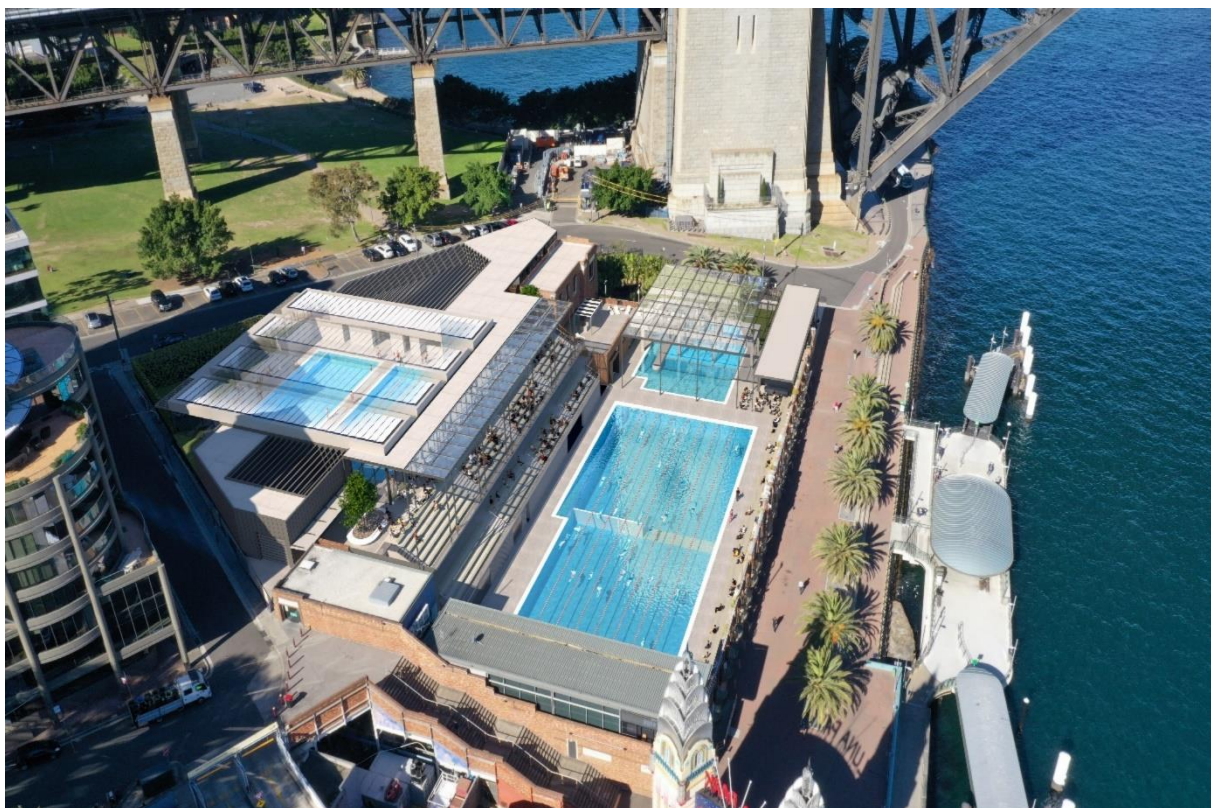


Figure 4 – Artist’s Impression - Option 2b – Developed in 2019 – “Birds Eye” View looking East



Figure 5 – Artists Impression - Option 2b – Developed in 2019 – View to new Entry off Alfred St

### **PROJECT PROGRAM (DRAFT)**

1. Stage 2 Design 50% (Development Application and Statutory Approvals) Documentation – Complete July 2019.
2. Stage 2 Design 100% (Development Application and Statutory Approvals) Documentation – complete - September 2019.
3. Lodge Development Application - September / October 2019.
4. Development Application Assessment – September / October 20-19 April 2020.  
**Note:** The DA Assessment period timeframe is an estimate only
5. Stage 3 Detail Design Documentation for tender and construction will occur concurrently up to 75% complete with the DA assessment period. – September / October 20-19 April 2020.
6. Stage 3 Detail Design 100% (Documentation for tender and construction) - Complete May – June 2020.
7. Tender period – June 2020 - August 2020
8. Tender Award – Pool Closure and commencement of Construction – September / October 2020.
9. Construction Period – estimated 18-24 Months

**Note:** All indicative (Draft) time frames are subject to change depending on the DA assessment period and approval of the DA.

## **CONCLUSION**

In accordance with Council's March 2019 resolution the consultants engaged to undertake the design services for the redevelopment of the North Sydney Olympic Pool have now completed the 50% Stage 2 Design (Development Application and Statutory Approvals) documentation.

The Stage 2 Design documentation reached 50% completion in July 2019 with 100% documentation scheduled for completion in September 2019. As outlined in this report there have been a number of minor design development changes to Option 2b since Council resolved to proceed with this option at its 25 March 2019 meeting. These minor changes are outlined in Table 1 of this Report.

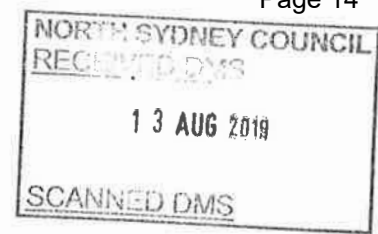
Also as outlined in this report, Council was advised at the March 25, 2019 Council Meeting, that the total project cost to deliver Option 2b is currently estimated at \$57.9 million. Council's Quantity Surveyor engaged to prepare detail cost estimates for the NSOP redevelopment (Option 2b) has reviewed the recently completed 50% Stage 2 Design (Development Application and Statutory Approvals) documentation and this estimate remains unchanged.

Council has received on 7 August 2019 a letter from the Australian Prime Minister, the Hon Scott Morrison confirming the Federal Government's commitment of \$10 million towards the redevelopment of the North Sydney Olympic Pool. Refer to attachment No 1.

Council is also preparing a funding Grant Application through the Greater Sydney Sports Facility grants fund program that was established under the NSW Government in 2018. Grants between \$500,000 and \$5 million are available through this program. Council's Open Space and Environmental Services Division are currently preparing an application for the redevelopment of the pool for the Stage 1, EOI process which closes on 20 September 2019.

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PRIME MINISTER

Reference: MC19-039199

7 August 2019

Councillor Jilly Gibson  
Mayor  
North Sydney Council  
C/O General Manager  
North Sydney Council  
PO Box 12  
NORTH SYDNEY NSW 2059

Dear Mayor

Thank you for your kind message of congratulations following the election.

The result is a recognition of so many Australians who simply and quietly wanted to continue to work hard to realise their decent and honest aspirations for themselves, their families and their communities. I have called them the quiet Australians. This was a victory for them and how they make our country stronger.

Having been successful at the election, we will now continue to govern humbly for all Australians.

We will work to strengthen our economy as we face the challenges ahead and create 1.25 million jobs over the next five years.

Having brought the budget back to surplus for the first time in 12 years we will keep it there and eliminate our nation's debt over the next decade.

We will deliver the promised tax relief for hard working Australians, families and small businesses that rewards their aspiration.

We will guarantee our record funding for schools, hospitals and roads by managing the nation's finances responsibly and keeping our economy strong.

And we will keep Australians safe from the many threats we face, both foreign and domestic, and keep our borders secure.

The timely implementation of our commitments is a priority for the Government. This includes the delivery of our commitment of \$10 million for the redevelopment of the North Sydney Olympic Pool.

I have referred your letter to the Minister for Youth and Sport, Senator the Hon Richard Colbeck, who has portfolio responsibility for the matter you have raised.

I have also copied this letter to the Member for North Sydney, Mr Trent Zimmerman MP.

Thank you again for your encouragement and support.

Yours sincerely



SCOTT MORRISON

# NORTH SYDNEY OLYMPIC POOL

PREPARED FOR BREWSTER HJORTH

Concept Territories

# URBANITE®

Frost\*collective (pivot | URBANITE | Frost\* | NEST | NEST:VR | jack)



# CONCEPT TERRITORIES

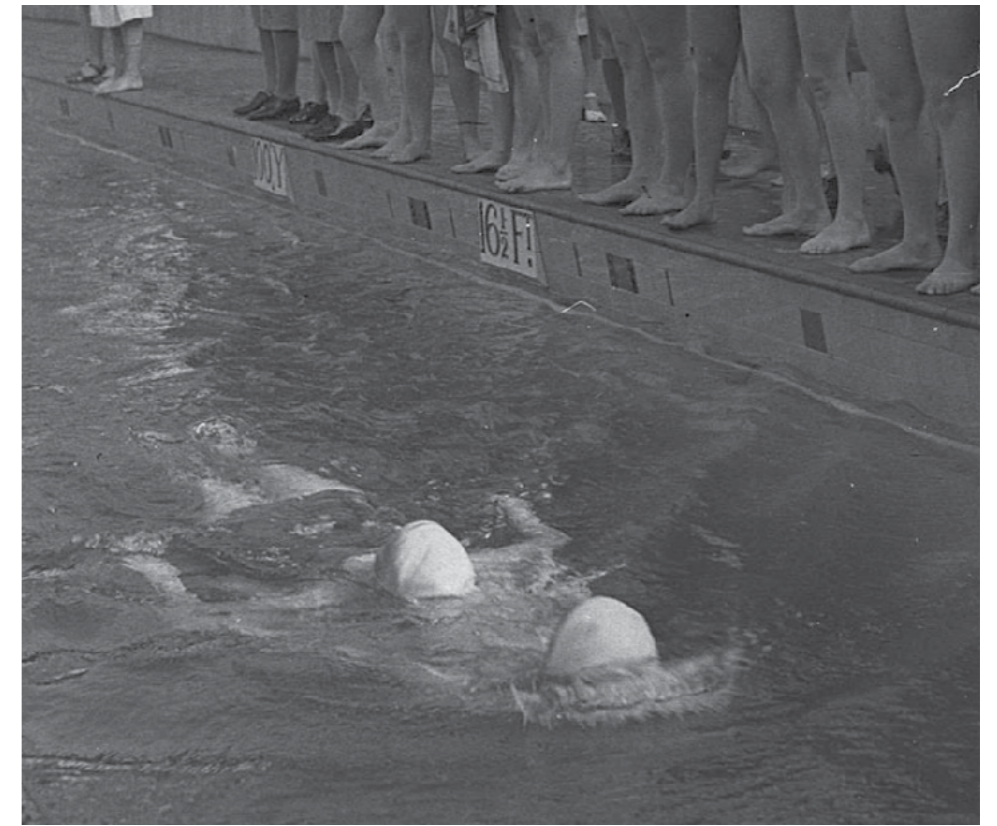
Water level



Shapes of water



History of movement



# TERRITORY 1 WATER LEVEL



# 1.1 LINK TO SITE

Drawing from the historic built environment and graphics of North Sydney Olympic Pool, references to water levels feature heavily.

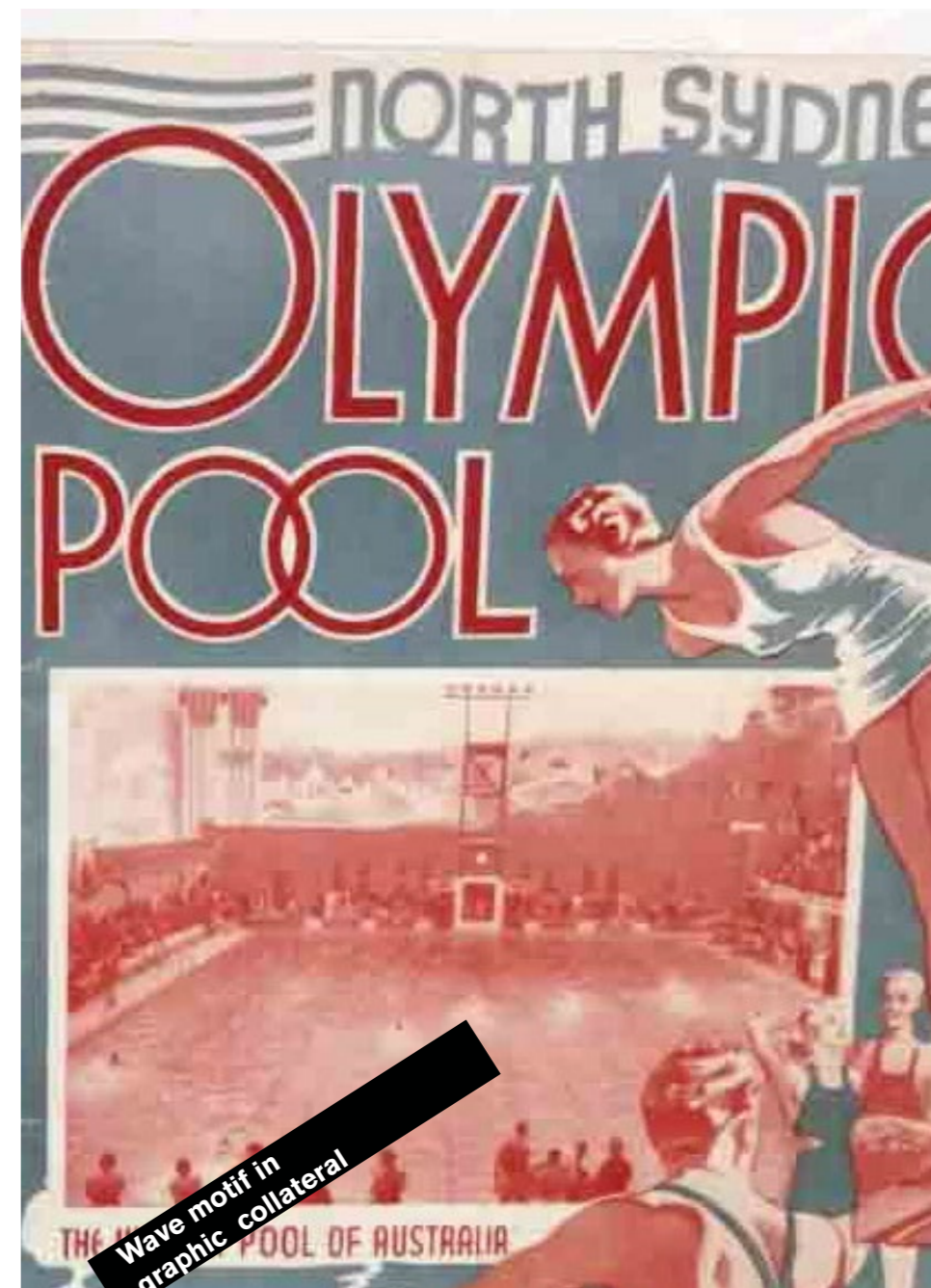


Relief sculptures feature wave patterns



Curved cornices

Scalloped parapet



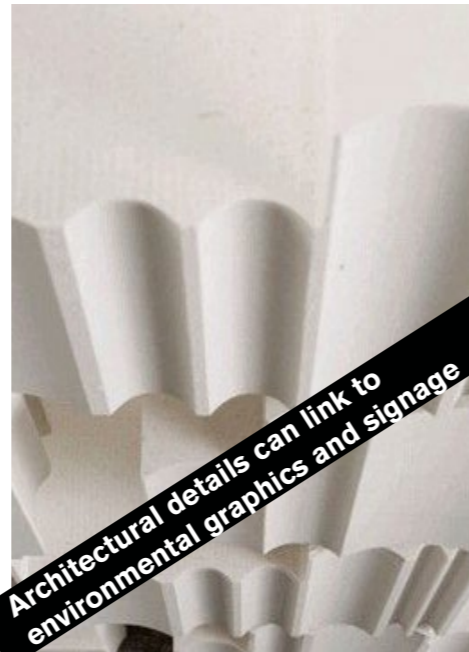
Wave motif in graphic collateral

# 1.2 DESIGN DRIVERS

Using the iconic form of water seen in the architectural details and graphic collateral, a system of graphics, patterns, forms and typography can be created.



Furniture design can link to wayfinding system and environmental graphics



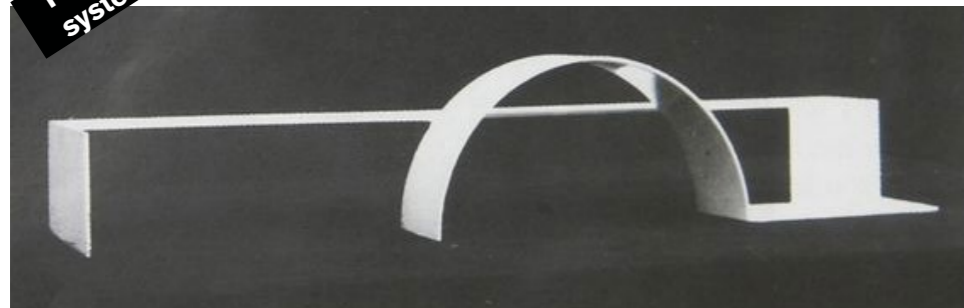
Architectural details can link to environmental graphics and signage



Pattern



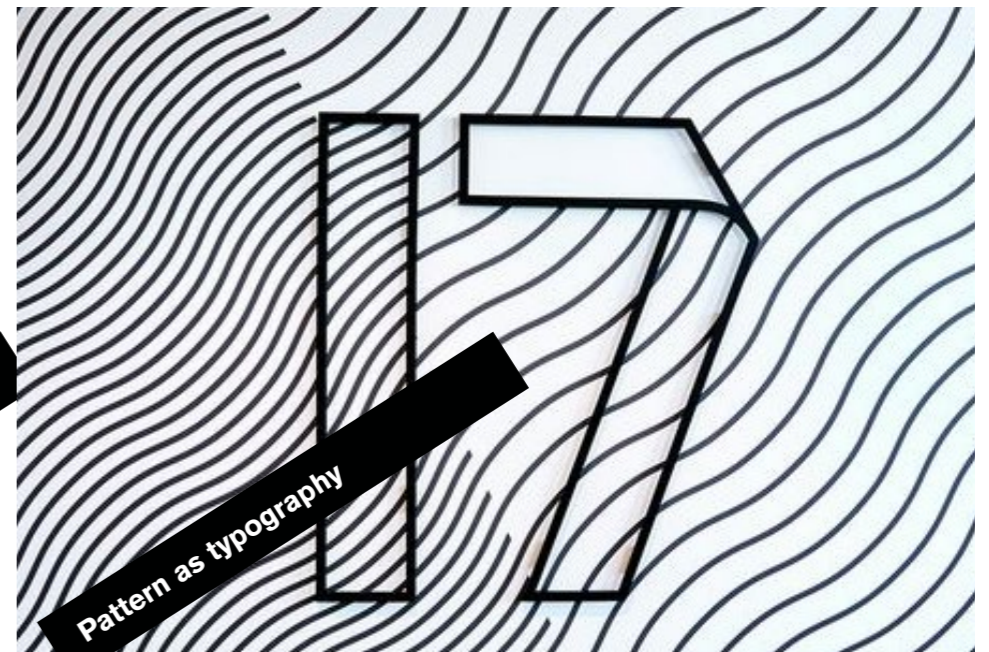
Integration of signage into environment



Floor plane signage / graphics

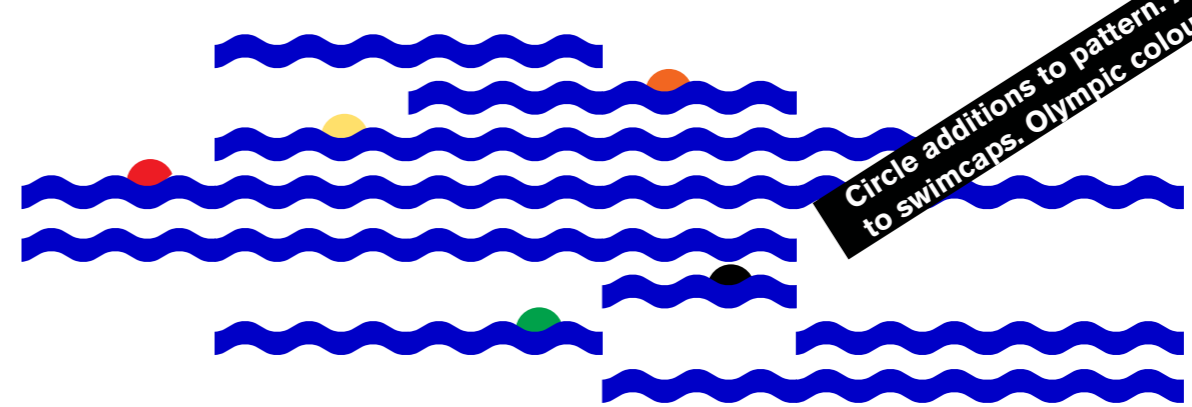
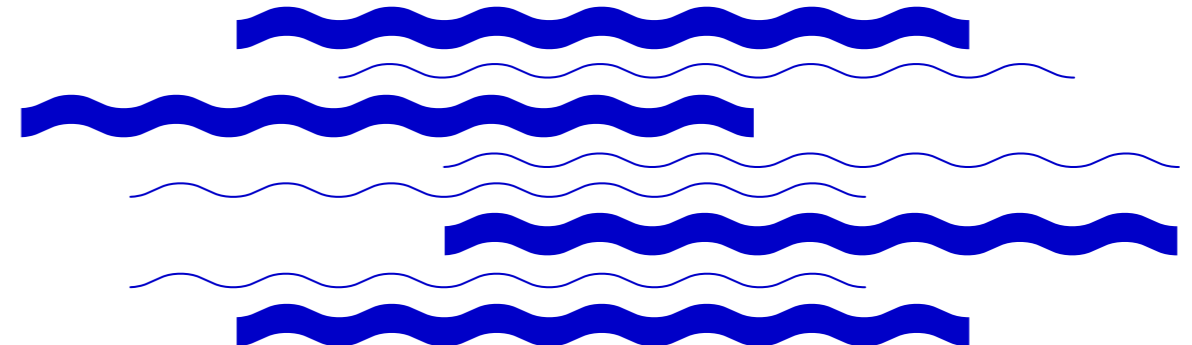
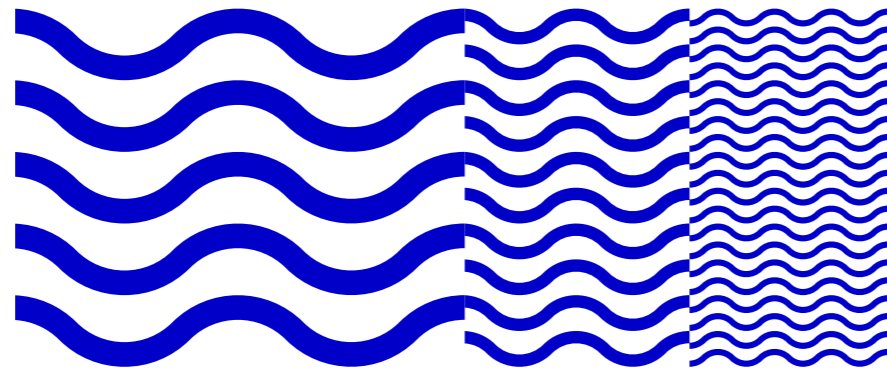
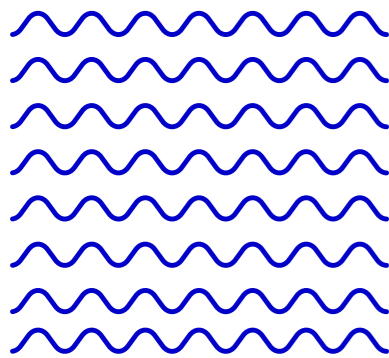
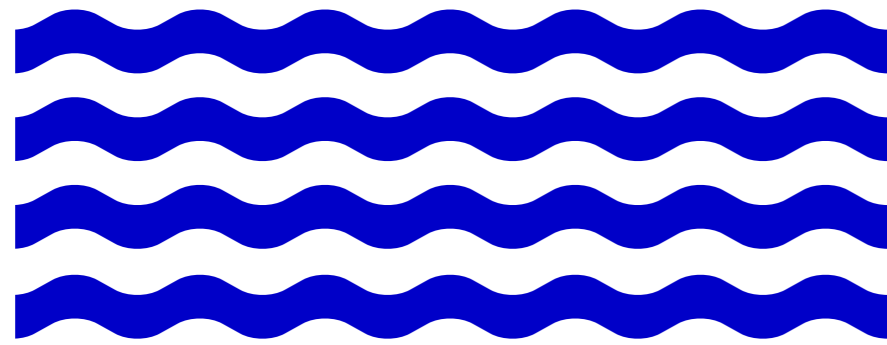
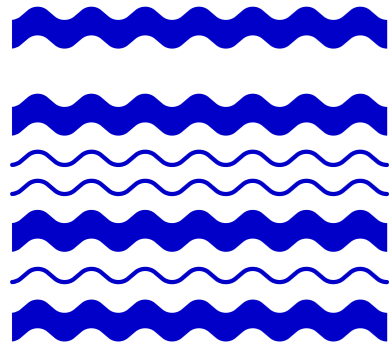


