



## Report to General Manager

Attachments:  
Nil

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**SUBJECT:** North Sydney Olympic Pool Redevelopment Options

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

**ENDORSED BY:** Warwick Winn, General Manager

### EXECUTIVE SUMMARY:

This report outlines the options for the redevelopment of the North Sydney Olympic Pool that have been developed to date including a new Option (Option7) which has been developed in response to the outcomes the Community Consultation (Phase 2) that was undertaken from August 13 to 25 September 2015.

### FINANCIAL IMPLICATIONS:

The cost of the design options (Concept Master Plan Works) for the redevelopment of the North Sydney Olympic Pool and the associated community consultation that has been undertaken for Phase 1 and Phase 2 has already been included in the current adopted budget and Councils delivery Program for this Project.

### RECOMMENDATION:

- 1. THAT** Council determines which of the seven (7) re-development options that have been developed to date should be publicly exhibited for further community feedback.
  - 2. THAT** the preferred re-development option be publicly exhibited for a period of 42 days and a report be brought to Council at the end of the exhibition period outlining the communities feedback on the option.
  - 3. THAT** after the adoption of the public exhibition report on the preferred re-development option detail design development for the purposes of preparing a development application should commence.
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## **LINK TO DELIVERY PROGRAM**

The relationship with the Delivery Program is as follows:

Direction:	2. Our Built Environment
Outcome:	2.1 Ensure the long term sustainability of infrastructure and assets
Direction:	4.0 Our Social Vitality
Outcome:	4.7 Encourage health and wellbeing

## **BACKGROUND**

In August 2013 Council called for Expressions of Interest (EOI) for the preparation of a Master Plan for the redevelopment of the North Sydney Olympic Pool. The evaluation of the Expressions of Interest was reported to Council on 9 December 2013 when Council resolved to invite selected tenders from 23 submitters. Of the selected tenderers, Brewster Hjorth Architects were awarded the engagement.

## **COMMUNITY ENGAGEMENT PHASE 2**

Phase 2 Community Consultation was undertaken from August 13 to 25 September 2015.

For Phase 2 Council invested significant time and resources to maximise the opportunities for the local community and key stakeholders to participate in the engagement process. The community consultation was undertaken in accordance with Council's Community Engagement Protocol and Engagement Strategy.

The community consultation for Phase 2 included a broad range of communication methods as part of the 'inform' level of the Strategy complemented by a range of consultative methods as part of 'consult' level of the Strategy. This mix of consultation methodologies ensured as many stakeholders as possible were personally informed of the opportunity to provide their views about the proposed redevelopment of the North Sydney Olympic Pool complex.

The Phase 2 survey was available both online via web page (hosted by Smart Connection Consultancy) and in hard copy. Hard copies were distributed from venues as detailed in the Smart Connection Consultancy report - Section 2.1.2. A total of 1,785 respondents completed the survey, of these 75% were completed online and 25% (448 quantity) were hard copies. All hard copies were received by Council and entered online so all data could be analysed together via Survey Monkey. The survey findings are detailed in Section 4.2 of the Smart Connection Consultancy report. There was a 36% increase in survey responses in Phase 2 compared to Phase 1.

Council received 100 submissions; 12 submissions were comments via Face book and 88 were letters/emails/online form/other. By comparison only 8 submissions were received during Phase 1. The Phase 2 submission findings are detailed in Section 4.5 of the Smart Connection Consultancy report that was reported to Council on the 19<sup>th</sup> of November 2015.

Refer to the Council Report of the 19 November 2015. Web link to the full report:

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[http://www.northsydney.nsw.gov.au/files/3f63b6d5-5a43-439e-8e3b-a5ea00d0a9d7/EPS07\\_North\\_Sydney\\_Olympic\\_Pool\\_Redevelopment\\_-\\_Outcome\\_of\\_Community\\_Consultation.pdf](http://www.northsydney.nsw.gov.au/files/3f63b6d5-5a43-439e-8e3b-a5ea00d0a9d7/EPS07_North_Sydney_Olympic_Pool_Redevelopment_-_Outcome_of_Community_Consultation.pdf)

On the 19 November 2015, Council resolved:

1. *THAT Council notes the Phase 2 community engagement findings for the redevelopment options for North Sydney Olympic Pool.*
2. *THAT a Council Workshop on the outcome of the Phase 2 community engagement findings be held at the soonest possible date that all Councillors are available.*

A Council Workshop was held on 1 February 2016 to discuss the outcome of the Phase 2 community engagement findings and to determine the way forward of developing a preferred option for the redevelopment of the Pool.

## **COMMUNITY ENGAGEMENT PHASE 1**

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 Phase 1 Community Consultation included a survey with 1,145 respondents (of these 1,035 completed the community component, 105 the pool user component and 5 the schools component), stakeholder meetings, NSOP complex user focus group and community groups meetings, including Precinct Committees. This was accompanied by a range of communication methods to inform the public of the Phase 1 engagement opportunities.

