

9.4. Critical Asset Compliance Works: 43-51 Ridge Street, North Sydney

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ATTACHMENTS	Nil
CSP LINK	Outcome 2 – A connected and socially inclusive community where everyone is valued S2. Provide new and improved public and community spaces for people to meet and connect Outcome 8 – An effective, accountable and sustainable Council that serves the community G5. Exercise regulatory compliance responsibilities diligently to protect the environment and support our community

PURPOSE:

The purpose of this report is to seek Council approval for funds to be reallocated within the 2025/26 Capital Works program to undertake critical asset fire safety compliance works.

EXECUTIVE SUMMARY:

- On 16 May 2025, IPART advised that Council’s application for a Special Rate Variation had been refused in full. This decision required Council to address its liquidity through alternate measures, which included infrastructure renewal reductions. Council subsequently reduced its asset renewal expenditure by \$12.5 million, with no allocations for unplanned works.
- The Draft Delivery Program and Operational Plan also noted that “project prioritisation may change in response to emerging infrastructure risks.... and that if this occurs, funding will need to be redirected accordingly”.
- Urgent works are now required at the Council-owned property at 43-51 Ridge Street North Sydney to ensure fire compliance and the effective operation of the fire services at this property.
- It is proposed to reallocate \$65,000 from the McMahons Point Community Centre asset renewal project to fund these works, noting that these funds will be required to be reimbursed in the 2026-27 financial year.

RECOMMENDATION:

- 1. THAT** Council note the contents of this report in relation to the critical works required at the Council-owned property at 43–51 Ridge Street, North Sydney.
- 2. THAT** Council endorse the reallocation of \$65,000 from the McMahons Point Community Centre asset renewal project to fund these works, noting that these funds will be required to be reimbursed in the 2026-27 financial year.

Background

43-51 Ridge Street, North Sydney is a Council-owned investment property for which Council, as landlord, is responsible for meeting annual fire safety compliance requirements. Colliers, acting as Council's managing agent, coordinates inspections and liaises with Council regarding any necessary asset maintenance or capital works

Report

A recent inspection of 43-51 Ridge Street by an accredited fire services practitioner identified an issue with insufficient water pressure in the hydrant system, which would negatively impact the performance of the building's fire services in the event of a fire emergency.

While the exact cause of the low water pressure remains uncertain, it is most likely linked to Sydney Water's pressure management program. Although the proposed reduction in pressure aligns with Sydney Water's operational standards, it has highlighted existing deficiencies in the building's fire system. The property is currently served by two 25mm water feeds that combine into a single 65mm supply for the sprinkler system. Under previously higher-pressure conditions, these limitations were masked; this is no longer the case.

Rectification works are therefore required to increase the pipe size and capacity of the base building fire main supplying fire services. This infrastructure forms part of Council's base building assets and is not related to internal tenancy fit-outs. The estimated cost to address this issue is approximately \$65,000.

Failure to proceed with the works will result in the property being unable to pass its annual fire safety inspection.

Consultation requirements

Community consultation is not required to inform the recommendations of this report.

Financial/Resource Implications

Due to funding constraints, there is currently no provision for unanticipated asset works. The 2025/26 Capital Works Budget includes \$700,000 allocated to asset renewal works at McMahons Point Community Centre. It is proposed that \$65,000 be reallocated from this project to fund the required works at 43-51 Ridge Street, with the understanding that these funds will be reimbursed to the McMahons Point Community Centre project in the 2026/27 financial year, when those works are expected to be delivered.

Legislation

- Environmental Planning and Assessment Act 1979 (NSW).
- Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (NSW).