Distortion of lines as viewed through water

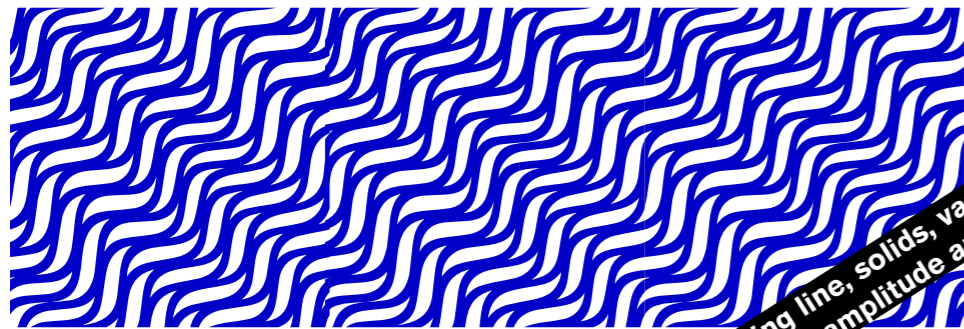


Pattern as typography

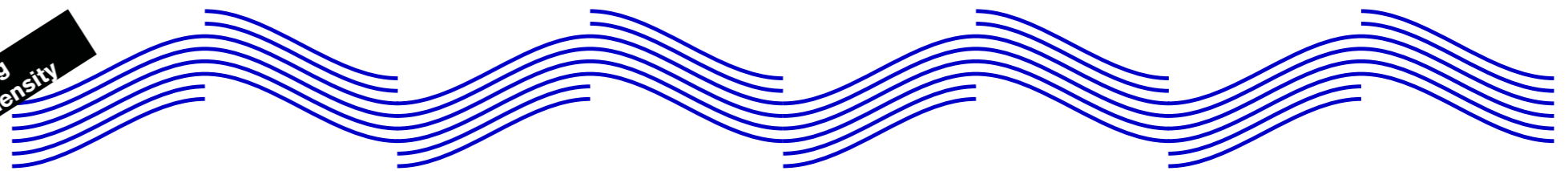
# 1.3 EXPLORATION



Circle additions to pattern. Alluding to swimcaps. Olympic colours.

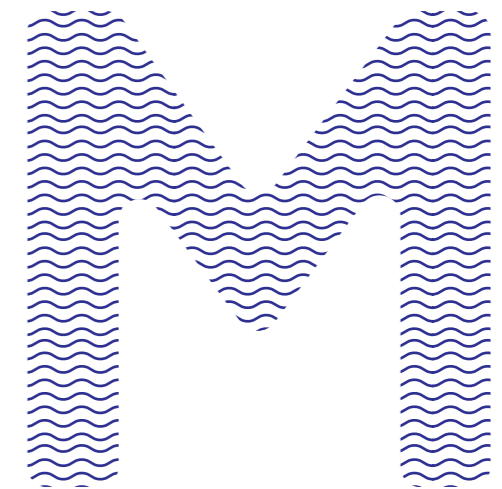
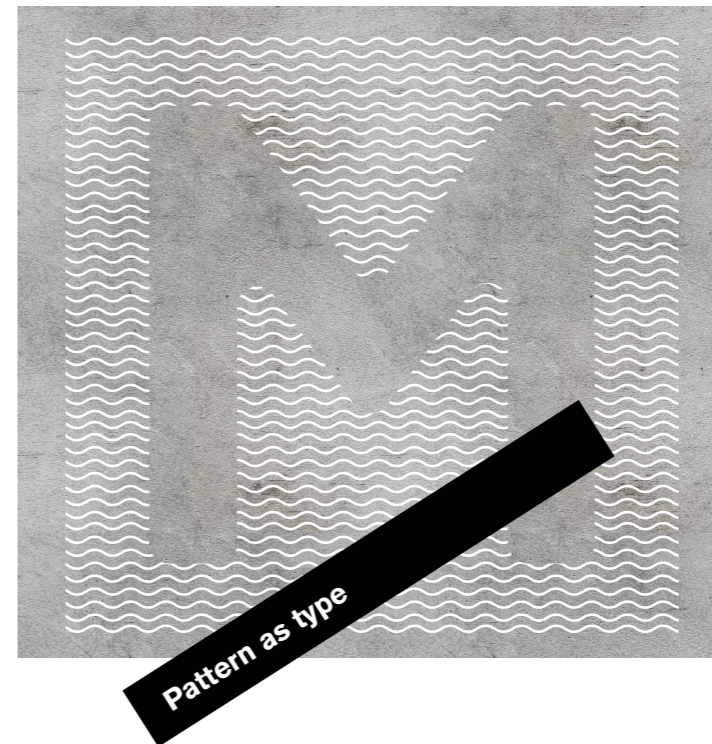
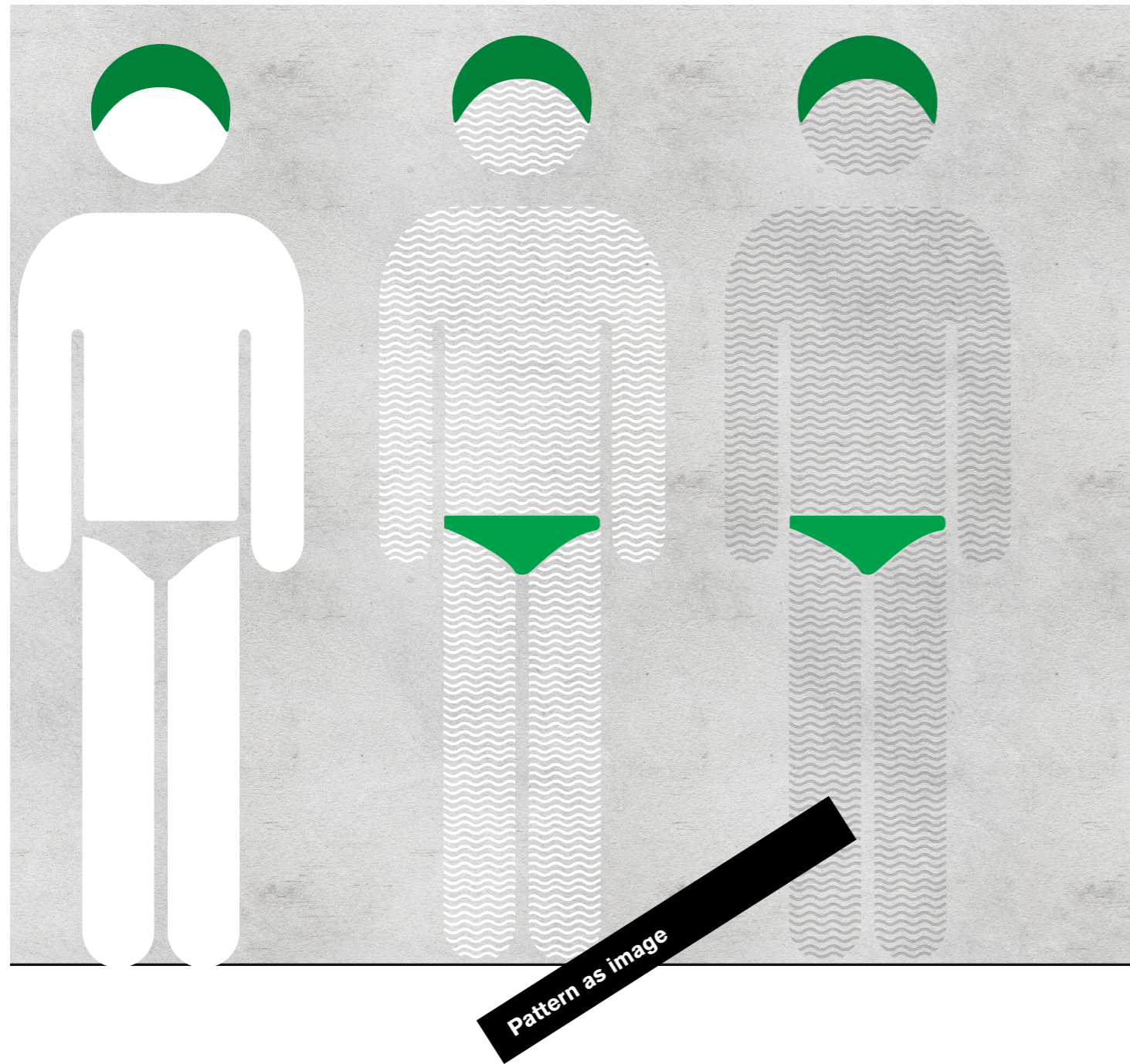


Exploring line, solids, varying thickness, amplitude and density





# 1.4 EXPLORATION



# 1.5 EXPLORATION



Signform tests

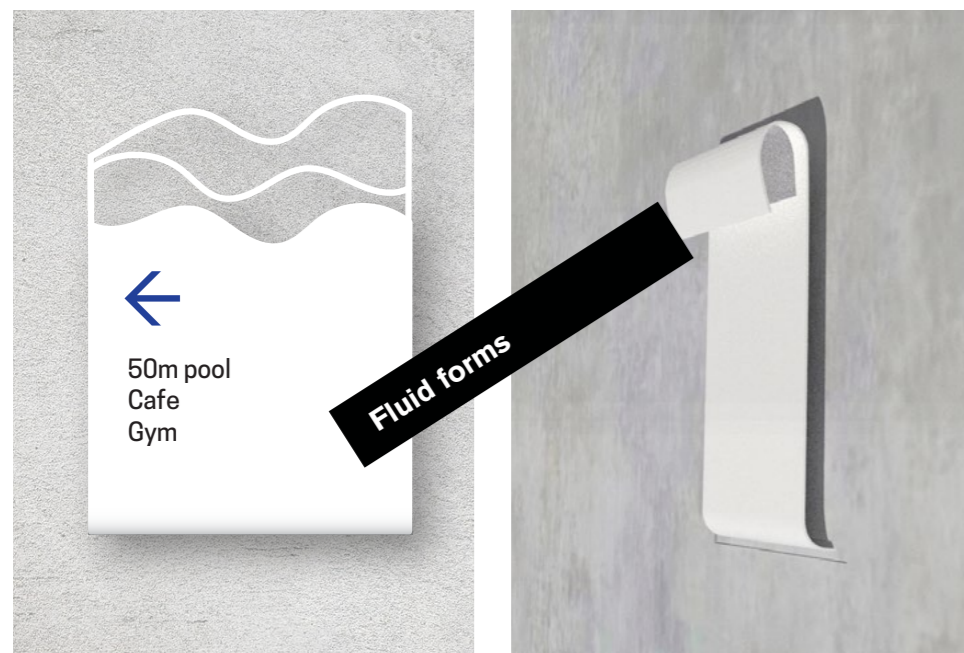
Folded forms



Colour reveals



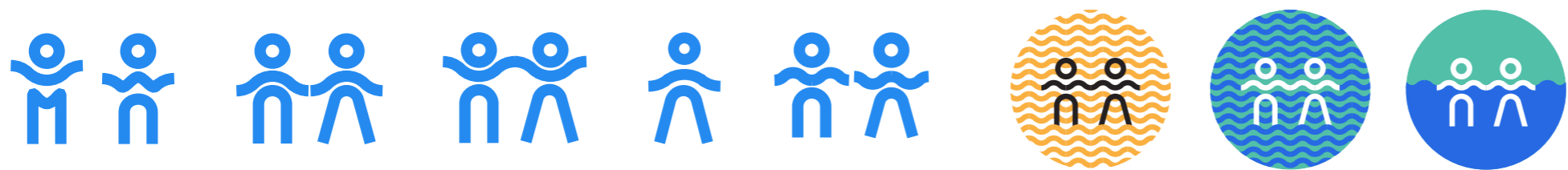
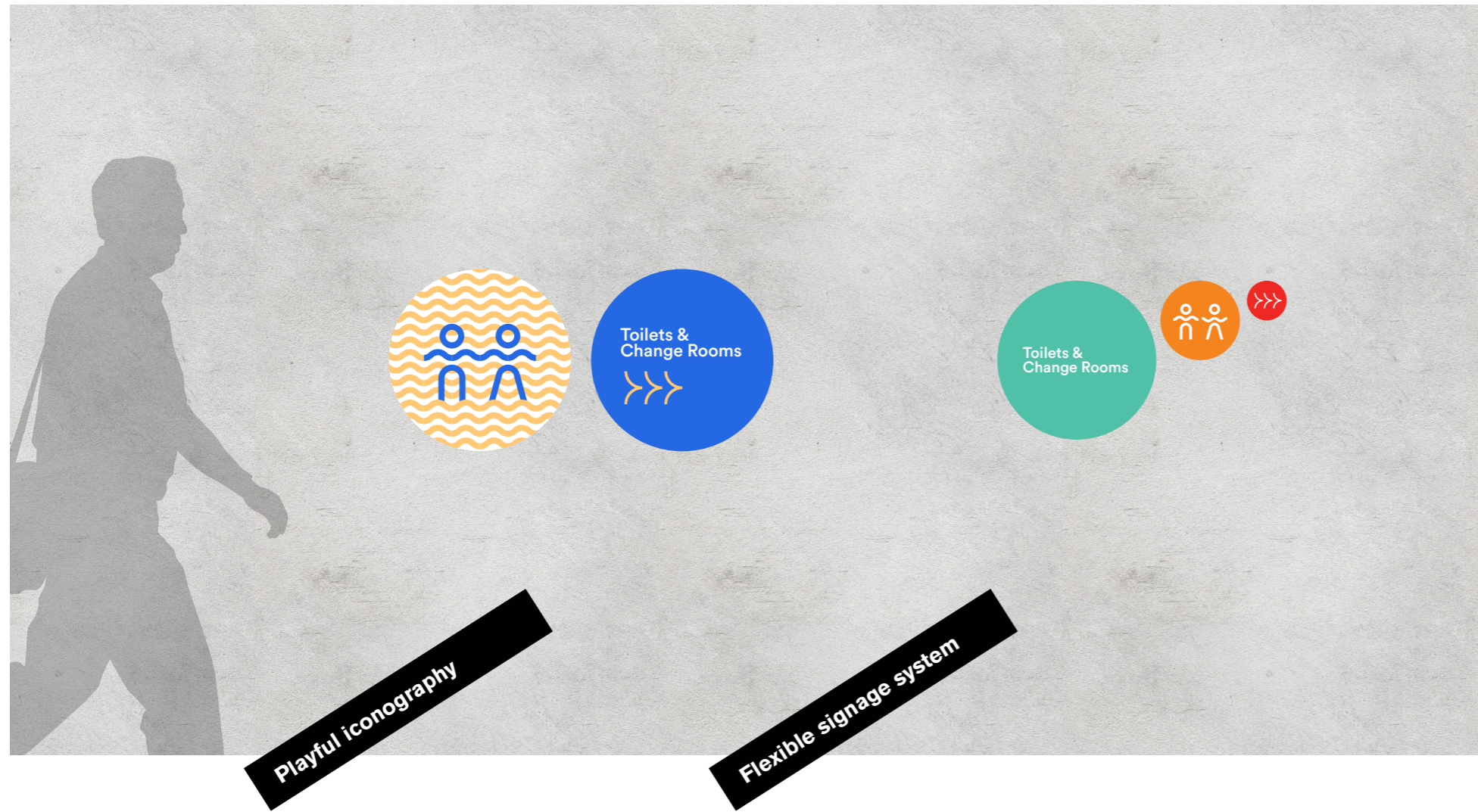
Dipped substrates



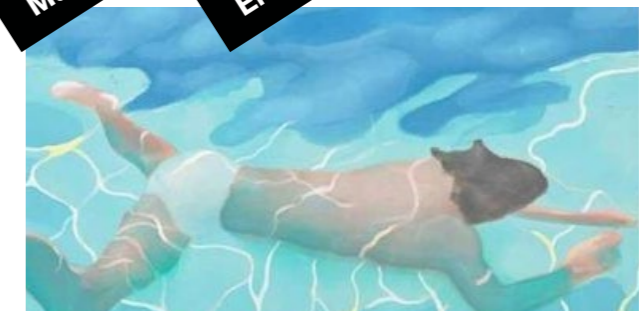
Fluid forms



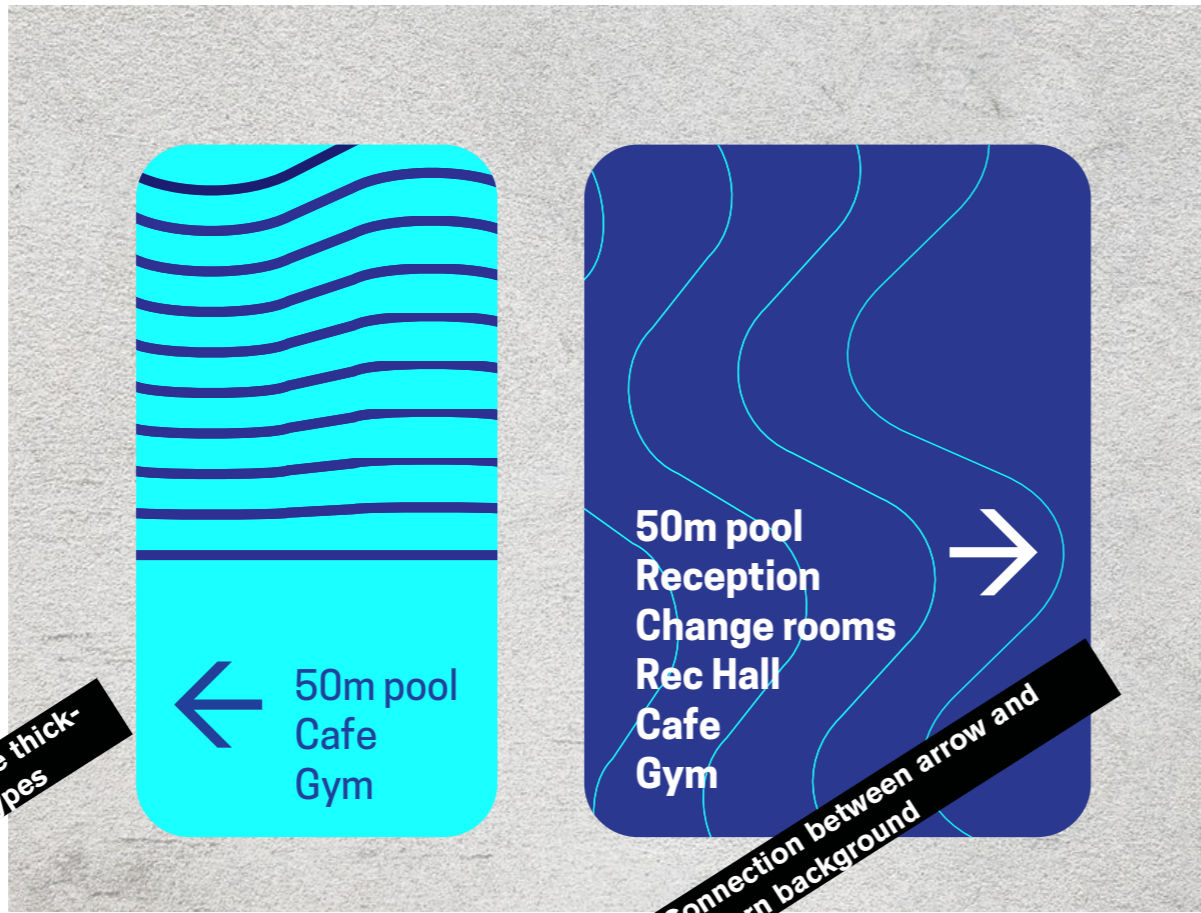
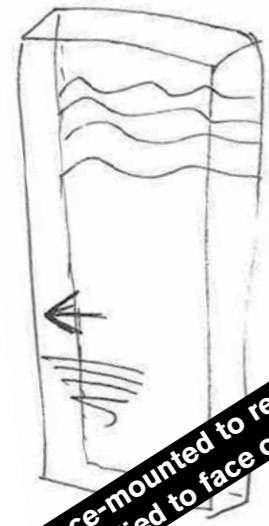
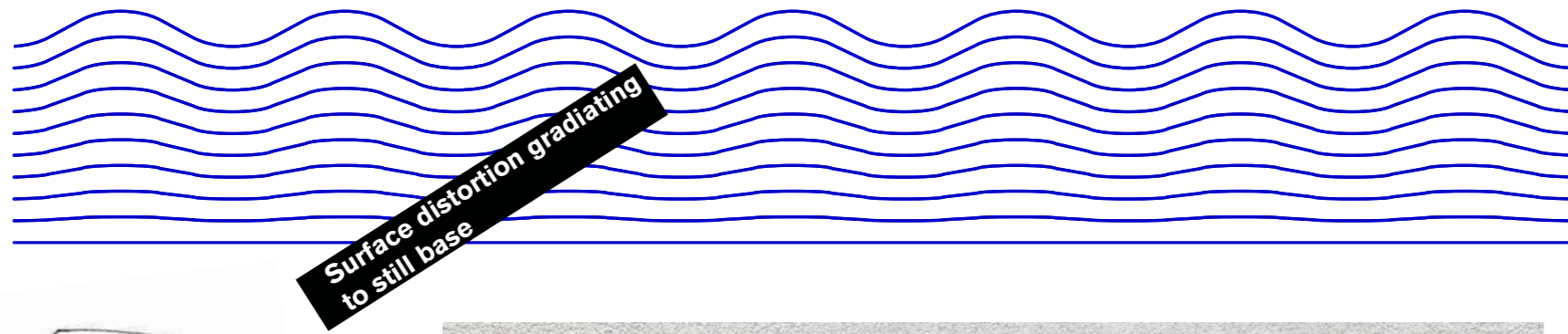
# 1.8 EXPLORATION