The summary of the six options are:

**Option 1:** Selective refurbishment of existing pool

**Option 2:** Upgrade the existing centre

**Option 3:** Full upgrade of the centre

**Option 4:** Full upgrade of the centre plus diving with new health/wellness facilities and an event space

**Option 5:** Full upgrade for swimming/diving with new health and wellness and event space

**Option 6:** A new aquatic centre

On 20 April 2015, Council resolved:

1. *THAT Council resolves to place all options prepared by consultants on public exhibition.*
  2. *THAT a rigorous and broad community engagement plan be prepared to ensure that the whole of the North Sydney community together with existing pool users and relevant stakeholders are fully informed and able to participate in the consultation in order to refine the proposed masterplan for NSOP.*
  3. *THAT the community engagement plan include provision for a public meeting during the exhibition period with consultants attending.*
  4. *THAT Council's Strategic Planning staff review the community engagement plan to ensure best practice.*
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5. *THAT all background reports and materials provided to Councillors including but not limited to the various structural engineering reports, economic feasibility study, demand (existing/future) and demographic materials form part of the public exhibition.*

As identified previously in this report the six options that were developed as a result of the Phase 1 community consultation were publicly exhibited from August 13 to 25 September 2015 as part of Phase 2 community consultation.

### **Council Briefings/Workshops/Sport and Recreation Reference Group meetings**

Council has been briefed on the project on the following dates:

1. Thursday November 13, 2014. Council briefing on the community consultation that was currently underway and the presentation of the project plan, program and three preliminary options that had been developed to date
2. Monday December 15, 2014. Council Workshop and update on community consultation that was completed on November 30 and the presentation of three costed options that had been prepared and developed from the last Council briefing and also now informed by the outcomes of the consultation and stakeholder engagement
3. Monday March 2, 2015. Council briefing on the further development of the options (Option 5) based on the outcomes of the December 2014 workshop and the draft financial modelling prepared by SGL consultants on all of the options developed to date.

Note: Council's Sport and Recreation Reference Group was also informed on the Community Engagement Strategy for the North Sydney Olympic Pool Master Plan on September 22, 2014 (Sport and Recreation Reference group Report SR05- 22 September 2014)

4. Tuesday November 10, 2015. Council briefing on the outcome of the Phase 2 Community Consultation results. Report to Council EPS07 - North Sydney Pool redevelopment - Outcomes of Community Consultation
5. Monday 1 February 2016 a Council Workshop was held to discuss the outcome of the Phase 2 community engagement findings and to determine the way forward of developing a preferred option for the Redevelopment of the Pool
6. Monday 14 March the outcomes of the Phase 2 Community consultation were reported up to Councils Sport and Recreation Reference Group

### **Pool Options That Have Been Developed - Options 1-7**

The following options for the redevelopment of the North Sydney Pool have been developed based on the community feedback received during Phase 1 and Phase 2 of the community consultation undertaken to date. The following is a summary of the options that have been developed to date.

#### **Option 1 Basic upgrade scheme: (Selective refurbishment of existing pool)**

- New 50m pool
- New family leisure pool + sunshade
- Upgrade existing change facilities
- Part refurbishment of existing grandstand - current capacity 1700
- Upgrade to existing gym

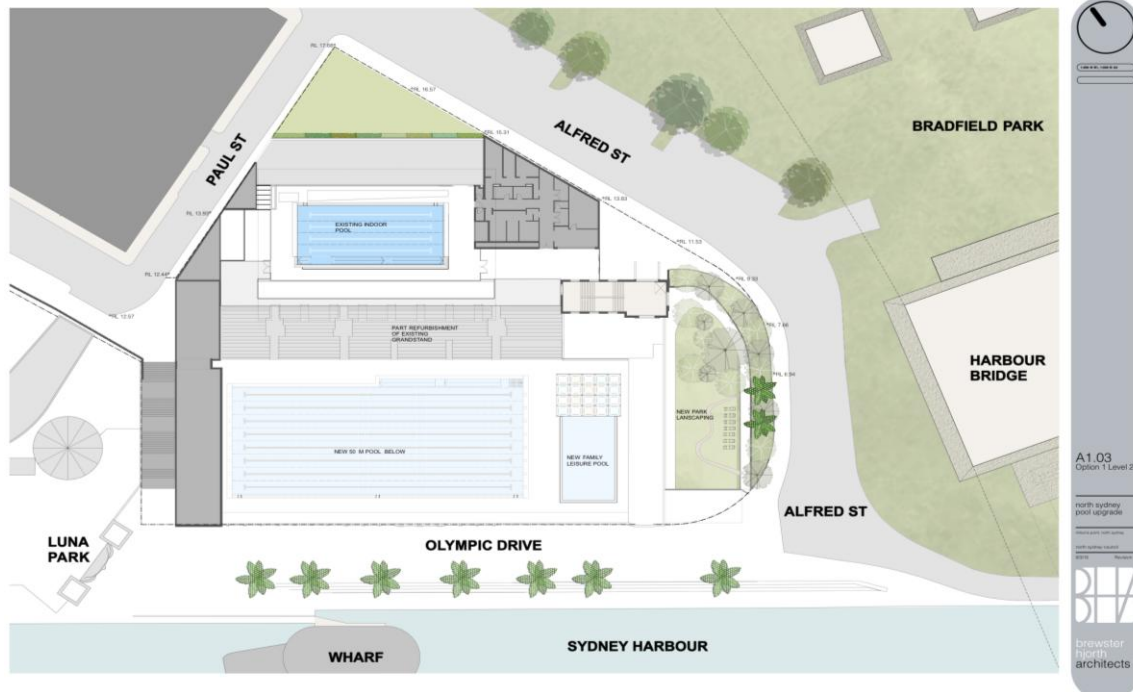
Indicative Cost Estimate: \$16.0 million

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**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 1*



*Plan View - Option 1*

**Option 2 Major upgrade scheme: (Upgrade of the existing centre)**

- 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

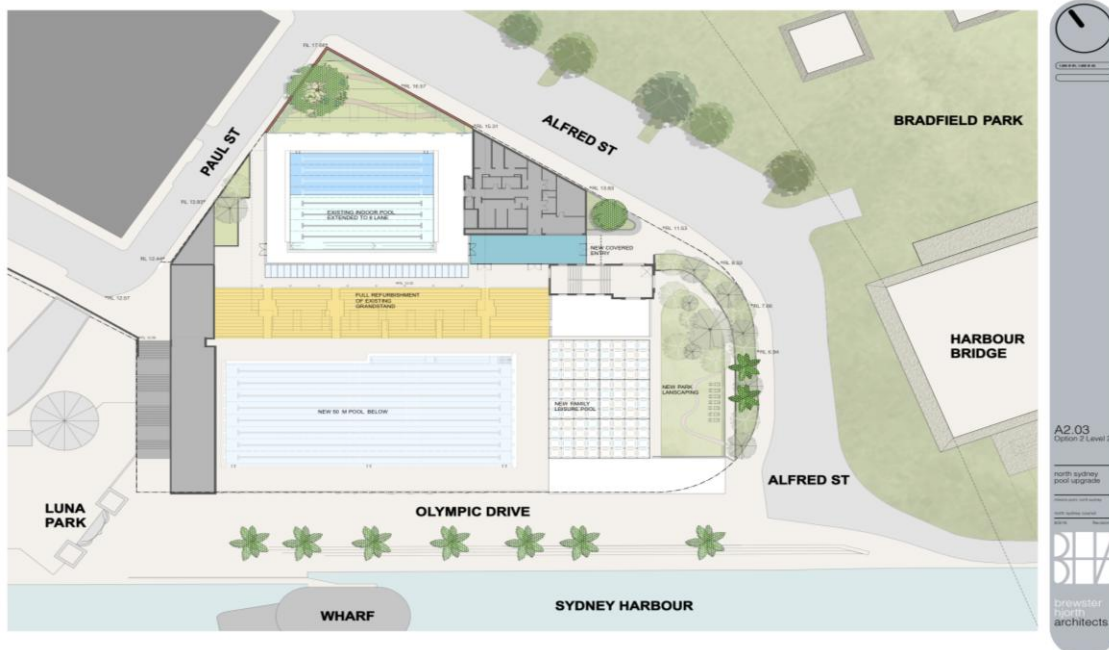
- New gym in the grandstand above change facilities (600m<sup>2</sup>)
- Full refurbishment of existing grandstand with roof shade structure - maintaining current capacity 1700

Indicative Cost Estimate: \$28.0 million

**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

**Option 3 Generational upgrade scheme: (Full upgrade of the entire centre)**

- New 50m pool
- New external family leisure pool + Sunshade
- New external waterslide