# 1.9 EXPLORATION



# 1.10 ADDITIONAL EXPLORATION

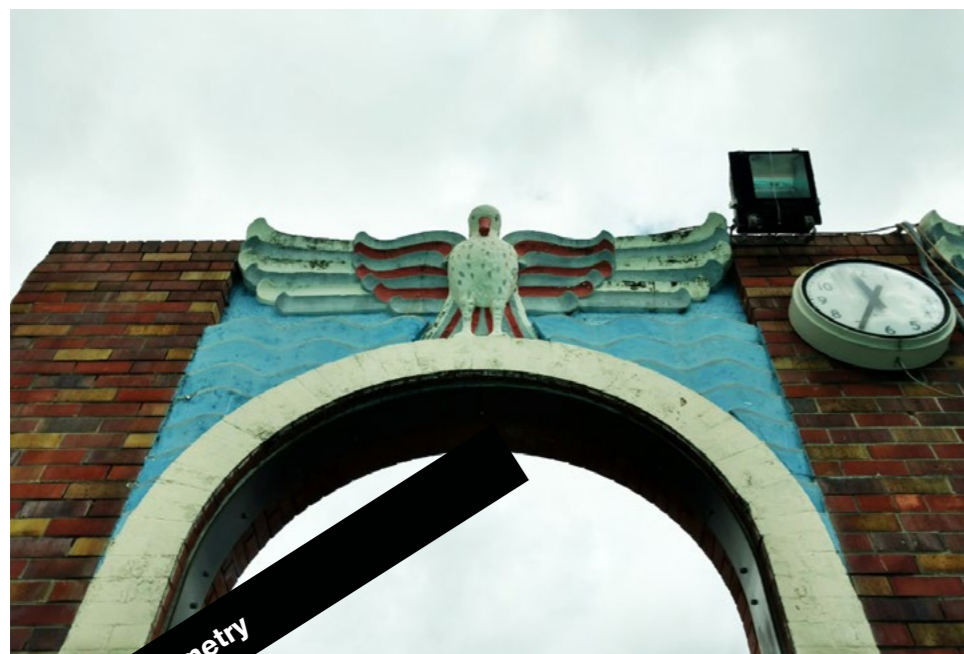


# TERRITORY 2 SHAPES OF WATER



# 2.1 LINK TO SITE

Infusing the sense of fun, heritage and play that Luna Park delivers on so well, into the neighbouring pool site.



Site geometry



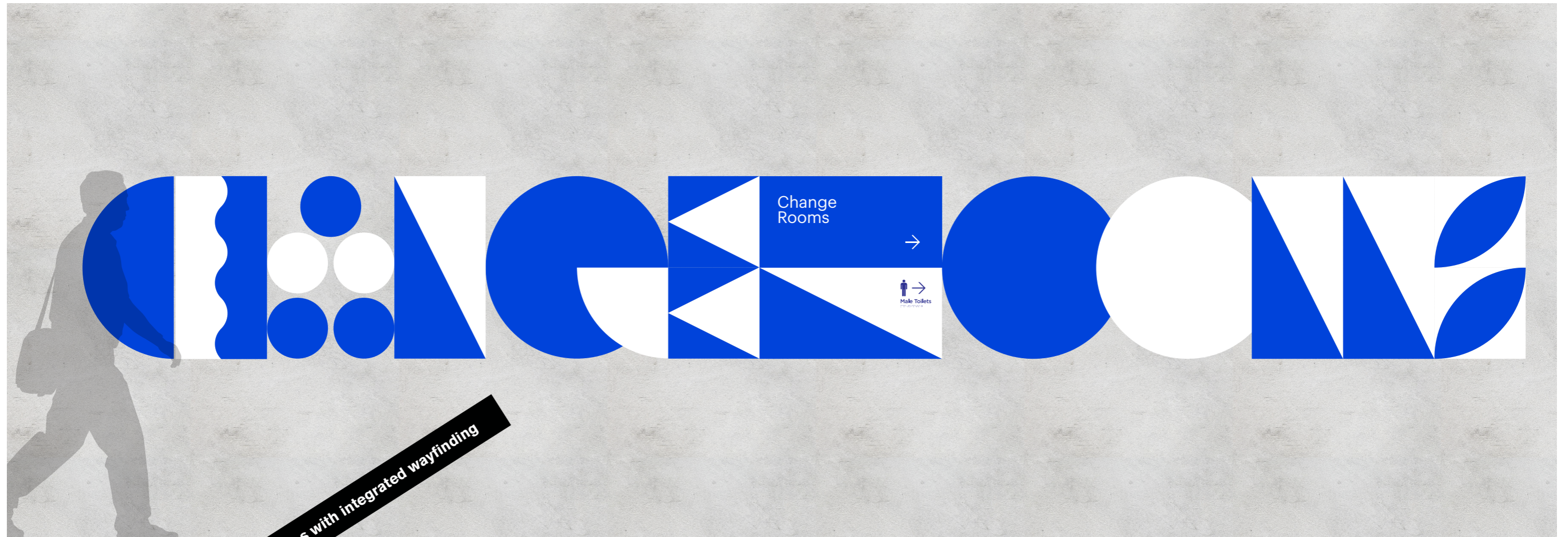
Luna Park architecture

# 2.4 EXPLORATION



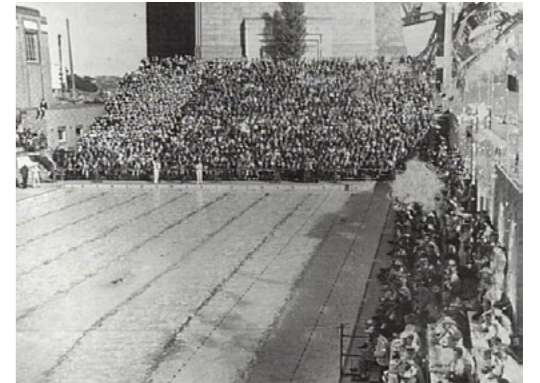
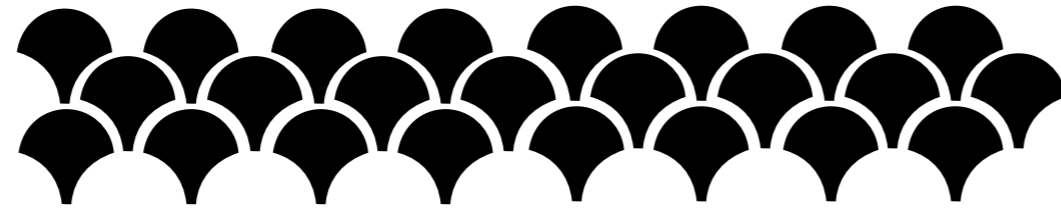
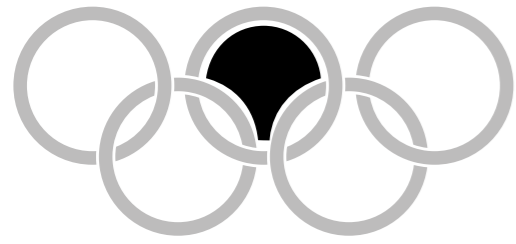


# 2.5 TESTS



Supergraphics with integrated wayfinding

# 2.11 ADDITIONAL EXPLORATION





# North Sydney Olympic Pool Redevelopment



**Sheet List**

Sheet Number	Sheet Name
DA-00	Cover Sheet
DA-01	Existing Site Plan
DA-02	Proposed Site Plan
DA-03	Existing Floor Plan - Level 1
DA-04	Existing Floor Plan - Level 2
DA-05	Existing Floor Plan - Level 3
DA-06	Existing Site Plan with Extent of Work
DA-07	Demolition Plan - Level 1
DA-08	Demolition Plan - Level 2
DA-09	Demolition Plan - Level 3
DA-10	Level 1 Floor Plan
DA-11	Level 2 Floor Plan
DA-12	Level 3 Floor Plan
DA-13	Roof Plan
DA-14	Elevations - Existing
DA-15	Elevations - Existing
DA-16	Elevations - Existing
DA-17	Elevations
DA-18	Elevations
DA-19	Elevations
DA-20	Sections
DA-21	Sections
DA-22	Shadow Diagrams - 21 June 9am
DA-23	Shadow Diagrams - 21 June 12pm
DA-24	Shadow Diagrams - 21 June 3pm
DA-25	External Finishes
DA-26	Perspective View - Harbour Bridge
DA-27	Perspective View - Luna Park
DA-28	Perspective View - Alfred Street
DA-29	Perspective View - Paul Street
DA-30	View Impact Analysis
DA-31	View Impact Analysis
DA-32	View Impact Analysis
DA-33	View Impact Analysis
DA-34	View Impact Analysis
DA-35	View Impact Analysis
DA-36	View Impact Analysis
DA-37	View Impact Analysis



**DA-00**  
Cover Sheet

north sydney  
olympic pool  
redevelopment

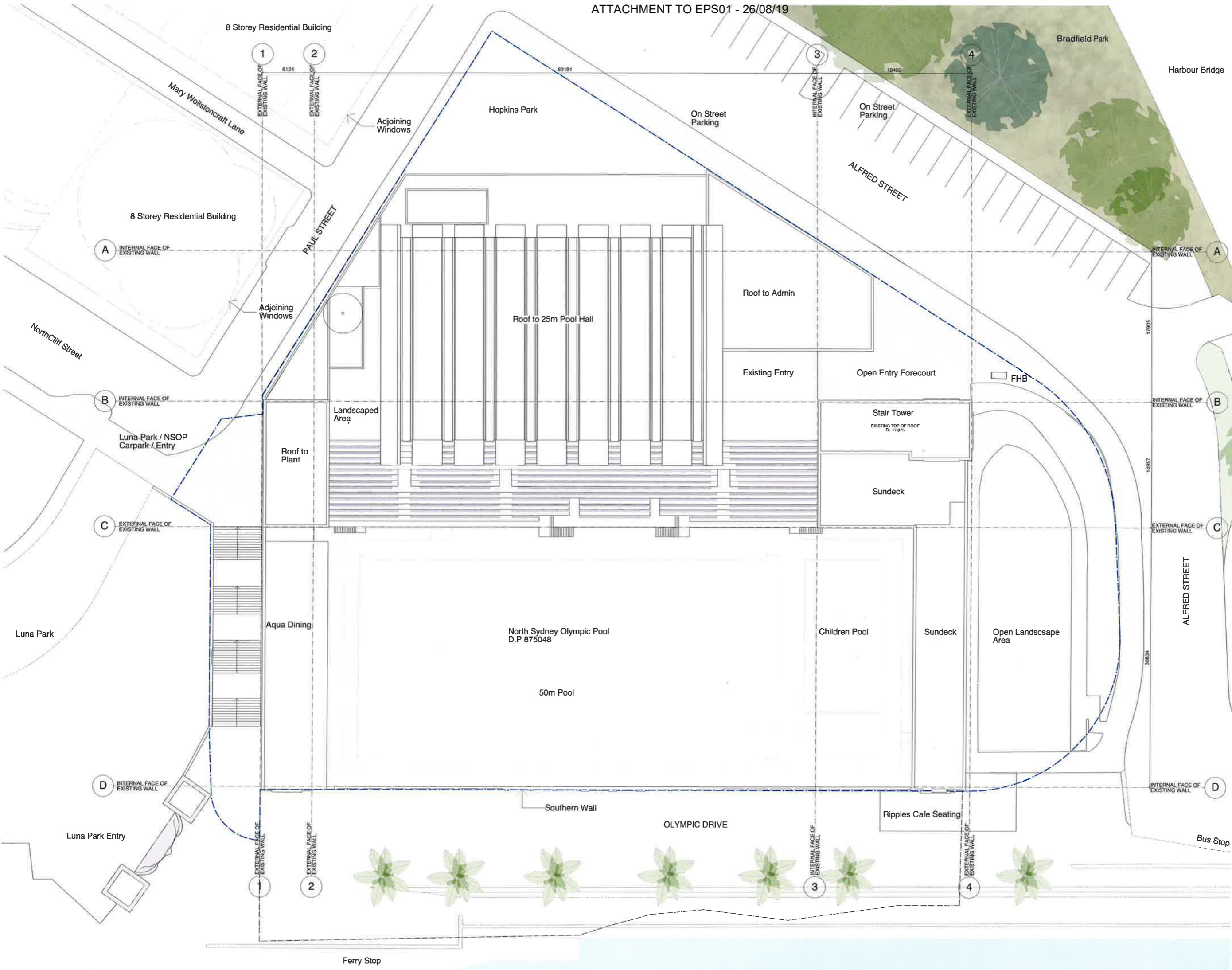
4 alfred street south milsons point

north sydney council  
2/7/19 Revision A



brewster  
hjorth  
architects

218 12 10039 Page 32 of 32



1:200 @ A1 = 1:400 @ A3

1 5 10

DA-01  
Existing Site Plan

north sydney  
olympic pool  
redevelopment

4 alfred street south milsons point

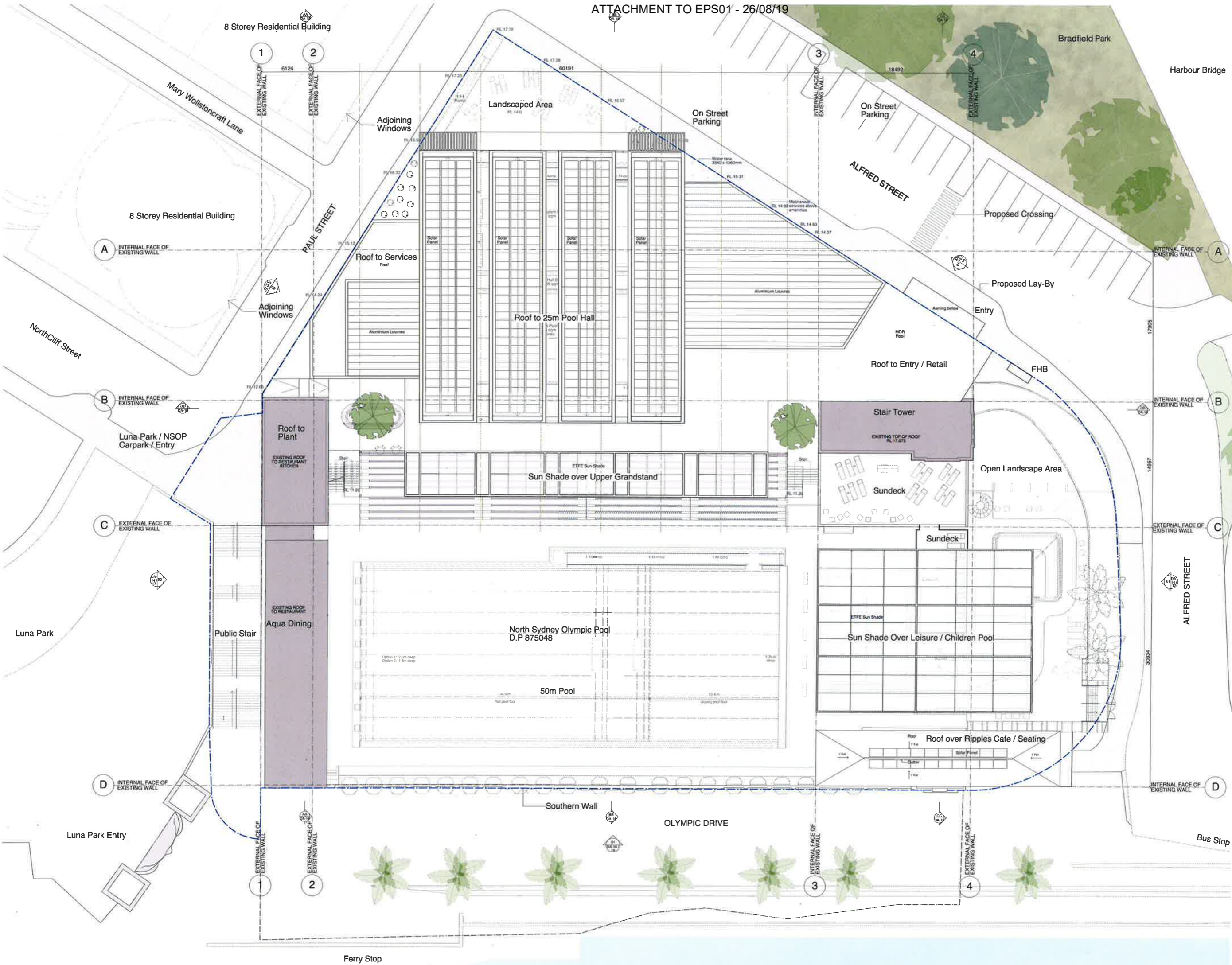
north sydney council

2/7/18 Revision A



brewster  
hjorth  
architects

218124NSP-Plans.vrx



1:200 @ A1 + 1:400 @ A2  
 1 5 10

DA-02  
 Proposed Site  
 Plan

north sydney  
 olympic pool  
 redevelopment

4 alfred street south milsons point

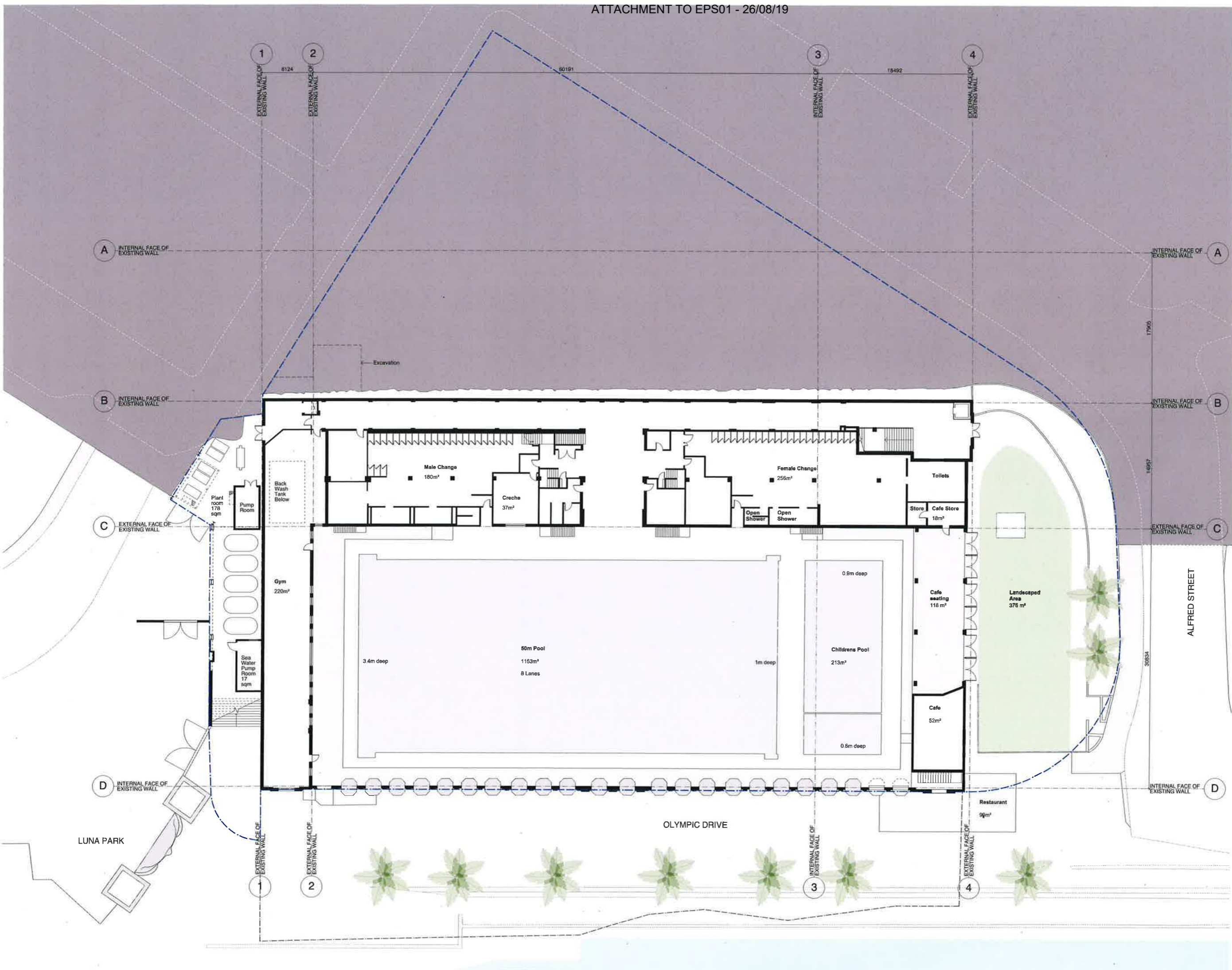
north sydney council

2/7/19 Revision B



brewster  
 hjorth  
 architects

21/11/2019-Plans vvx



1:200 @ A1 + 1:400 @ A3  
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**DA-03**  
 Existing Floor  
 Plan - Level 1