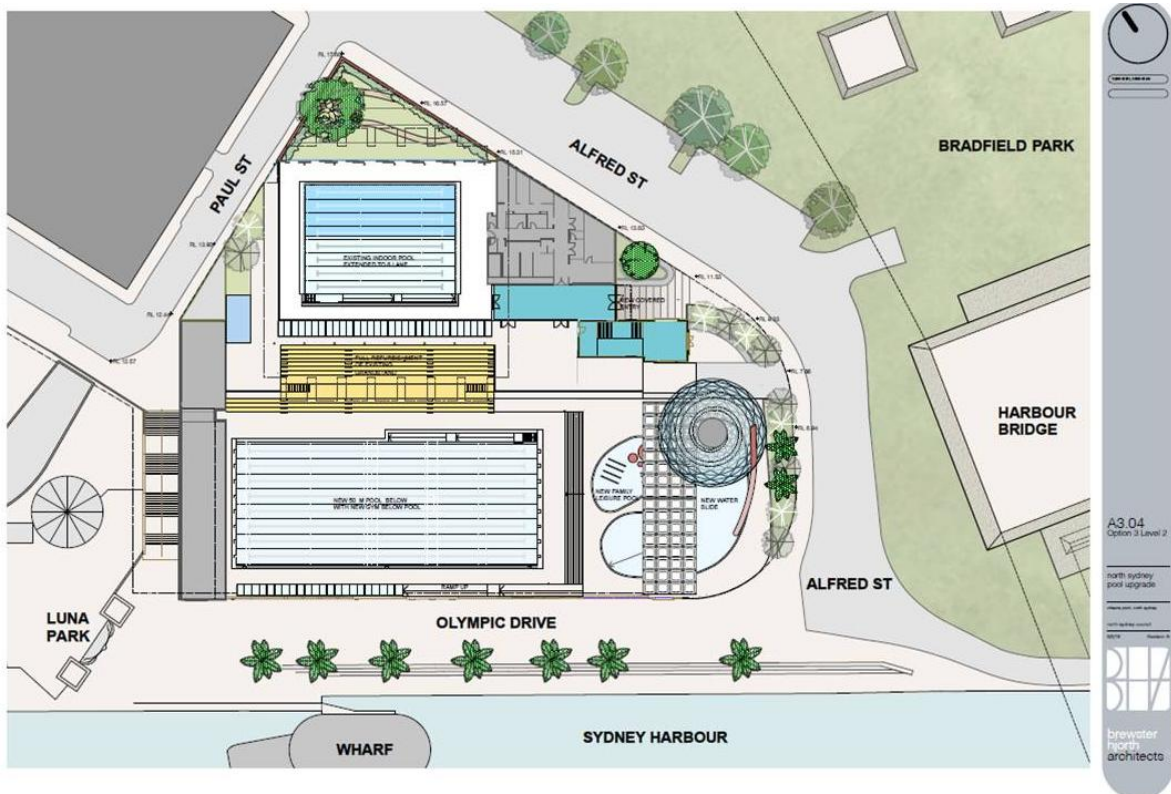
- New external splash pad and water play area
- Upgrade existing indoor 25m pool to full 8 wide lanes
- New covered entry
- New change rooms including family change facilities
- New large gym and wellness centre under the 50m pool (1510m<sup>2</sup>)
- New events space in the grandstand above change facilities (610m<sup>2</sup>)
- New grandstand with roof shade structure for 800 people
- New concourse level Cafe/Kiosk
- New “Ripples” Cafe in old gym area under Aqua dining

Indicative Cost Estimate: \$52 million

**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 3*



Plan View - Option 3

**Option 4 Generational upgrade scheme with diving tower: (Full upgrade of the centre plus diving pool with new health and wellness and events space)**

- New 51.5m pool with two booms
- New diving tower (Not to international Standard) - No 7.5m or 10m platforms
- New external family leisure pool + Sunshade
- New external waterslide
- New covered entry
- Upgrade existing indoor 25m pool to full 8 wide lanes
- New change rooms including family change facilities
- New gym and wellness centre under the 51.5m pool (975m<sup>2</sup>)
- New events space in the grandstand above change facilities (610m<sup>2</sup>)
- New grandstand with roof shade structure for 800 people
- New concourse level Cafe/Kiosk
- New “Ripples” Cafe in old gym area under Aqua dining

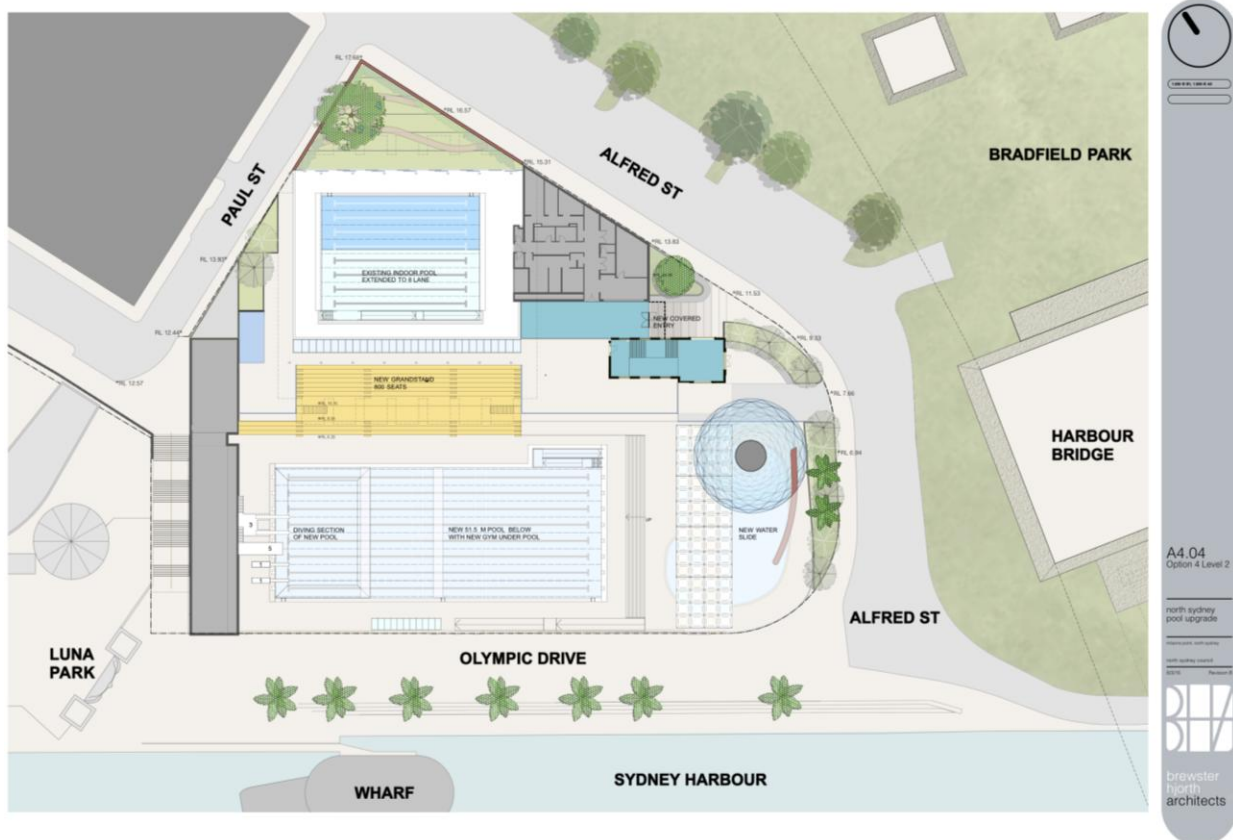
Indicative Cost Estimate: \$49million

**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 4



Plan View - Option 4

**Option 5 Generational upgrade scheme with diving tower and 66m pool: (Full upgrade for swimming and diving with new health and wellness and events space)**

- New 66m pool with two booms

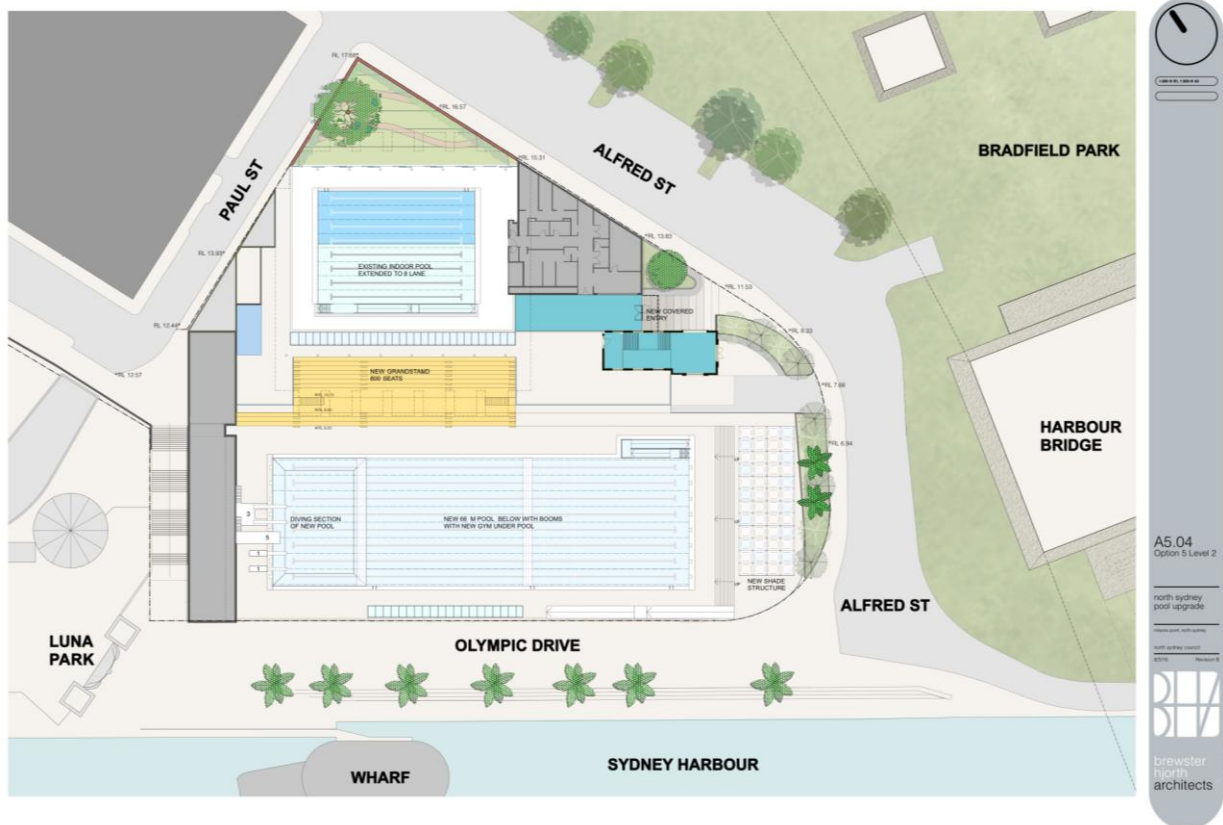
- New diving tower (Not to international Standard) - No 7.5m or 10m platforms
- New covered entry
- Upgrade existing indoor 25m pool to full 8 wide lanes
- New change rooms including family change facilities
- New large gym and wellness centre under the 50 m pool (1390m<sup>2</sup>)
- New events space in the grandstand above change facilities (610m<sup>2</sup>)
- New grandstand with roof shade structure for 800 people
- New concourse level Cafe/Kiosk
- New “Ripples” Cafe in old gym area under Aqua dining