north sydney  
 olympic pool  
 redevelopment

4 alfred street south milsons point

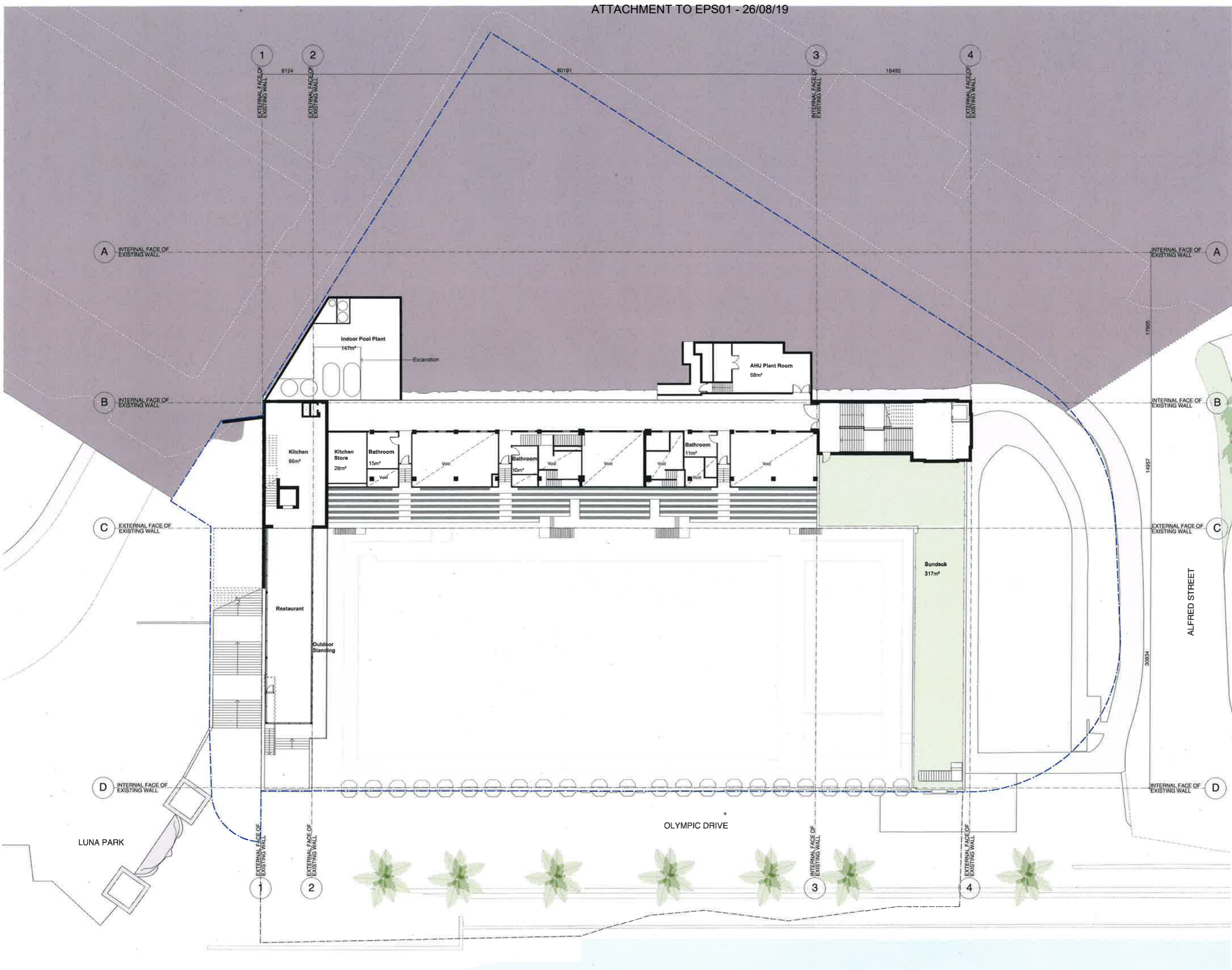
north sydney council

2/7/19 Revision A



brewster  
 hjorth  
 architects

2:1812-14CSP-Plans.vwx



1:200 @ A1 = 1:400 @ A3

1 5 10

DA-04  
Existing Floor  
Plan - Level 2

north sydney  
olympic pool  
redevelopment

4 alfred street south milsons point

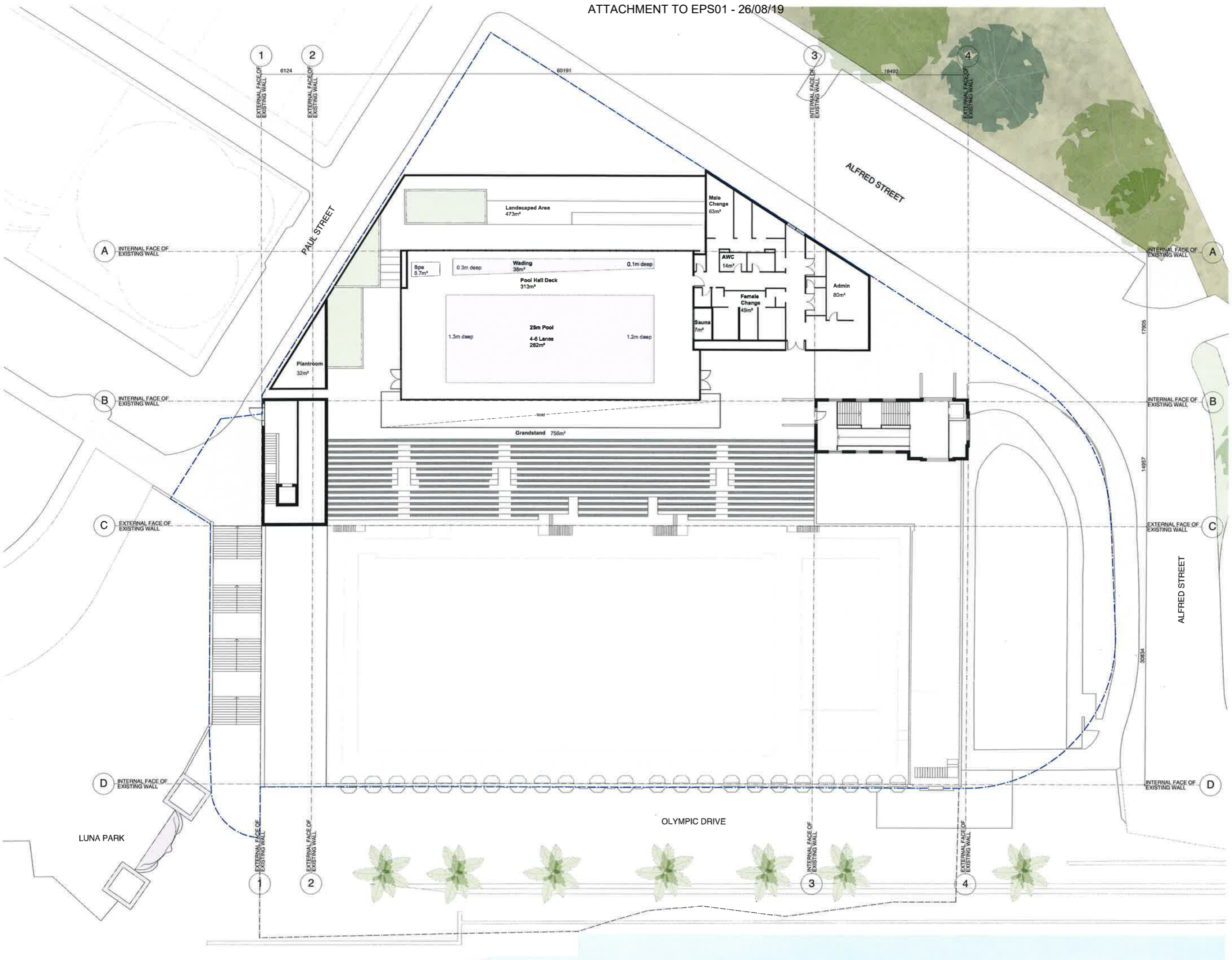
north sydney council

2/7/19 Revision A



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hjorth  
architects

21/12/2019-OSPF-Peiris.vrx



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**DA-05**  
 Existing Floor  
 Plan - Level 3

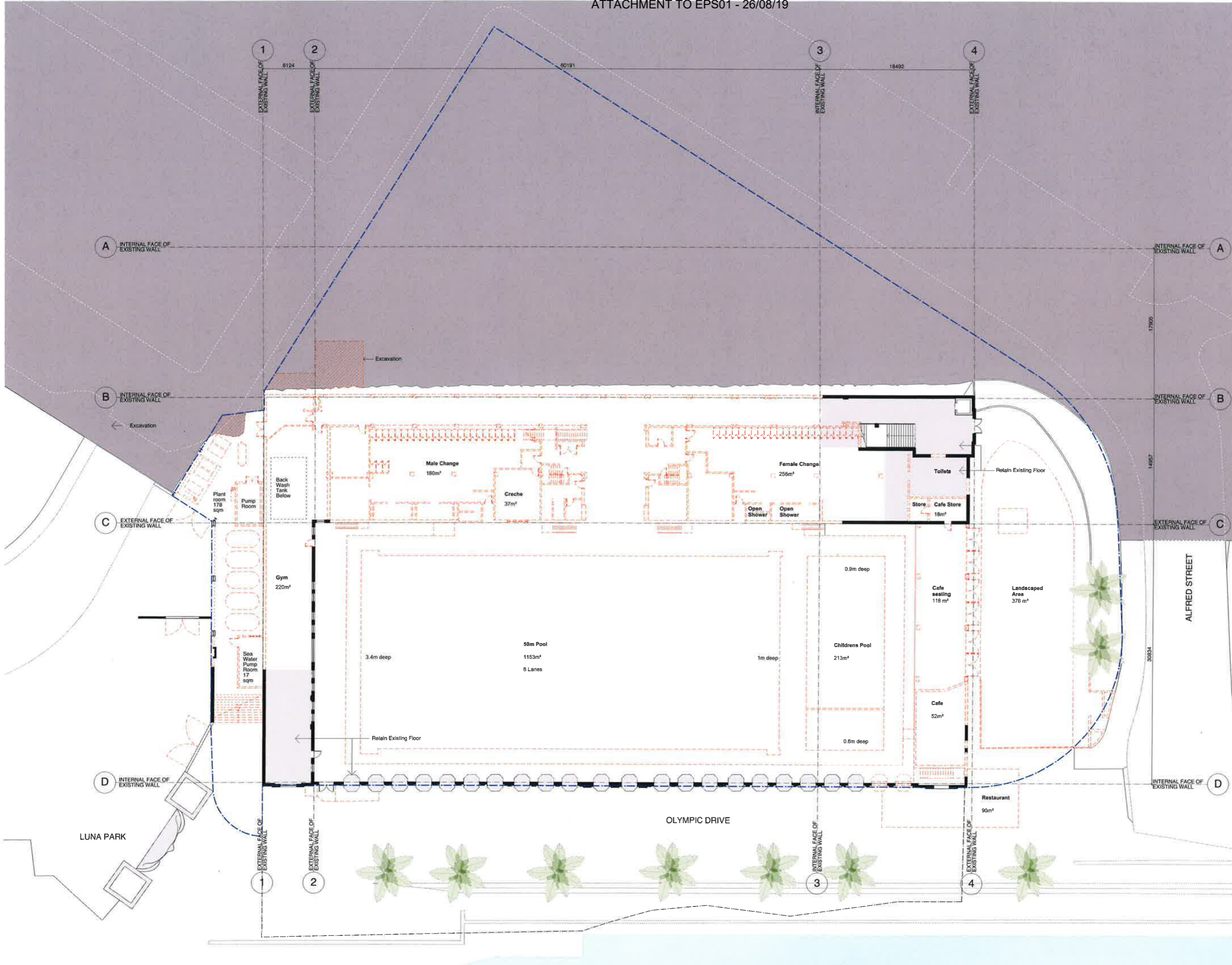
north sydney  
 olympic pool  
 redevelopment  
 4 alfred street south milsons point  
 north sydney council  
 2/7/19 Revision A