Indicative Cost Estimate: \$49million

**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 5*



Plan View - Option 5

**Option 6 Generational upgrade scheme with aquatic facilities redeveloped: (A new Aquatic Centre for swimming, diving and leisure)**

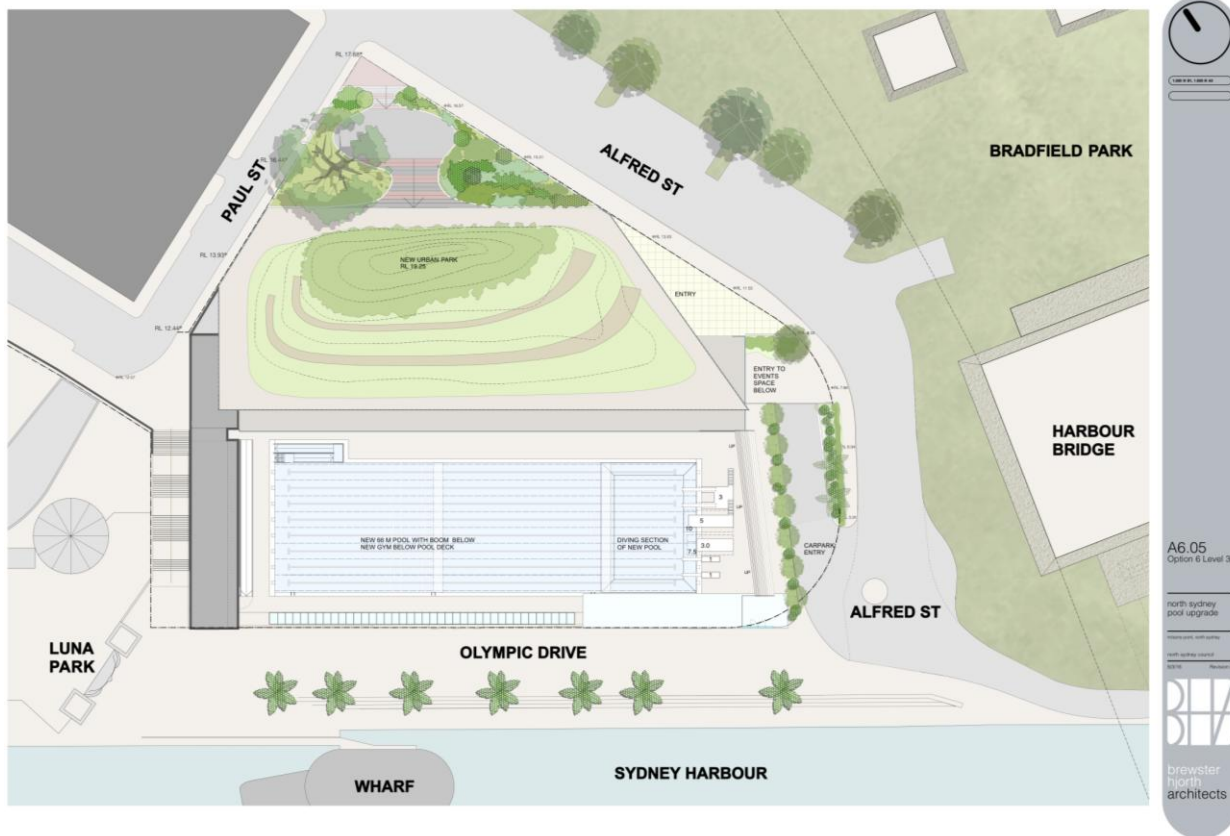
- New 66m pool with two booms
- Full international diving facility
- New indoor family leisure pool
- New indoor splash pad and water play area + waterslide
- New 8 lane indoor 25m pool with LTS platforms
- New change rooms including family change facilities at pod level
- New change rooms to indoor pools
- New large gym and wellness centre under the 50 m pool (1390m<sup>2</sup>)
- New hydrotherapy pool under the 50 m pool forming part of the Gym.
- New events space in the grandstand above change facilities (745m<sup>2</sup>)
- New grandstand + shade roof structure for 750 people
- Landscaped roof - New harbour Foreshore Park
- Underground parking for 125 cars accessed from Alfred Street
- New concourse level Cafe/Kiosk
- New “Ripples” Cafe in old gym area under Aqua dining