brewster  
 hjorth  
 architects

21812-05SP-Plans vvx





1:100 @ A1 + 1:200 @ A2

3 2.5 5

Demolished Works

Existing Works

DA-07  
Demolition Plan -  
Level 1

north sydney  
olympic pool  
redevelopment

4 alfred street south milsons point

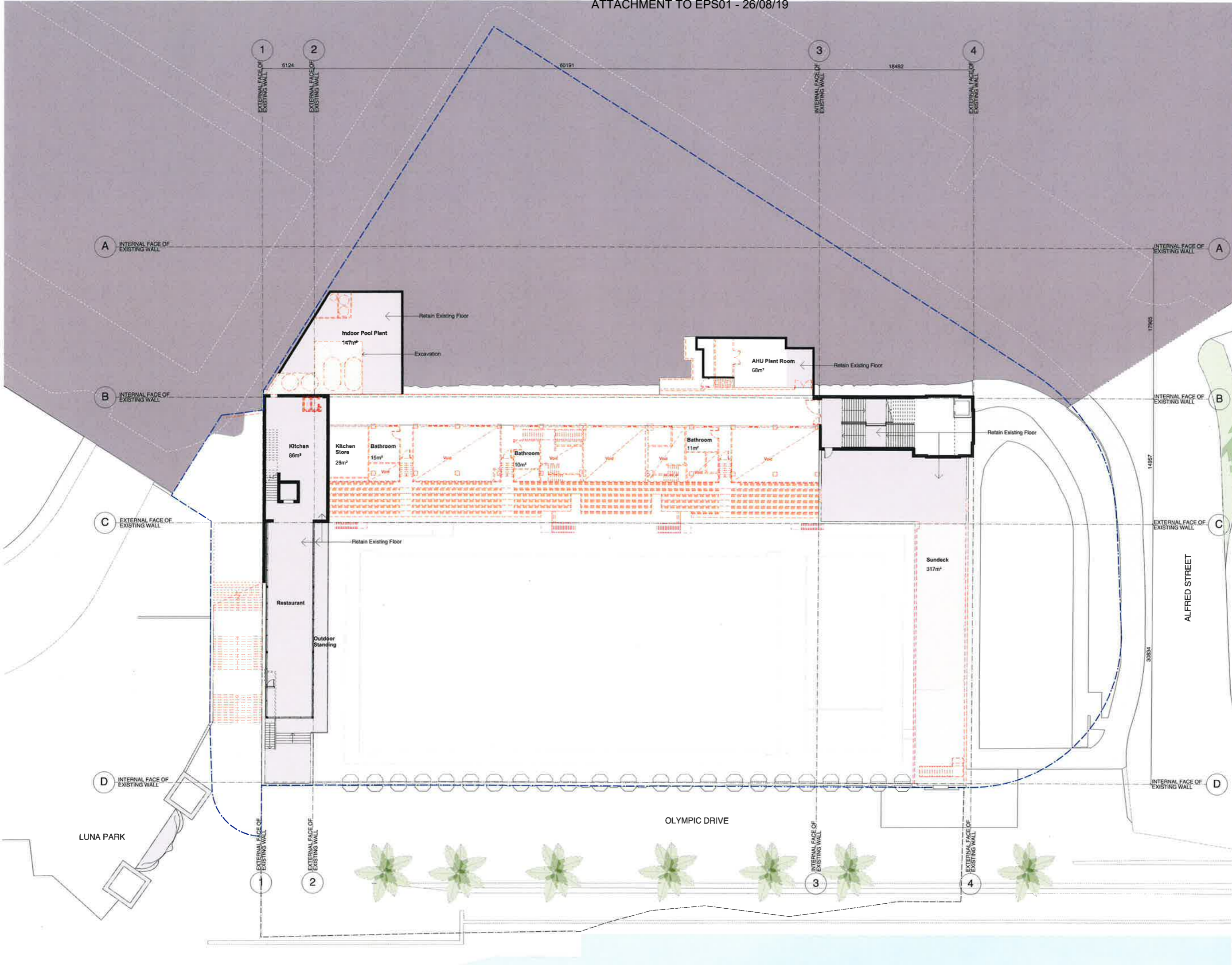
north sydney council

2/7/19 Revision A



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hjorth  
architects

21612-NSOP-Plans vwx



1:100 @ A1 + 1:200 @ A2

2.5

Demolished Works  
Existing Works

DA-08  
Demolition Plan -  
Level 2

north sydney  
olympic pool  
redevelopment

4 alfred street, south milsons point

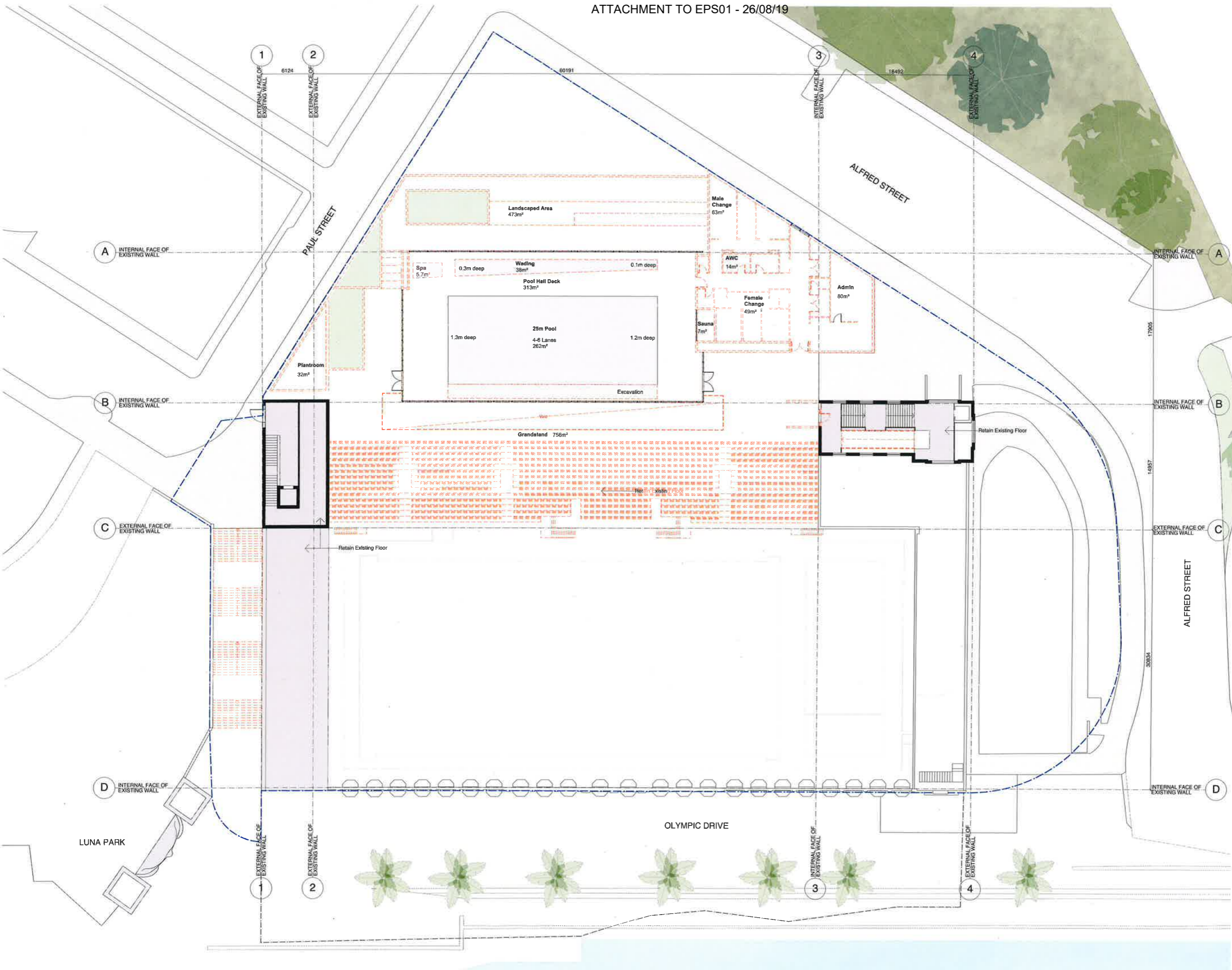
north sydney council

27/19 Revision A



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hjorth  
architects

21812-NCSP-Plans\_vw.dwg



1:100 @ A1 + 1:200 @ A3

2.5

Demolished Works

Existing Works

DA-09  
Demolition Plan -  
Level 3

north sydney  
olympic pool  
redevelopment

4 alfred street south milsons point

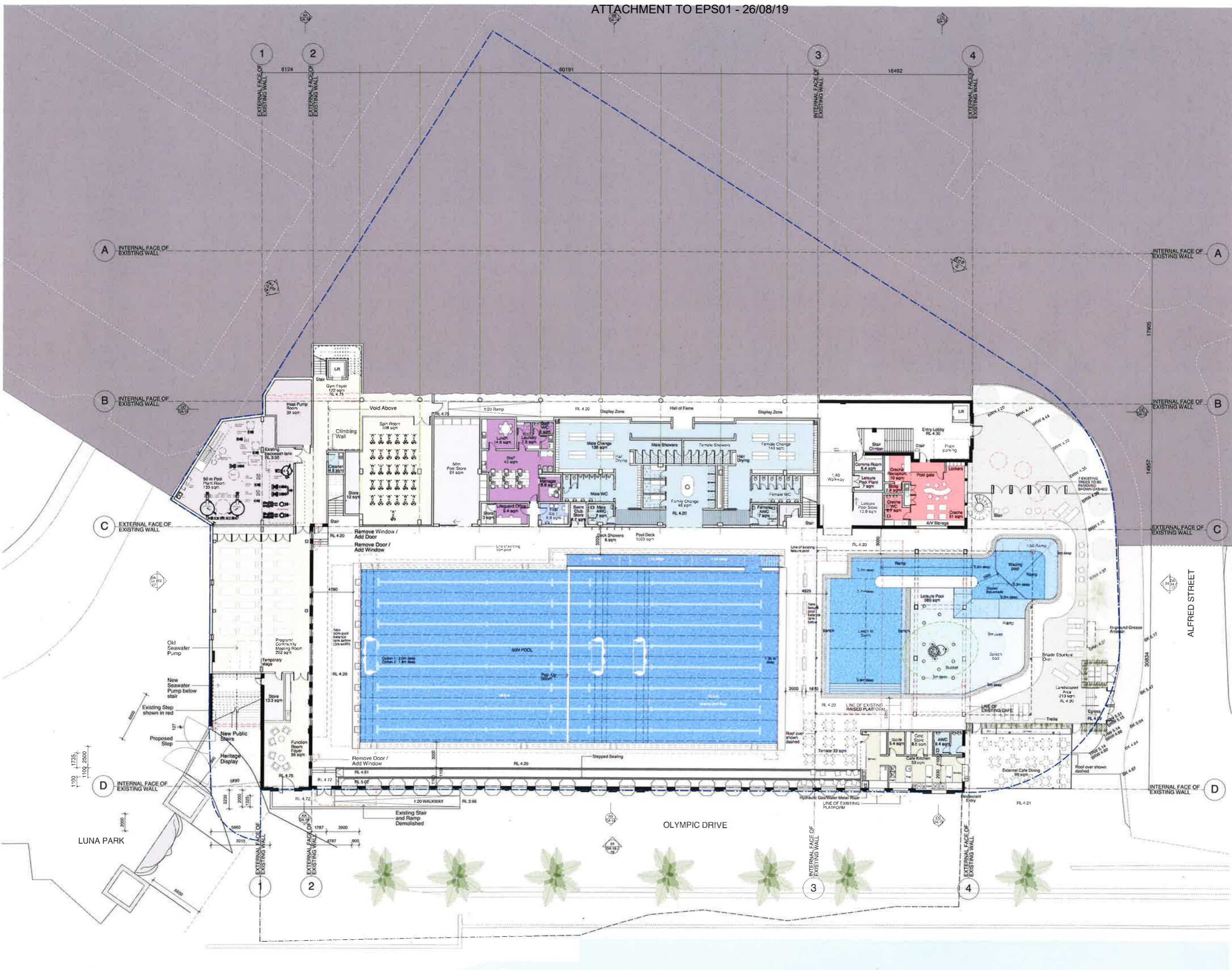
north sydney council

2/7/19 Revision A



brewster  
hjorth  
architects

21912-NDSP-Plans vww



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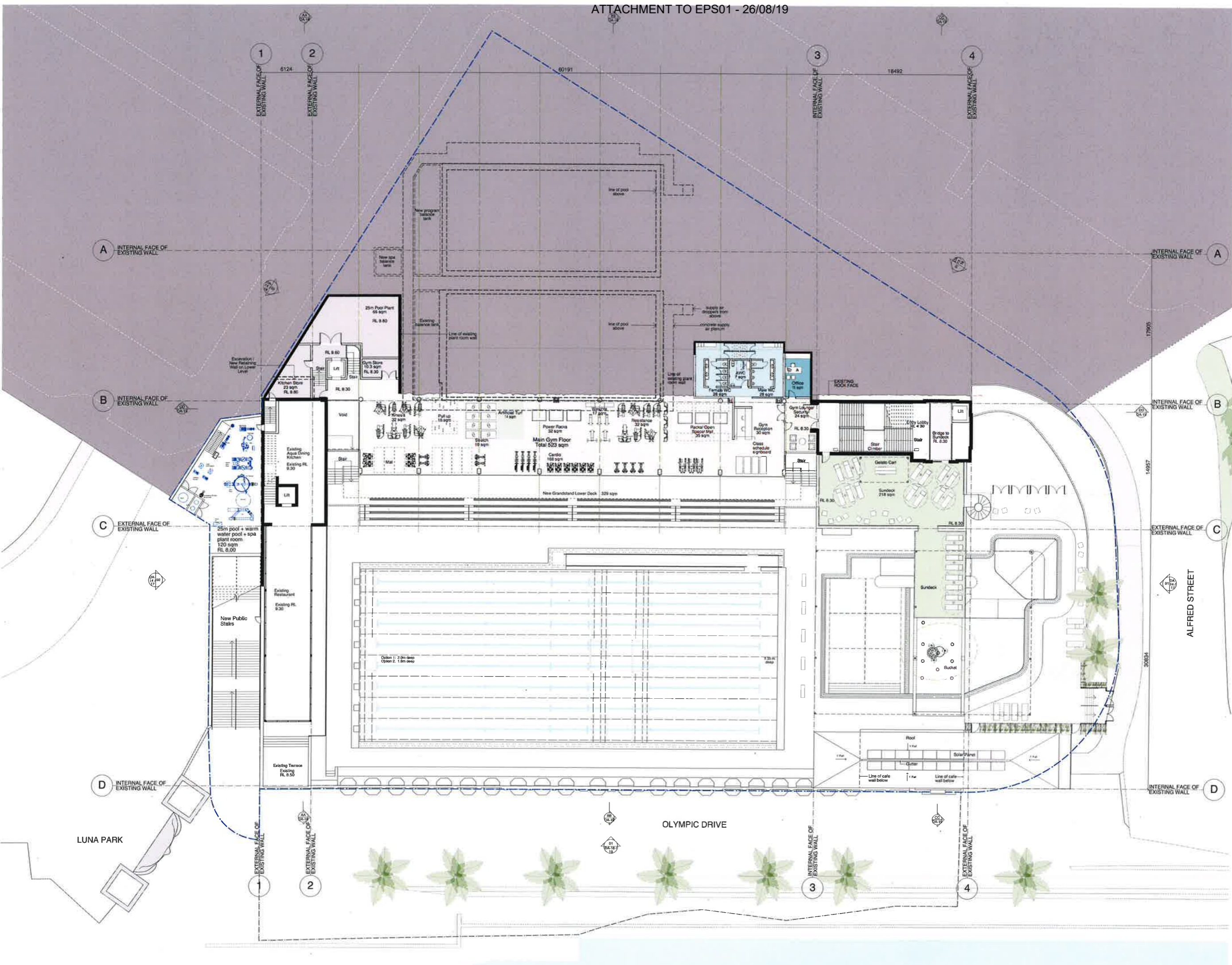
**DA-10**  
 Level 1 Floor Plan

north sydney  
 olympic pool  
 redevelopment  
 4 alfred street south missons point  
 north sydney council  
 2/7/19 Revision B



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 hjorth  
 architects

2/18/19 MCGP-Plans\_v02.rvt



1:200 @ A1 + 1:400 @ A3

1 5 10

**DA-11**  
Level 2 Floor Plan

north sydney  
olympic pool  
redevelopment

4 alfred street south milsons point

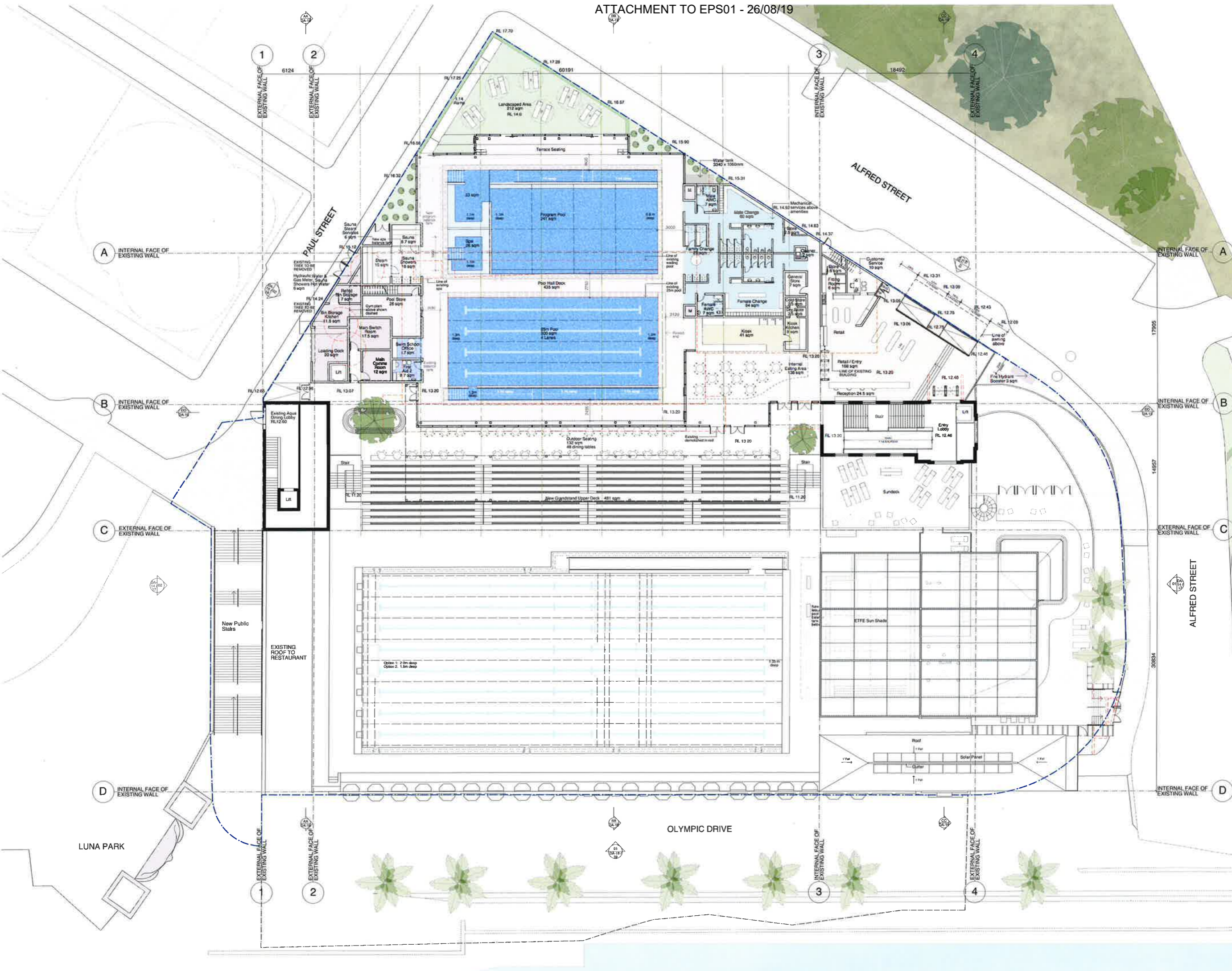
north sydney council

2/7/19 Revision B



brewster  
hjorth  
architects

21812-NCSP-Plans.vwr



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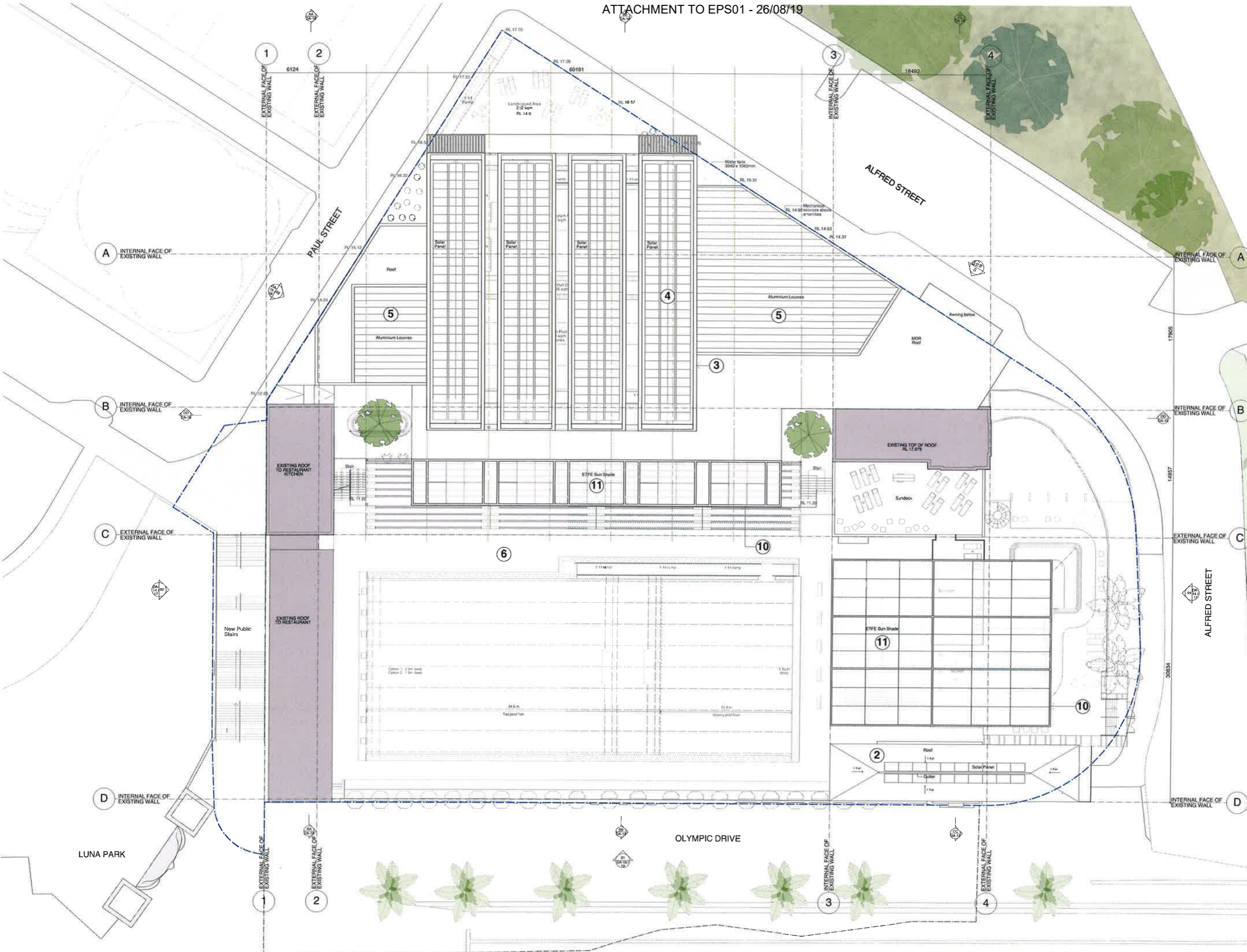
**DA-12**  
 Level 3 Floor Plan

north sydney olympic pool redevelopment  
 4 alfred street south masons point  
 north sydney council  
 2/7/19 Revision B



**brewster hjorth architects**

21812ANOSP-Plans\_vw.rvt



1:200 @ A1 + 1:400 @ A3  
 1 5 10

- 1 Existing Brickwalls to existing building
- 2 Roof Sheeting colorbond finish
- 3 Metal Roof Fascia off-white finish
- 4 Solar Collectors to roof
- 5 Windows and Doors Framing and Steel Louvres powder coated finish
- 6 Concrete Finish to grandstand, paving and pool concourse
- 7 Clear Performance Glass to glazing and skylight
- 8 Clear Toughened Glass to balustrades
- 9 Zinc Metal Cladding to Match Existing to existing restaurant and level 3 services area
- 10 Painted Steel Dark Grey to Match Existing to grandstand and leisure pool shade structures
- 11 ETFE Pillows to grandstand and leisure pool shade structures

**DA-13**  
Roof Plan

north sydney olympic pool redevelopment

4 alfred street south milsons point.

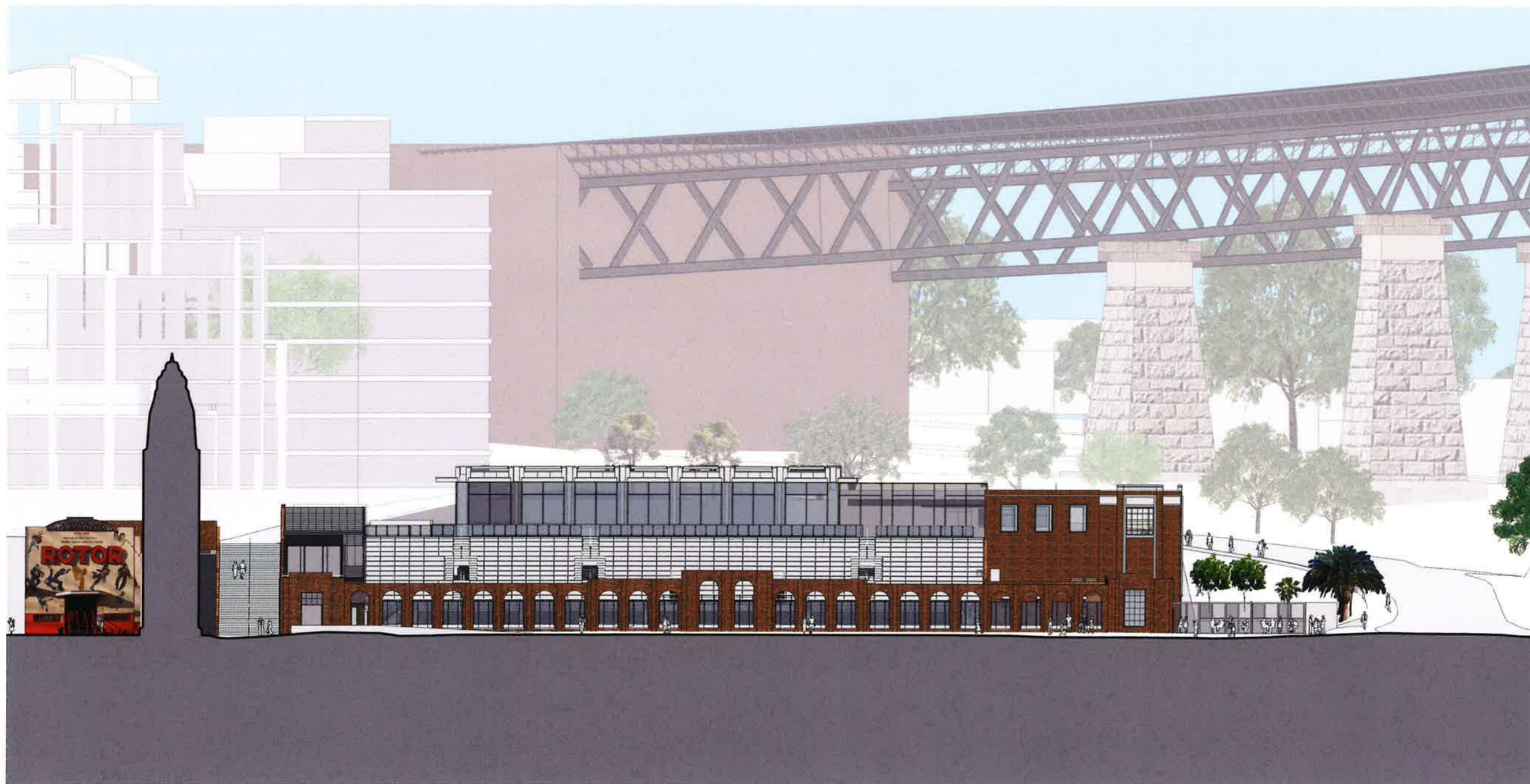
north sydney council  
 2/7/19 Revision B



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2/19/19-CSP-Plans.vwx

1:200 @ A1 + 1:100 @ A3



1 EXISTING ELEVATION 05 - SOUTH

DA-14  
Elevations -  
Existing

north sydney  
olympic pool  
redevelopment

4 alfred street south milsons point

north sydney council

2/7/19

B



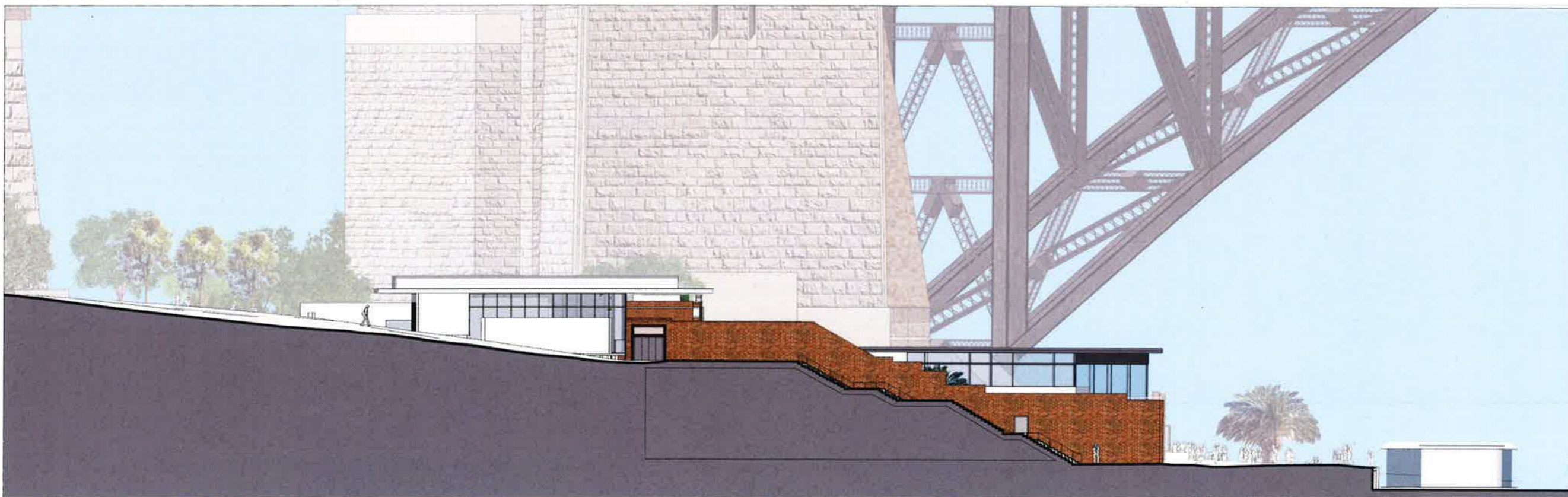
brewster  
hjorth  
architects

2/8/19 - NCSP - Elevations.vrx





1 EXISTING ELEVATION 01 - EAST



2 EXISTING ELEVATION 02 - West

1:200 @ A1 + 1:100 @ A3

DA-15  
Elevations -  
Existing

north sydney  
olympic pool  
redevelopment

4 alfred street south milsons point

north sydney council

2/7/19

B



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hjorth  
architects

21/8/19 - NOSP - Elevations.rvt



1 EXISTING ELEVATION 03- NORTH EAST



2 EXISTING ELEVATION 04 - NORTH WEST

1:200 @ A1 + 1:100 @ A3

DA-16  
Elevations -  
Existing

north sydney  
olympic pool  
redevelopment

4 alfred street south mills point

north sydney council

2/7/19

B



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hjorth  
architects

2/18/19 2/20/19 E:\auditors\ver



1:200 @ A1 + 1:100 @ A3

- 1 Existing Brickwalls to existing building
- 2 Roof Sheeting colorbond finish
- 3 Metal Roof Fascia off-white finish
- 4 Solar Collectors to roof
- 5 Windows and Doors Framing and Steel Louvres powder coated finish
- 6 Concrete Finish to grandstand, paving and pool concourse
- 7 Clear Performance Glass to glazing and skylight
- 8 Clear Toughened Glass to balcony edge
- 9 Zinc Metal Cladding to Match Existing to existing restaurant and level 3 service area
- 10 Painted Steel Dark Grey to Match Existing to grandstand and leisure pool shade structures
- 11 EFTE Pillows to grandstand and leisure pool shade structures