Indicative Cost Estimate: \$72million

**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 6



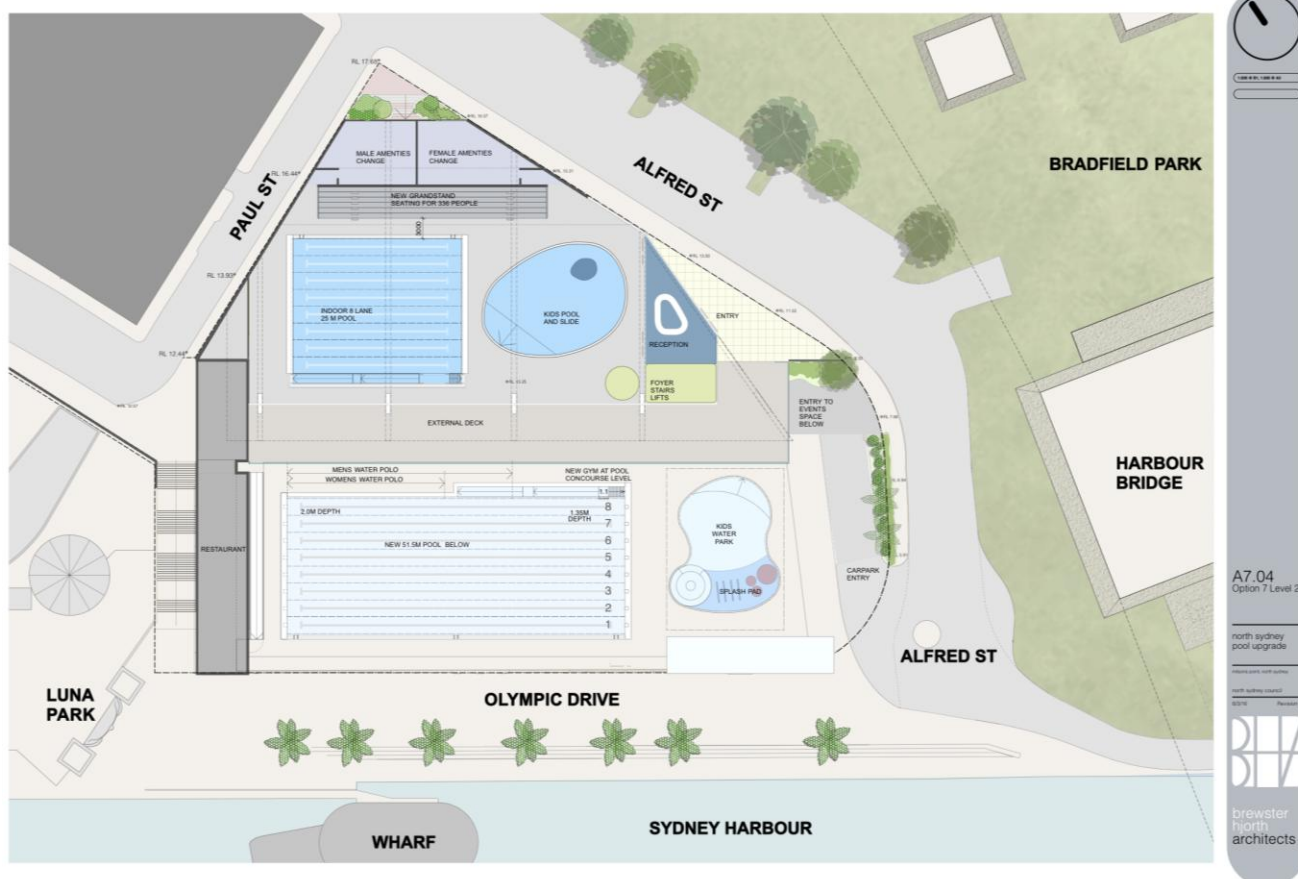
Plan View - Option 6

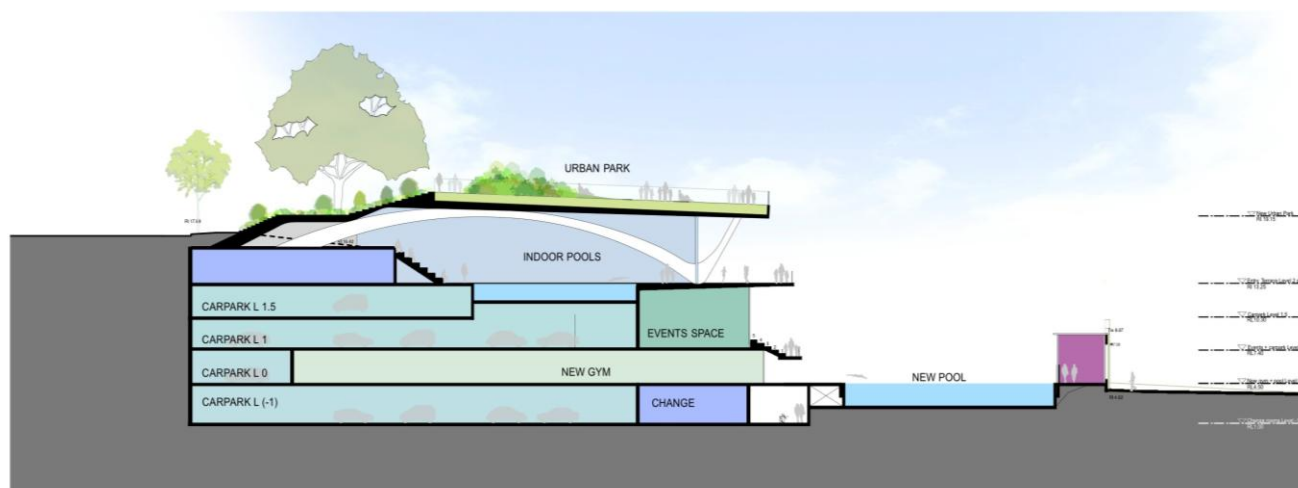
### Option 7 A new Aquatic Centre for swimming, health and wellness, leisure and events space