DA-17  
Elevations

north sydney  
olympic pool  
redevelopment

4 alfred street south milsons point

north sydney council

2/7/19

B



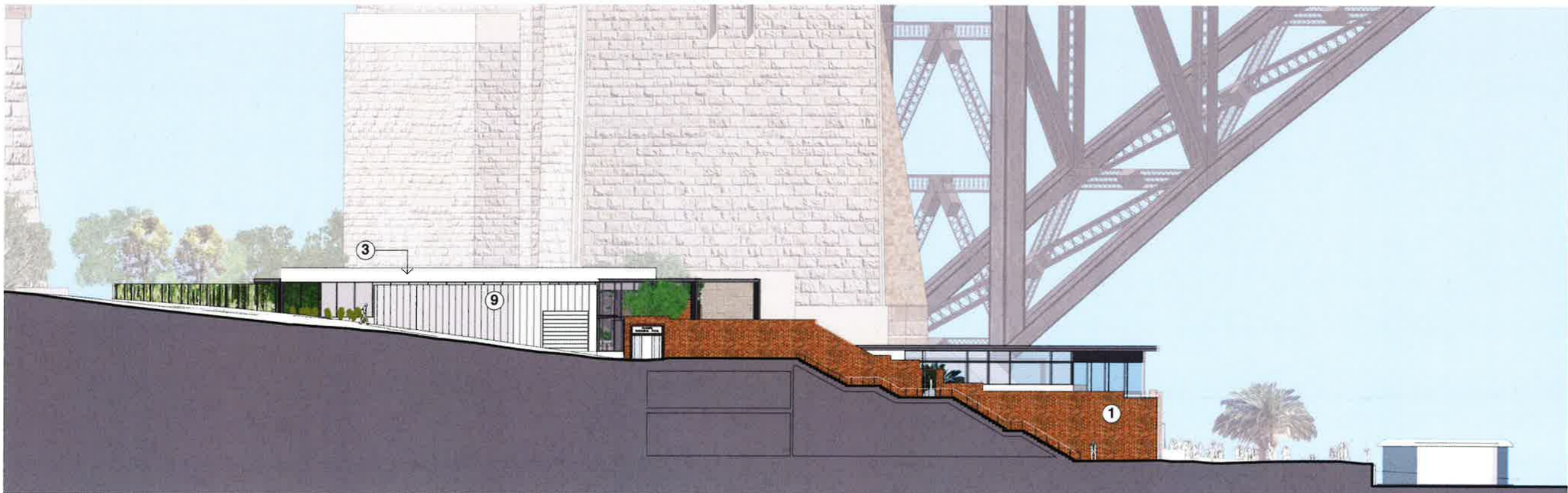
brewster  
horth  
architects

2/18/19:NCSP-Elevations.wvt

1 ELEVATION 05 - SOUTH



1 ELEVATION 01 - EAST



2 ELEVATION 02 - West

1:200 @ A1 + 1:100 @ A3

- 1 Existing Brickwalls to existing building
- 2 Roof Sheeting colorbond finish
- 3 Metal Roof Fascia off-white finish
- 4 Solar Collectors to roof
- 5 Windows and Doors Framing and Steel LOUVRES powder coated finish
- 6 Concrete Finish to grandstand, paving and pool concourse
- 7 Clear Performance Glass to glazing and skylight
- 8 Clear Toughened Glass to balustrades
- 9 Zinc Metal Cladding to Match Existing to existing restaurant and level 3 services area
- 10 Painted Steel Dark Grey to Match Existing to grandstand and leisure pool shade structures
- 11 EFTE Pillows to grandstand and leisure pool shade structures

DA-18 Elevations

north sydney olympic pool redevelopment

4 allred street south missos point

north sydney council

2/7/19

B

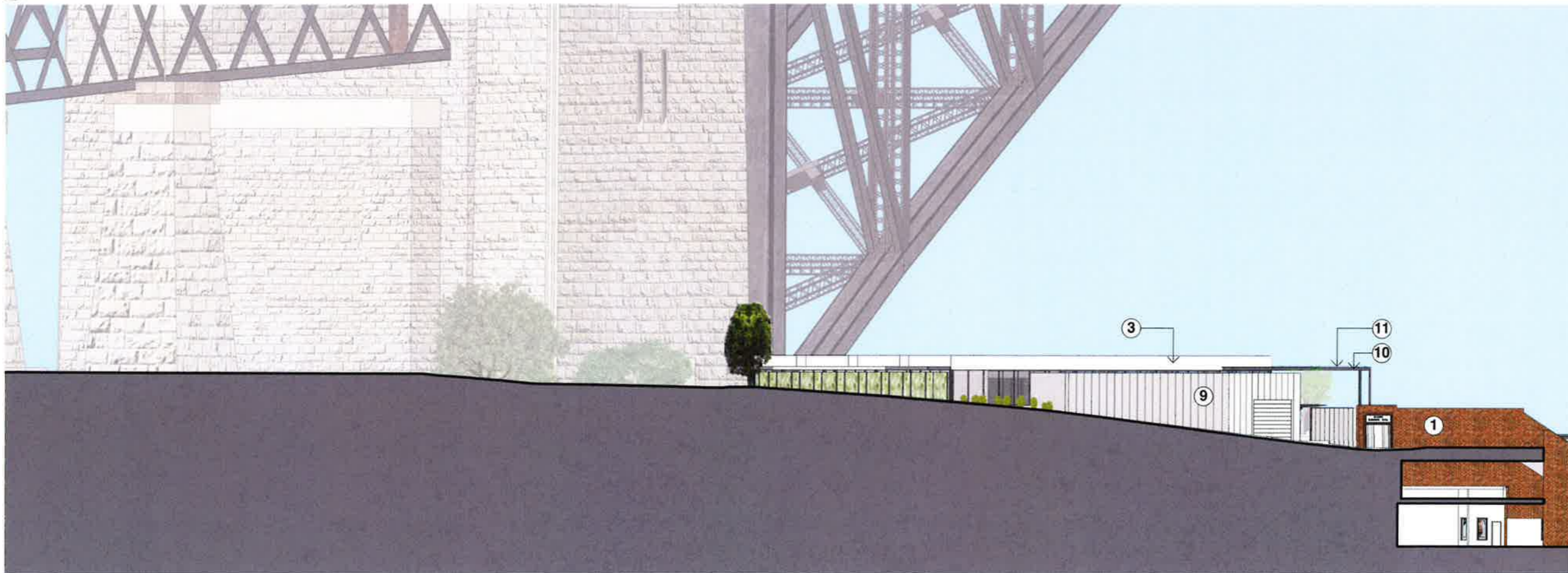


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21812-10SP-Elevations.vrx



1 ELEVATION 03 - NORTH EAST



2 ELEVATION 04 - NORTH WEST

1:200 @ A1 = 1:100 @ A3

- 1 Existing Brickwalls to existing building
- 2 Roof Sheeting colorbond finish
- 3 Metal Roof Fascia off-white finish
- 4 Solar Collectors to roof
- 5 Windows and Doors Framing and Steel Louvres powder coated finish
- 6 Concrete Finish to grandstand, paving and pool concourse
- 7 Clear Performance Glass to glazing and skylight
- 8 Clear Toughened Glass to balustrade
- 9 Zinc Metal Cladding to existing restaurant and level 2 services area
- 10 Painted Steel Dark Grey to Match Existing to grandstand and leisure pool shade structure
- 11 EFTE Pillows to grandstand and leisure pool shade structures

DA-19 Elevations

north sydney olympic pool redevelopment

4 alfred street south milsons point

north sydney council

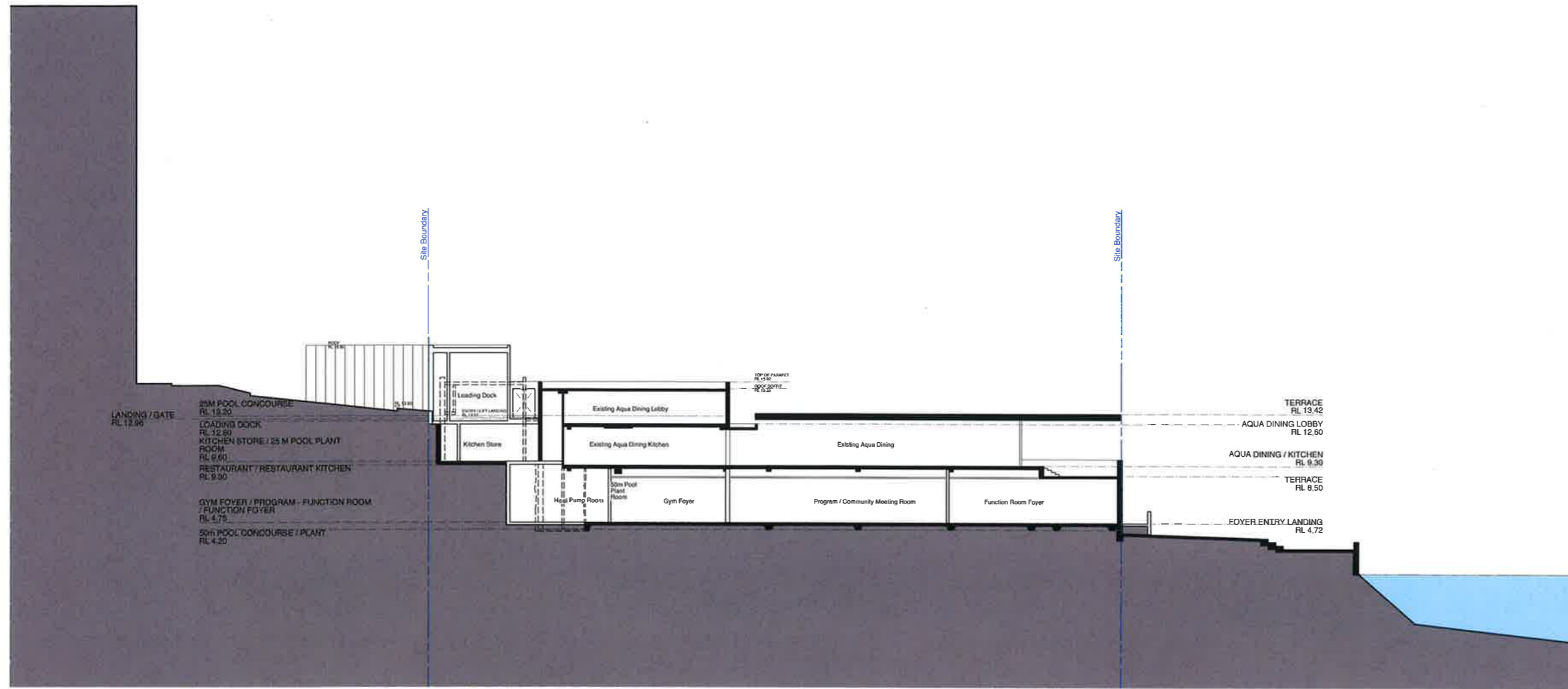
2/7/19

B

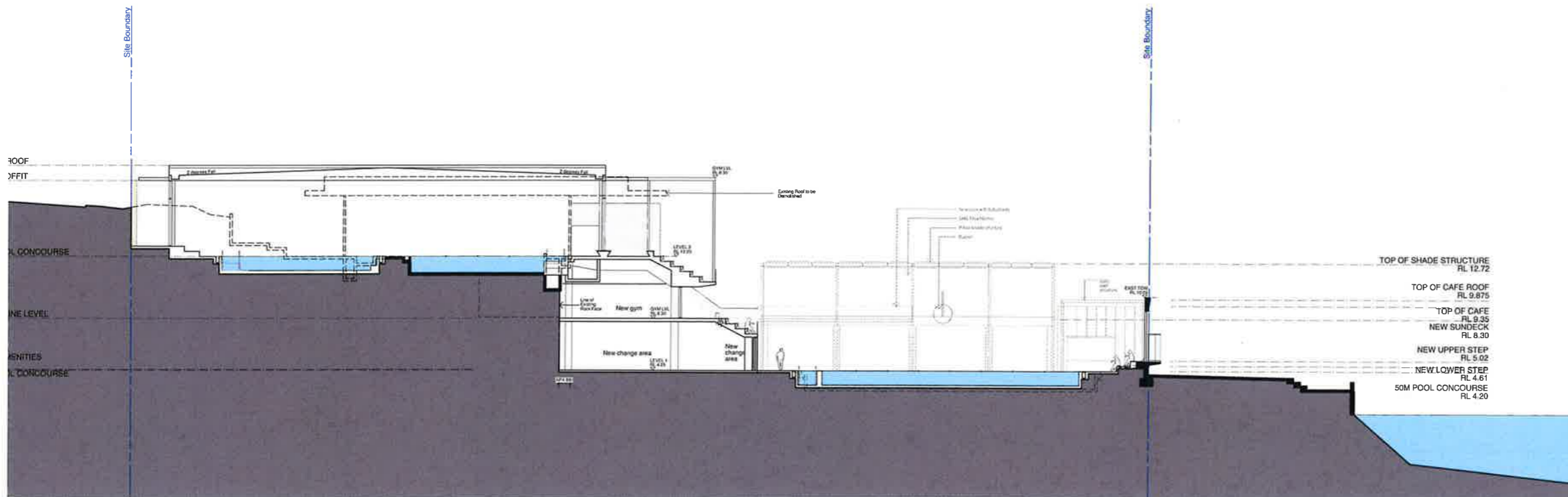


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2/19/2019-05P-Elevations\_v01



01 SECTION A-A



02 SECTION B-B

1:100 @ A1 + 1:200 @ A3

2.5 5

DA-20  
SECTIONS AA &  
BB

north sydney  
olympic pool  
redevelopment

4 allied street south milsons point

north sydney council

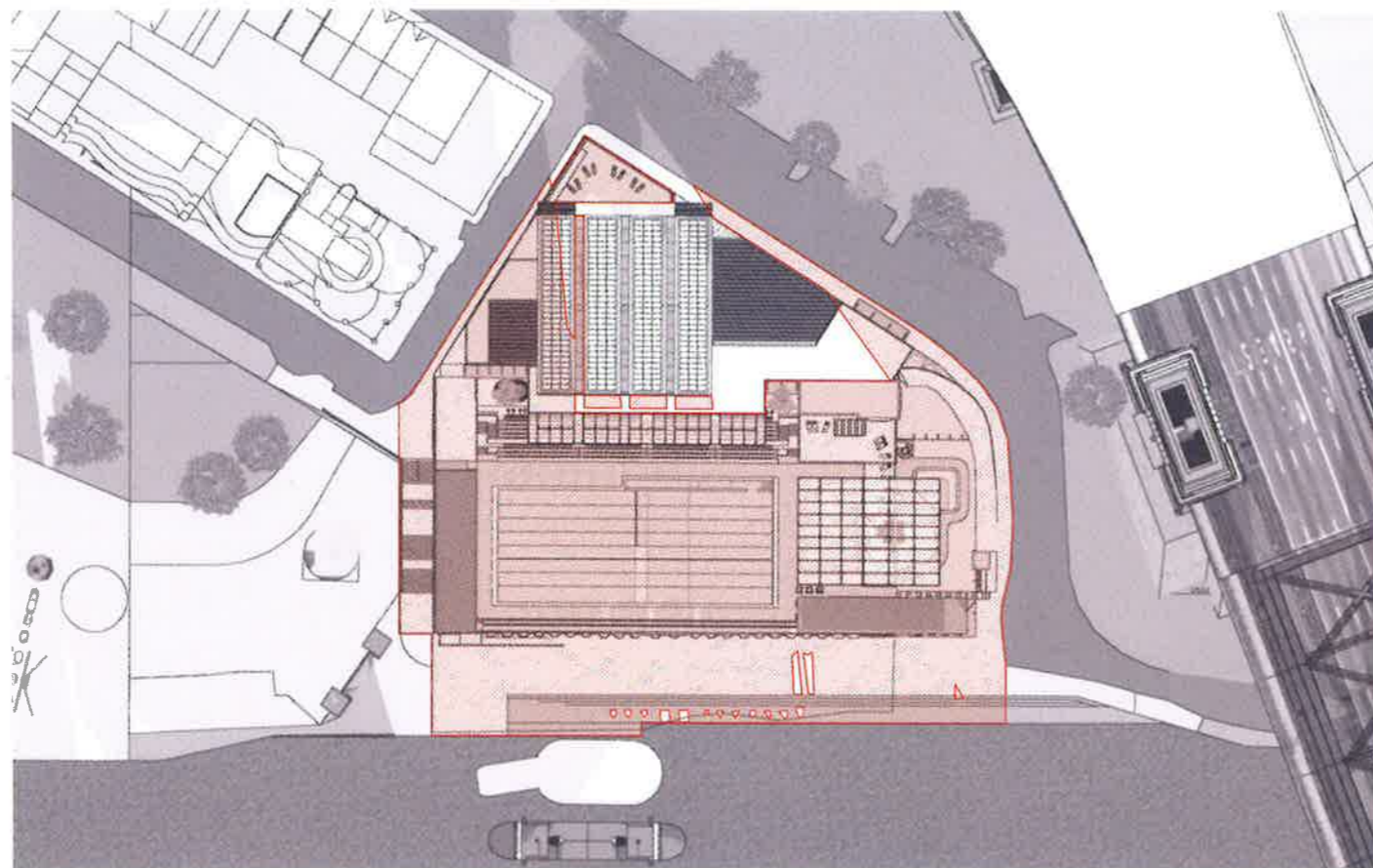
2/7/19 B



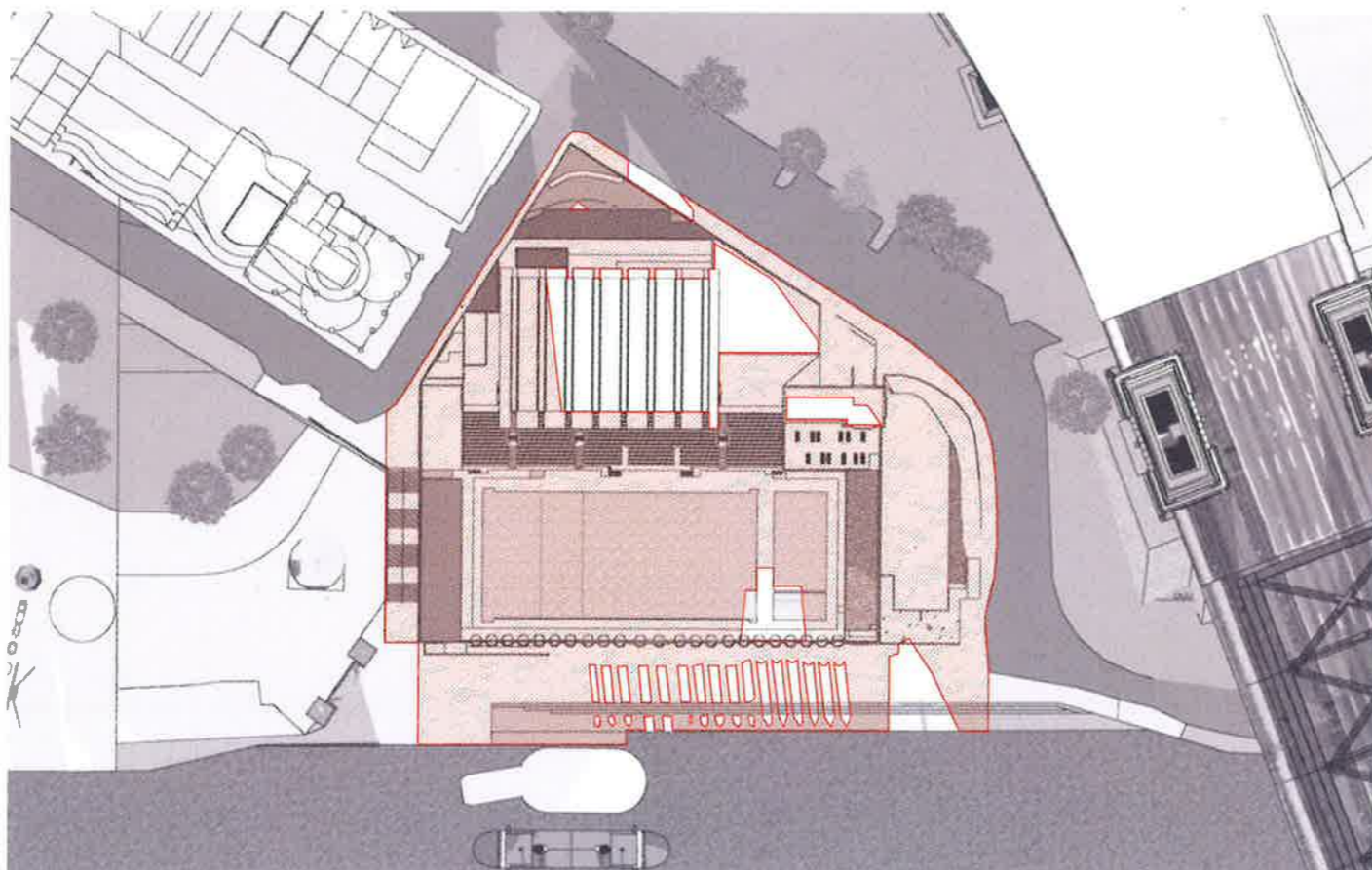
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21812-NCSP-Sections(Wilam) v06





Proposed Design



Existing Design



DA-22  
 Shadow Analysis  
 - 21 June / 9am

north sydney  
 olympic pool  
 redevelopment

4 alfred street south milsons point

north sydney council

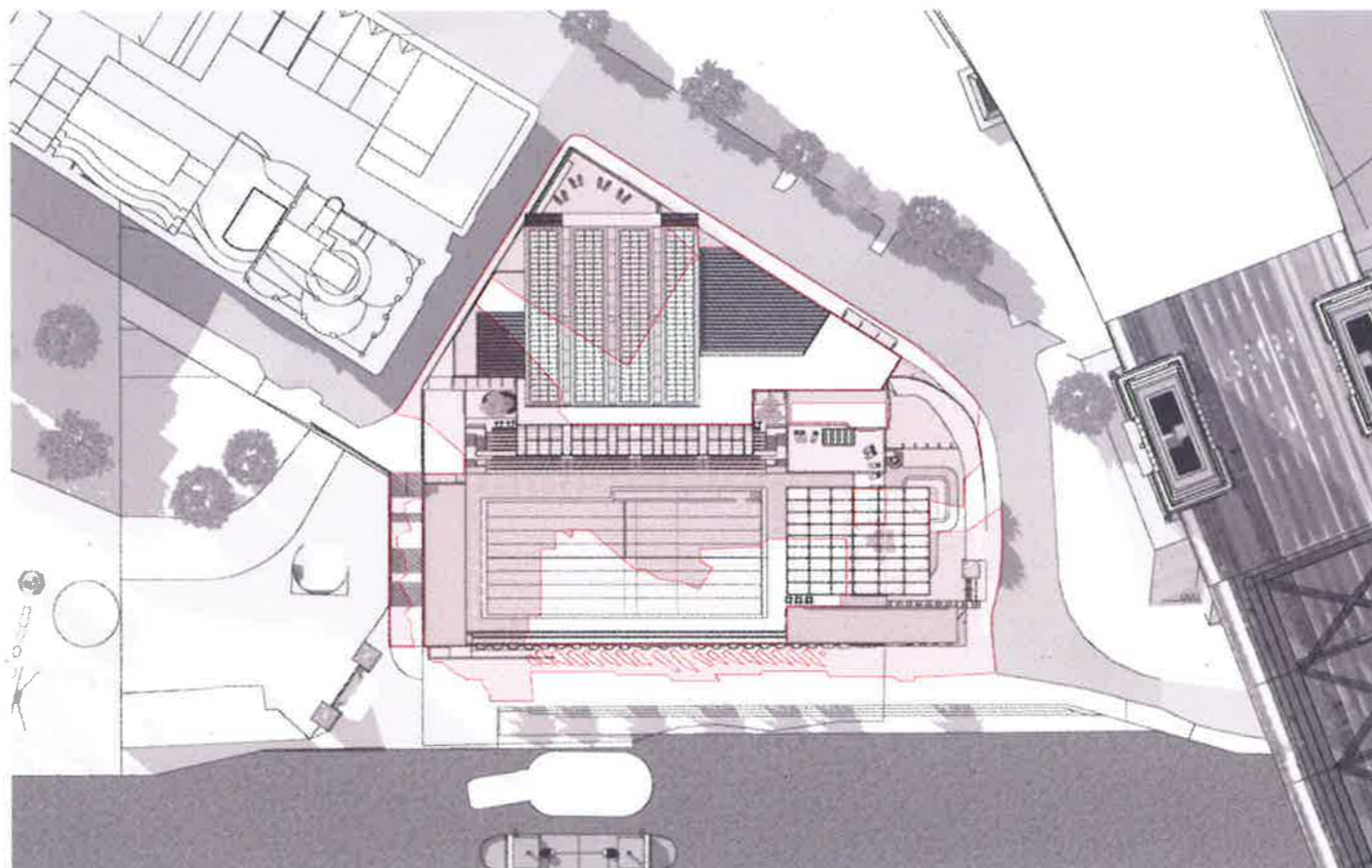
2/7/19 Revision A



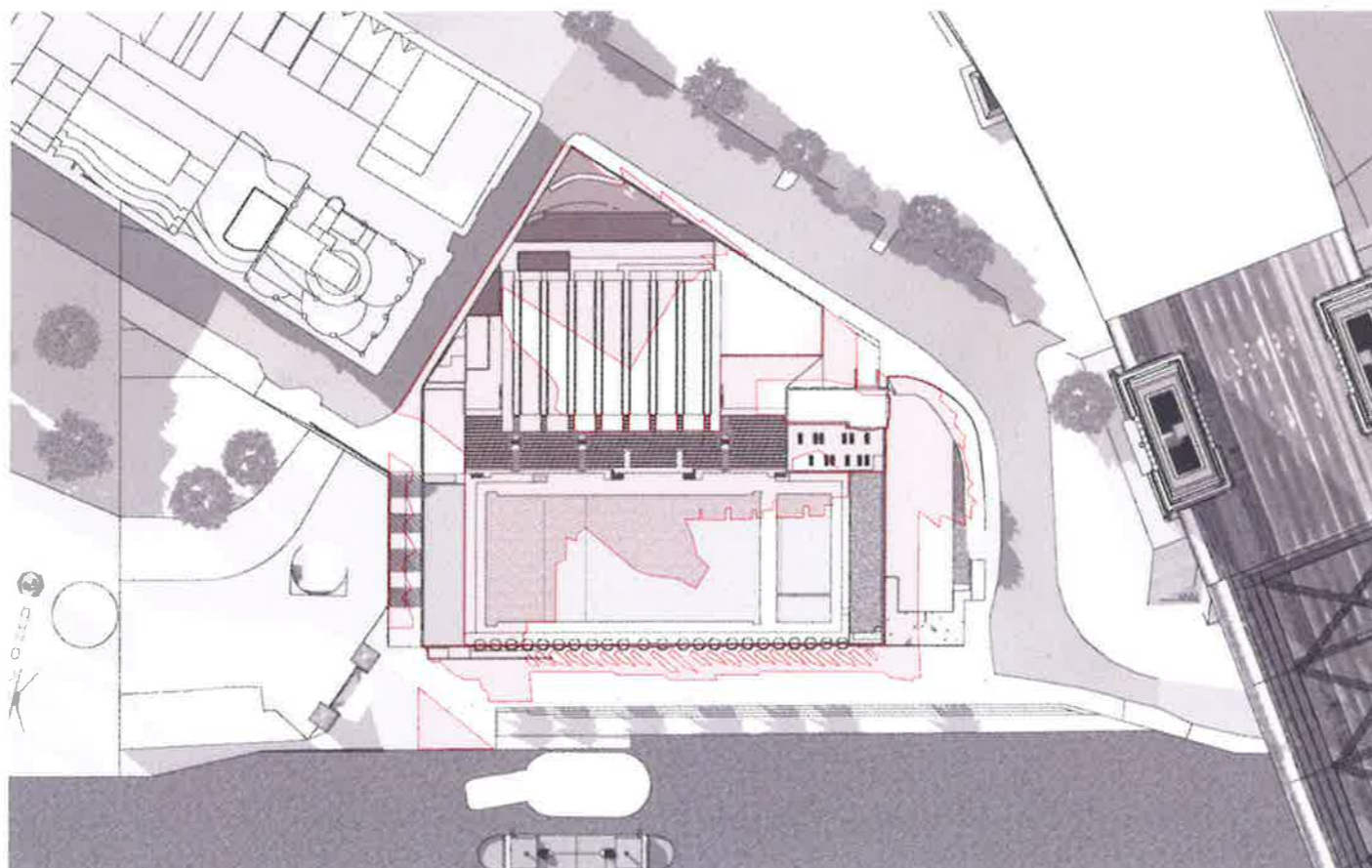
brewster  
 hjorth  
 architects

21812-NCSP-Shadow Diagrams.vwx





Proposed Design



Existing Design



DA-23  
 Shadow Analysis  
 - 21 June / 12pm

north sydney  
 olympic pool  
 redevelopment

4 alfred street south milsons point

north sydney council

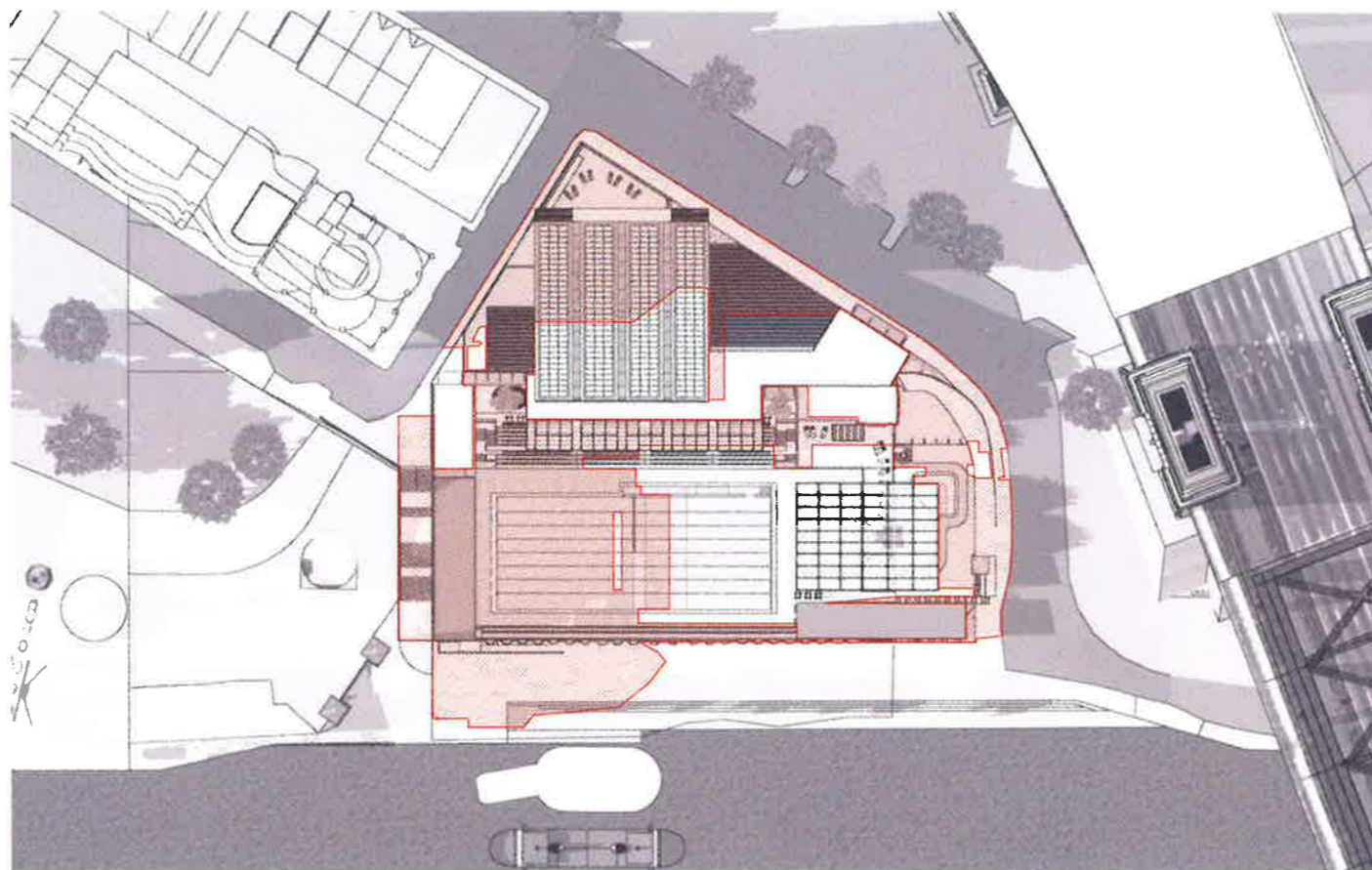
2/7/19

Revision A

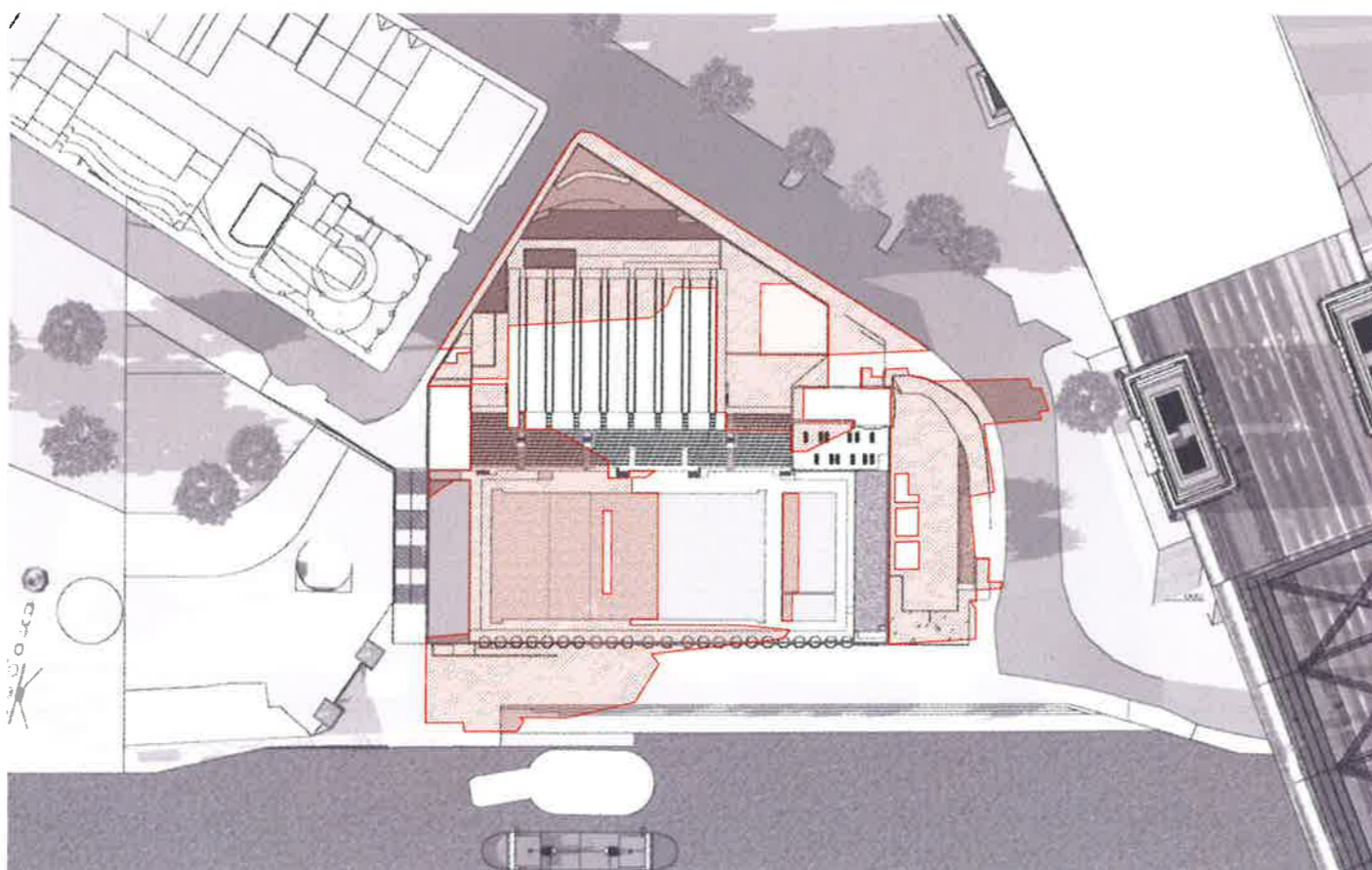


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 hjorth  
 architects

21/01/2019-Shadow Diagrams.vwx



Proposed Design



Existing Design



DA-24  
 Shadow Analysis  
 - 21 June / 3pm

north sydney  
 olympic pool  
 redevelopment

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21612-AOSP-Shadow Diagrams.vwx

EXISTING BRICKWORKS  
TO EXISTING STAIR BUILDINGS



ROOF SHEETING  
COLORBOND FINISH



METAL ROOF FASCIA  
OFF WHITE FINISH



SOLAR COLLECTORS  
TO ROOF



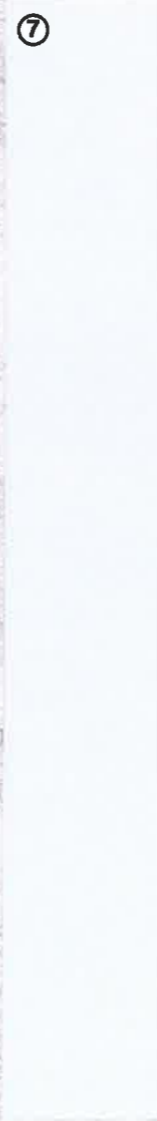
WINDOWS AND DOORS FRAMING  
AND STEEL FRAMES & LOUVRES  
POWDER COATED FINISH



CONCRETE FINISH  
TO GRANDSTAND, PATIO AND POOL CONCOURSE



CLEAR PERFORMANCE GLASS  
TO GLAZING AND SKYLIGHT



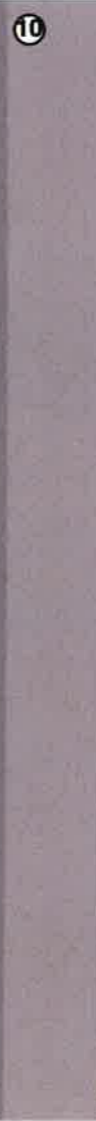
CLEAR TOUGHENED GLASS  
TO BALLUSTRADES



ZINC METAL CLADDING  
TO MATCH EXISTING  
TO GRANDSTAND, PATIO AND  
LEVEL 3 SERVICES AREA



PAINTED STEEL DARK GREY  
TO MATCH EXISTING  
TO GRANDSTAND AND LEISURE POOL  
SHADE STRUCTURES



ETFE PILLOWS  
TO GRANDSTAND AND LEISURE POOL  
SHADE STRUCTURES



Materials

Draft / Indicative Only

DA-25  
External Finishes

north sydney  
olympic pool  
redevelopment

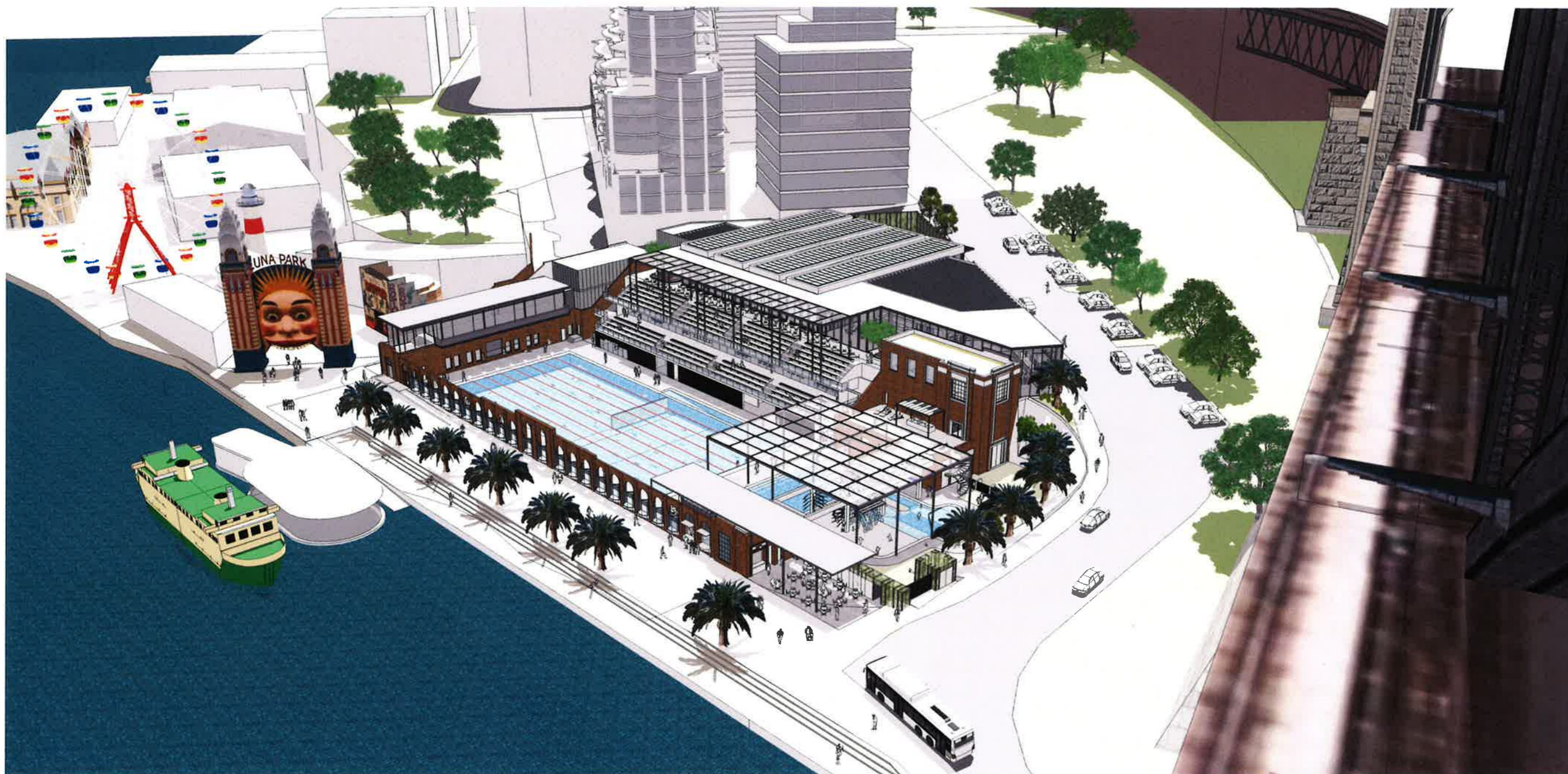
4 ailed street south milsons point

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2/7/19 Revision A



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27812-NOSP-Plans.vwx



DA-26  
 Perspective -  
 Harbour Bridge

north sydney  
 olympic pool  
 redevelopment

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DA-27  
Perspective -  
Luna Park

north sydney  
olympic pool  
redevelopment

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2/7/19

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2/18/19/05/19-Paris v01



DA-28  
 Perspective -  
 Alfred Street

north sydney  
 olympic pool  
 redevelopment

4 alfred street south milsons point

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2/8/2019 10:05:19 AM v01



DA-29  
Perspective - Paul  
Street

north sydney  
olympic pool  
redevelopment

4 allred street south milsons point

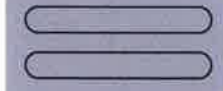
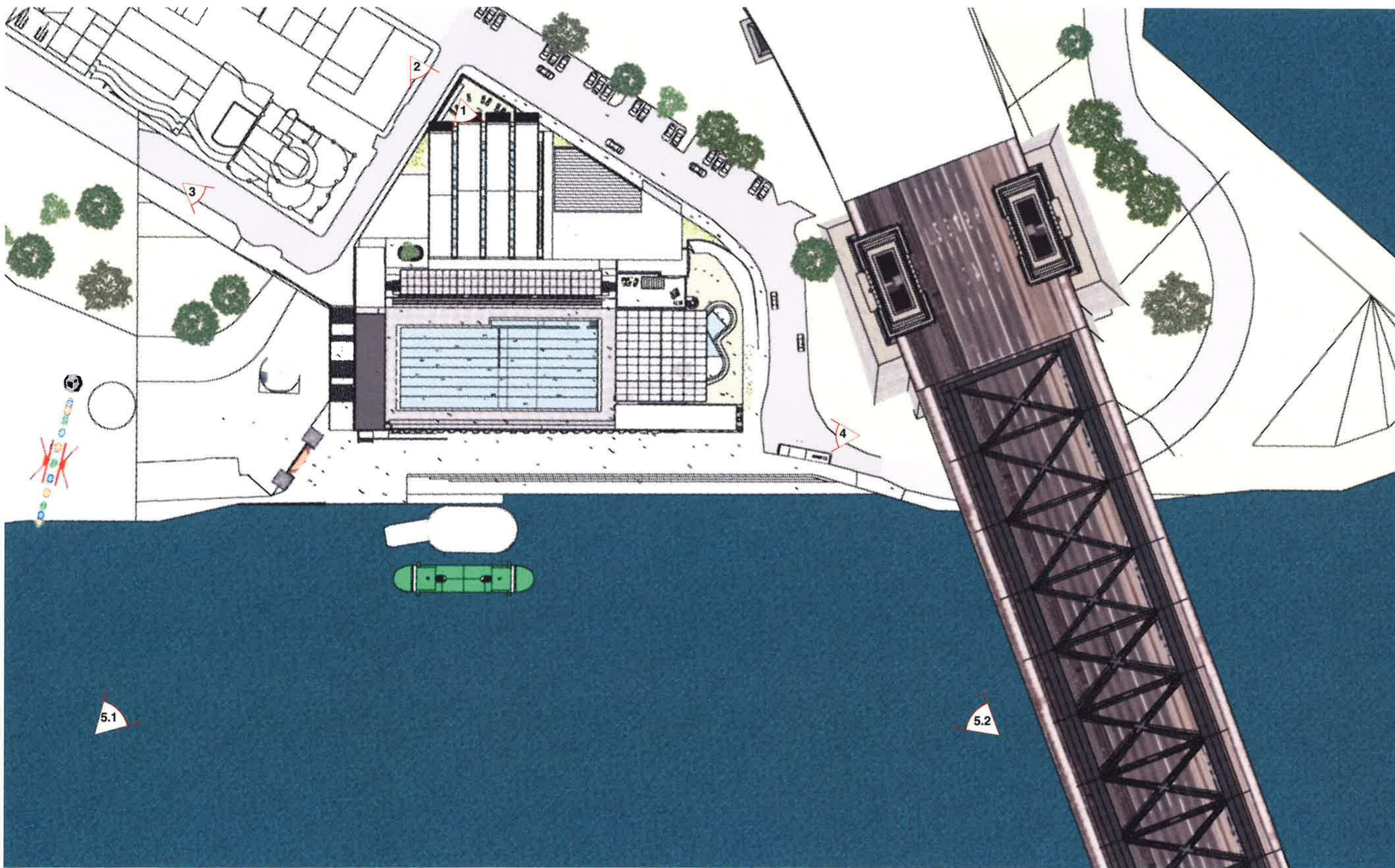
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architects