- New 51.5m pool with two booms
- New external family leisure pool + Sunshade
- New indoor family leisure pool
- New indoor splash pad and water play area + waterslide
- New 8 lane indoor 25m pool with LTS platforms
- New change rooms including family change facilities
- New large gym and wellness centre at pool level (2100m<sup>2</sup>)
- New hydrotherapy pool forming part of the Gym.
- New events space in the grandstand above change facilities (745m<sup>2</sup>)
- New grandstand + shade structure for 750 people
- Landscaped roof - New harbour Foreshore Park
- Underground parking for 165 cars accessed from Alfred Street
- New concourse level Cafe/Kiosk
- New “Ripples” Cafe in old gym area under Aqua dining

Indicative Cost Estimate: \$77.6 million

**Note:** This Option was developed after receiving feedback from Phase 1 and Phase 2 community consultation.





Section View - Option 7

Table 1. Summary Table - Pool Options

OPTION	1	2	3	4	5	6	7
<b>AQUATICS</b>							
New Large Pool for lap-swimming and other activities	● 50m	● 50m	● 50m	● 51.5m with boom	● 66.0m with booms	● 66.0m with booms	● 51.5m with boom
New Family Leisure Pool	●	●	●	●		●	●
8 Lane 25m Pool		○ Existing pool upgraded	○ Existing pool upgraded	○ Existing pool upgraded	○ Existing pool upgraded	●	●
New Splashpad and Waterplay Area			●				●
New Waterslide			●	●		●	
International Standard Diving Facility				● reduced range of heights	●	●	
New Hydrotherapy Pool						●	●
<b>CHANGE ROOMS</b>							
Upgrade Existing Change Facilities	●	●					
New Change Rooms			●	●	●	●	●
<b>GYM / WELLNESS CENTRE</b>							
Upgrade Existing Gym	○						
Relocate Gym to Upper Grandstand		●					
New Large Gym and Wellness Centre under the Pool			● below pool deck level	● below pool deck level	● below pool deck level	● below pool deck level	● at pool deck level with view out over harbour
<b>EVENTS SPACE</b>							
New Events Space			●	●	●	●	●
<b>GRANDSTAND</b>							
Part Refurbishment of Existing Grandstand	●						
Full Refurbishment of Existing Grandstand		●					
New 800 Seat Grandstand and Shade Structure			●	●	●	● 750 seats	● 750 seats
New Underground Parking for: (number of spaces)						● 125 car spaces	● 165 car spaces

**Note:** The hollow black dots in the table above indicate the following

1. The 25metre pool in Options 2, 3 and 4 and 5 is an extension to the existing indoor 25metre pool - in option 6 it is a completely new 25metre indoor pool.
2. The Gym in Option 1 is an upgrade of the existing gym with upgrades of change areas and no increase of gym area.

**Note:** The international Diving Facility in Options 4 and 5 does not meet international diving standards as it does not have a 7.5m and 10m diving platform. Only Diving Facilities shown in Option 6 meet international diving standards.

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## Conclusion

It is recommended that Council determines which of the seven (7) redevelopment options that have been developed to date after extensive community consultation should be publicly exhibited and then proceed to detail design development for the purposes of preparing a future development application.

## Program

Activity	Date
First Round Public and User Consultation (Phase 1)	September to November 2014 - Complete
Preparation of initial Master Plan Concept designs	October - February 2015 - Complete
Financial Modelling on all options developed to date	March 2015 - Complete
Public Exhibition of the six (6) Options (Phase 2)	August 13 to 25 September 2015- Complete
Report to Council on outcomes of Public Exhibition	November 2015 - Complete
Councillor Workshop to discuss the development of a preferred option.	February 2016 - Complete
Options Report to Council for resolution on a preferred option that can proceed to detail design development for the purposes of a future Development Application	March 2016 - This Report to Council
Commence Detail Design Development of a preferred option for the purposes of a future Development Application	April - June 2016

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