2/19/14/030/Plans.vw



DA-30  
View Impact  
Analysis

north sydney  
olympic pool  
redevelopment

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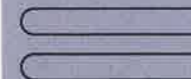
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- Location Plan
- 1. View from Hopkins Park
  - 2. Views from Properties to the North Side of Paul Street
  - 3. View along Northcliff Street towards Circular Quay
  - 4. View from Bradfield Park towards Luna Park
  - 5.1 Views from Harbour (SW)
  - 5.2 Views from Harbour (SE)





Proposed View from Hopkins Park



DA-31  
View Impact  
Analysis

north sydney  
olympic pool  
redevelopment

4 alfred street south milsons point

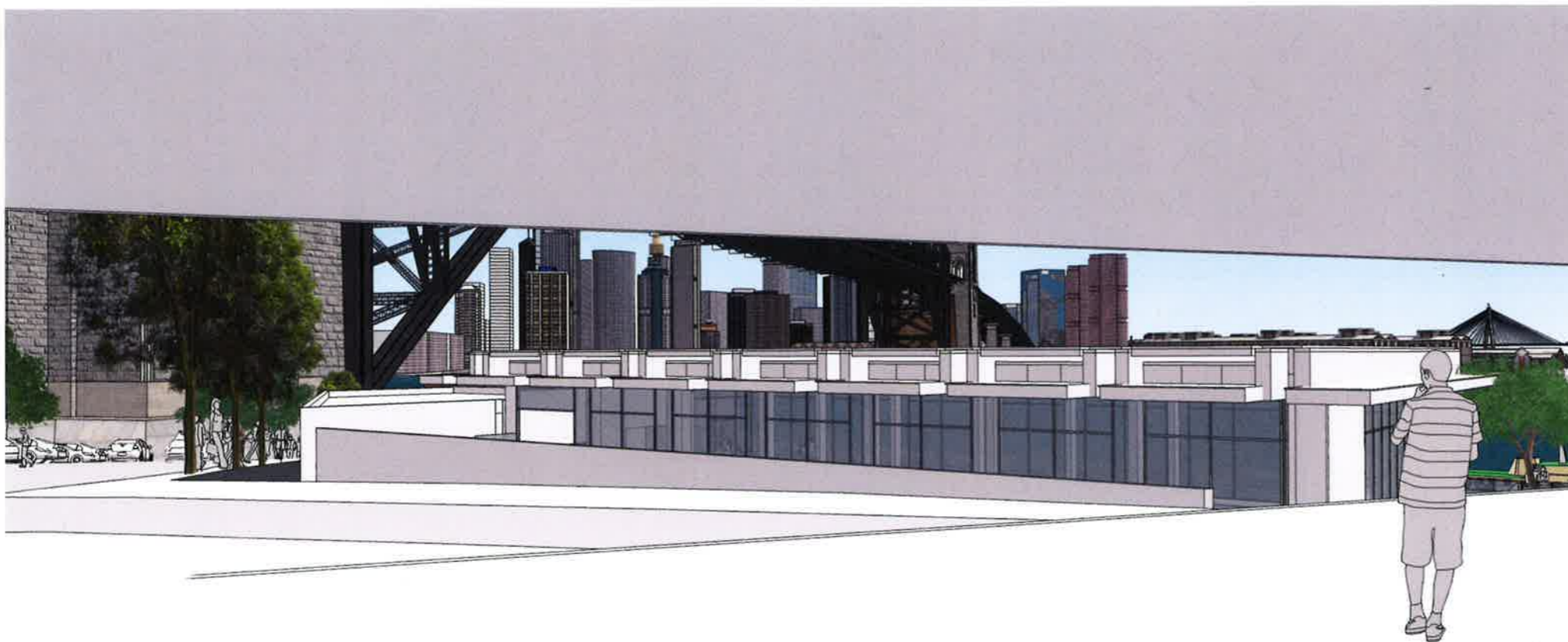
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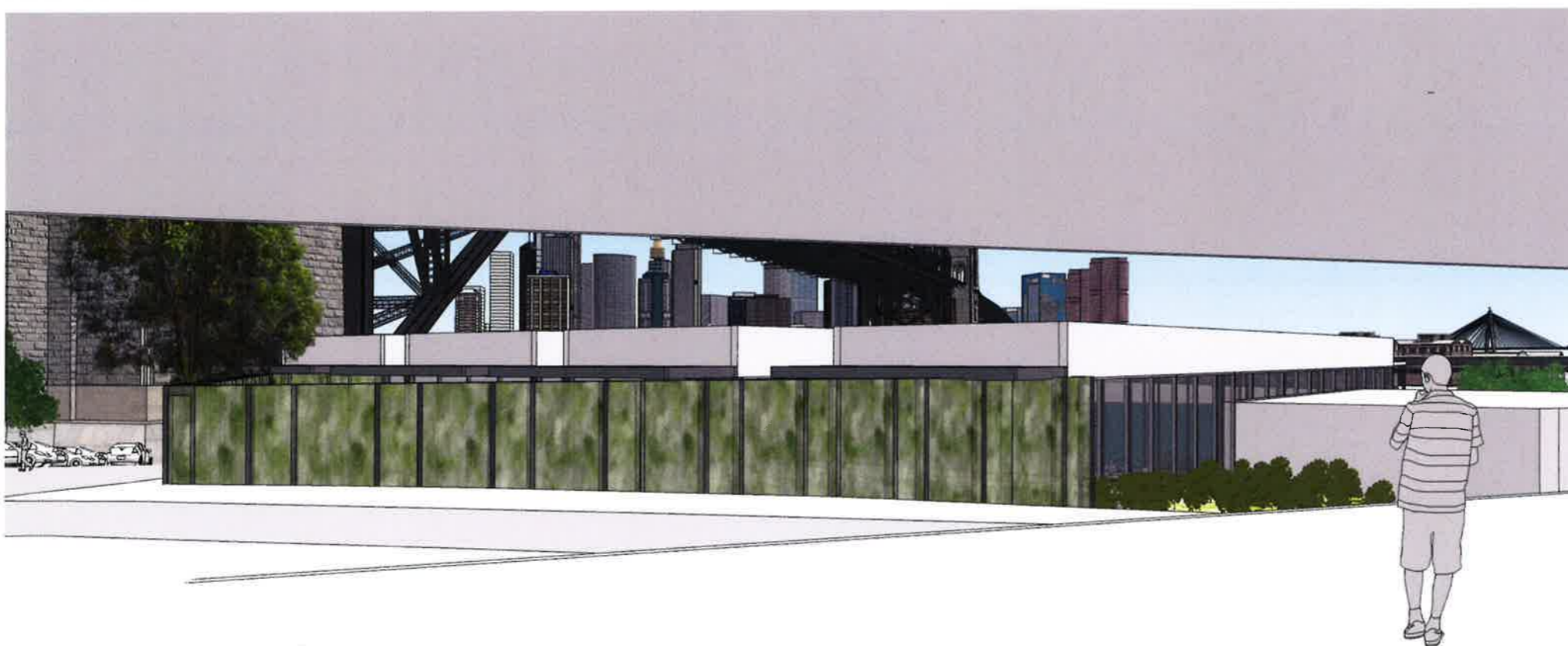


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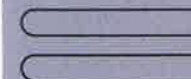


Existing View from Level 1



Proposed View from Level 1

Views from Properties to the North Side of Paul Street



DA-32  
View Impact  
Analysis

north sydney  
olympic pool  
redevelopment

4 allred street south milsons point

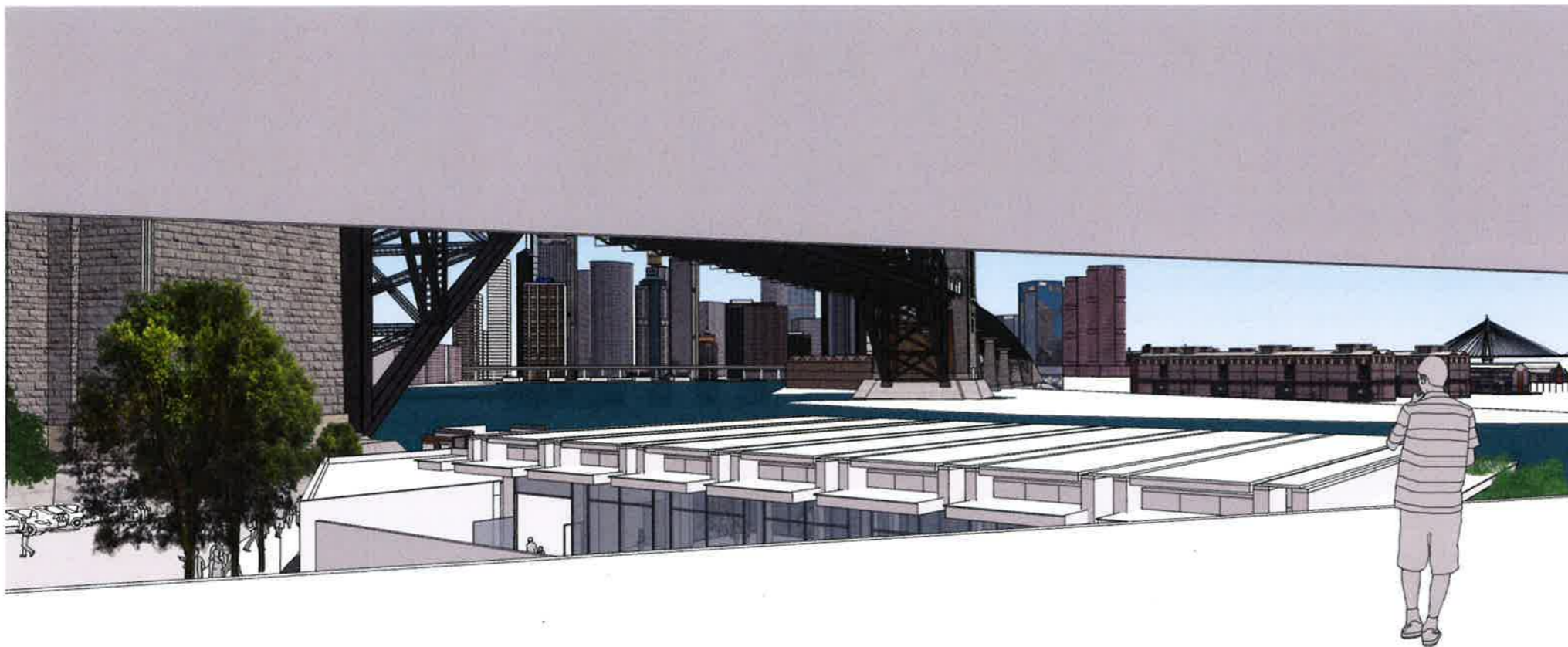
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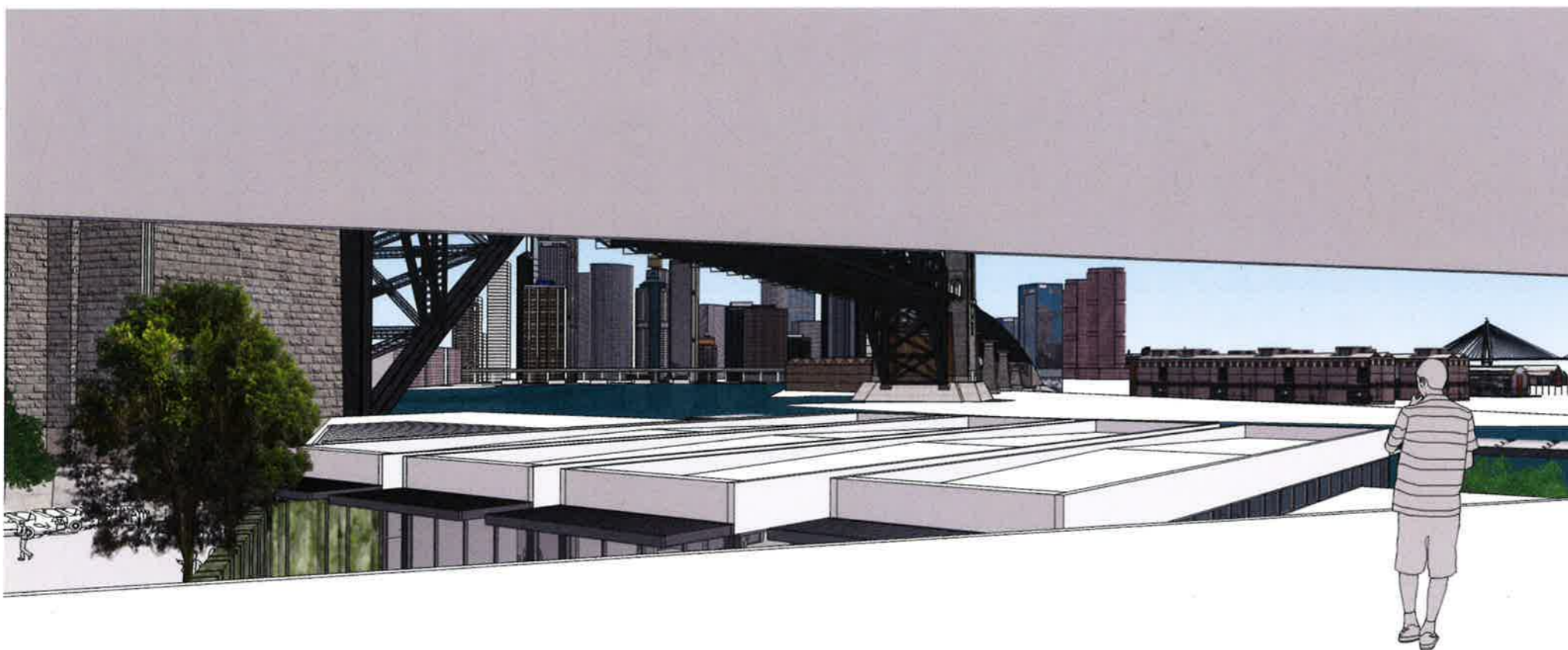


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Existing View from Level 2



Proposed View from Level 2

Views from Properties to the North Side of Paul Street



DA-33  
View Impact  
Analysis

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olympic pool  
redevelopment

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2/7/19

Revision A



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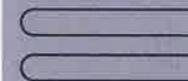
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Existing View from Hopkins Park towards Circular Quay



Proposed View from Hopkins Park towards Circular Quay



DA-34  
View Impact  
Analysis

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olympic pool  
redevelopment

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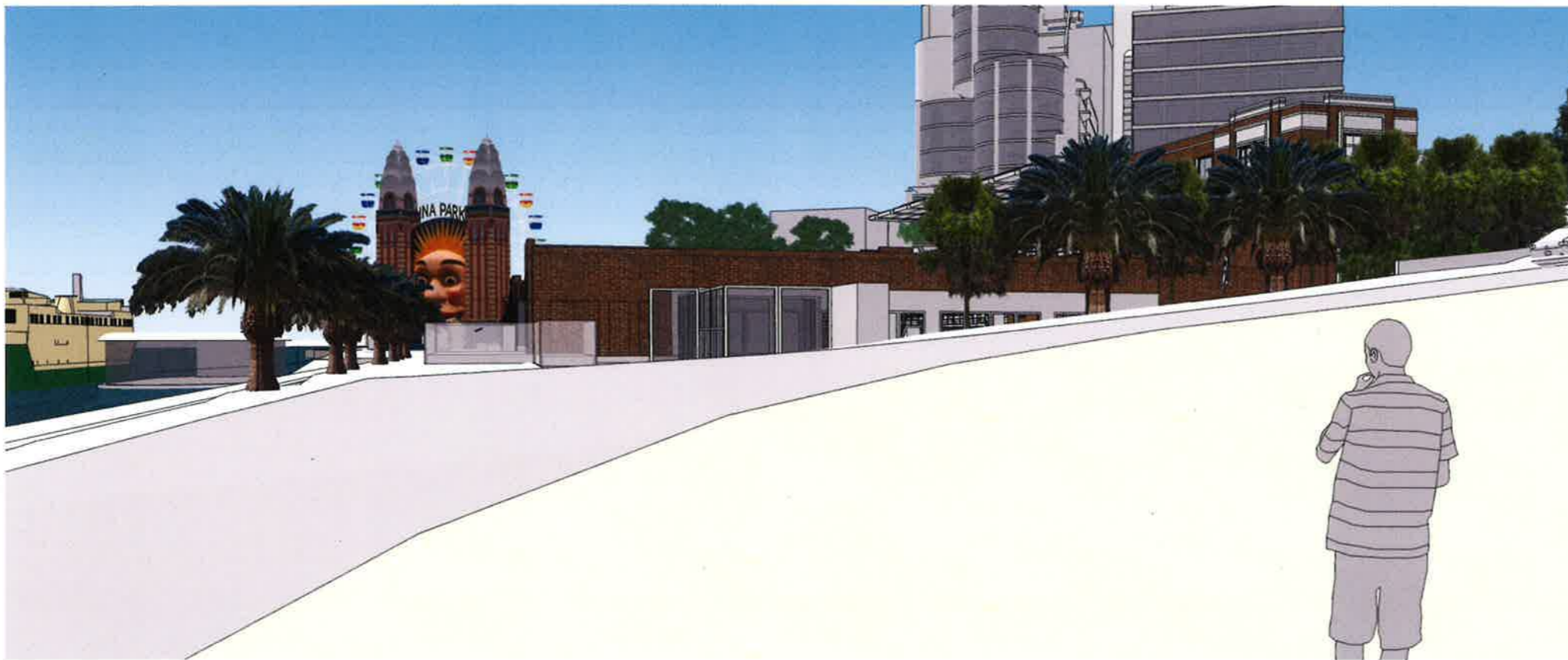
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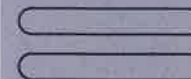
218124035-Plans.vrx



Existing View from Bradfield Park towards Luna Park



Proposed View from Bradfield Park towards Luna Park



DA-35  
View Impact  
Analysis

north sydney  
olympic pool  
redevelopment

4 alfred street south mitsara point

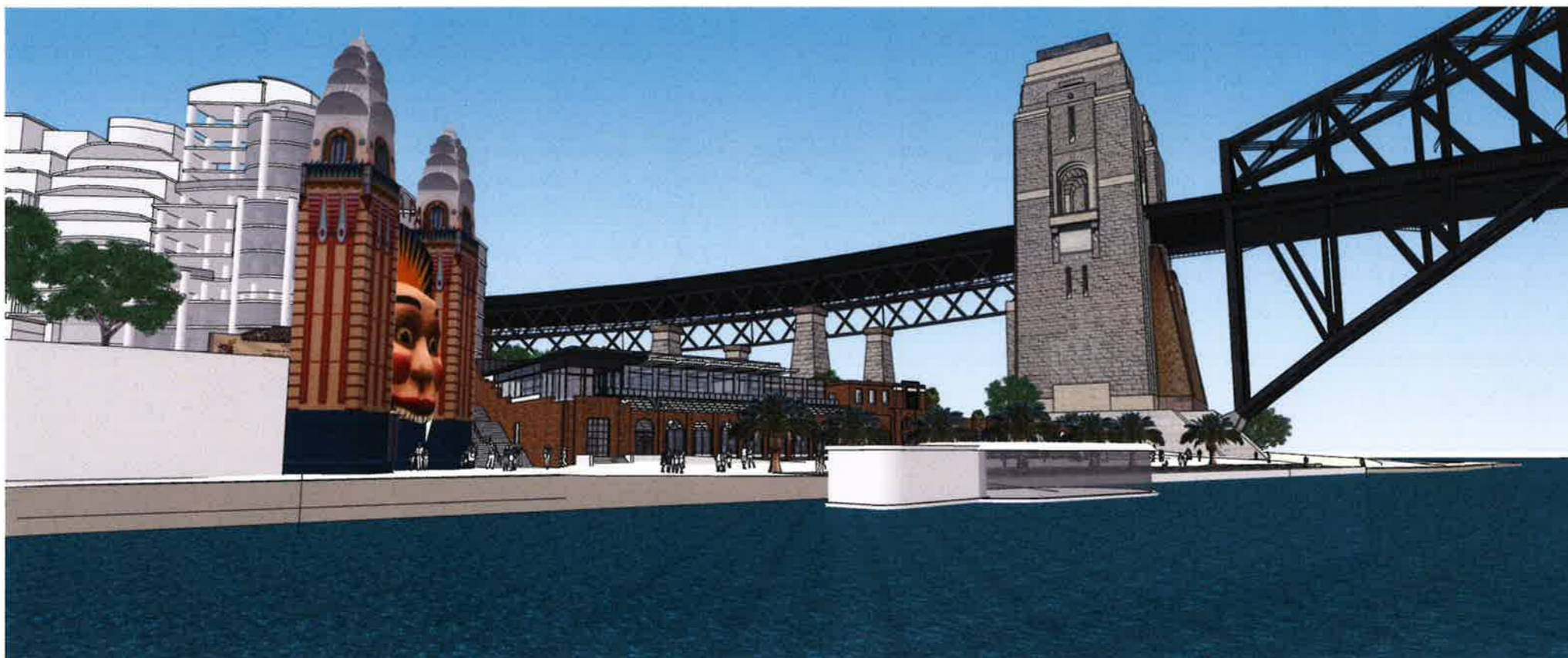
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Existing View from Harbour (SW)



Proposed View from Harbour (SW)



DA-36  
View Impact  
Analysis

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olympic pool  
redevelopment

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Existing View from Harbour (SE)



Proposed View from Harbour (SE)



DA-37  
View Impact  
Analysis

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olympic pool  
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