



Redfern-Waterloo Authority  
Annual Report 04-05

Alana Varga



**Real**

The statistics are people  
The buildings are homes and workplaces  
The jobs are livelihoods

More than a word, REAL is a statement... a positive affirmation encapsulating the diverse peoples, communities and urban landscapes of the environs being nurtured by the Redfern-Waterloo Authority.

This RWA Annual Report has been designed in consideration of the cultural diversity, heritage and community spirit that the Redfern-Waterloo Authority has been created to represent.

**Alana Varga: “I really like working on site. RWA looks over me and the Company.”**

An RWA/TAFE initiative saw Alana Varga become the first female Aboriginal carpentry apprentice with the St Hilliers property group. Alana is currently working on a contemporary performing arts space in North Eveleigh.

“You feel good that people are looking after you.”

Registered office is  
Redfern-Waterloo Authority

Level 11, Tower 2  
1 Lawson Square  
Redfern NSW 2016

PO Box 3332  
Redfern 2016

T: 02 9202 9100  
F: 02 9292 9111

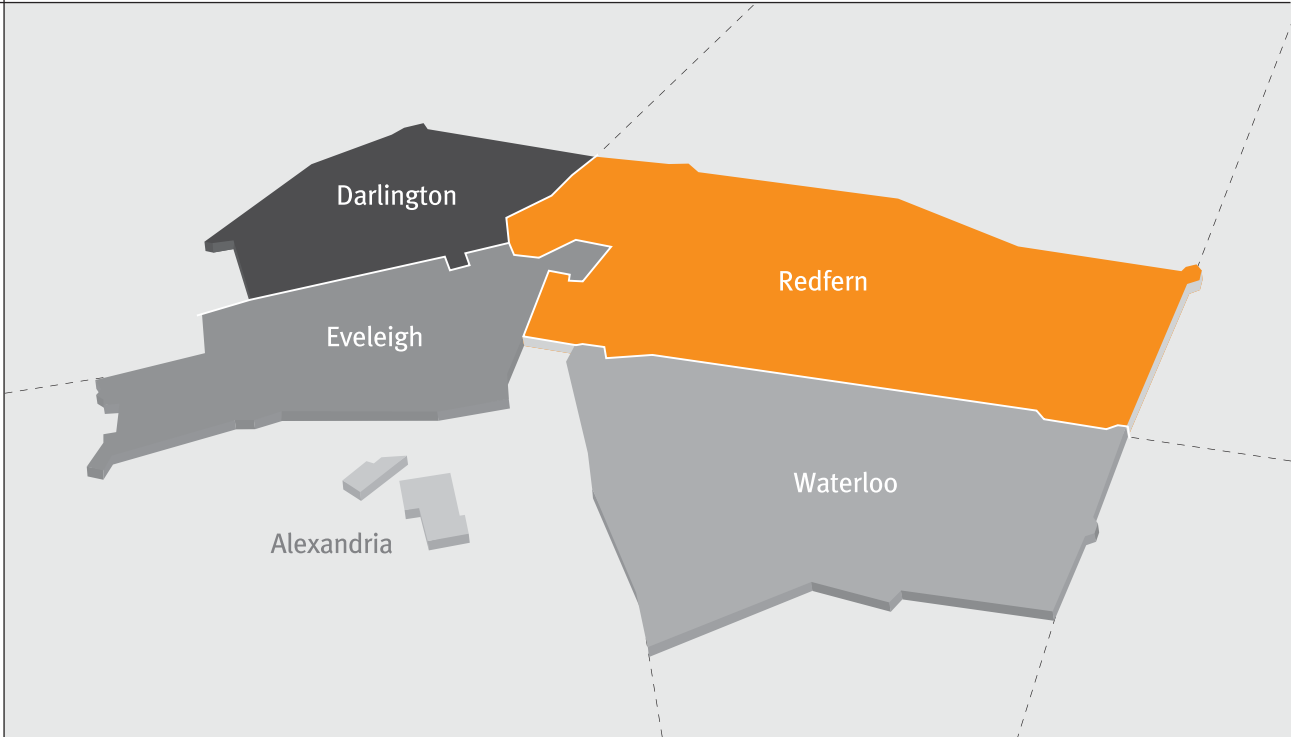
redfernwaterloo@rwa.nsw.gov.au  
[www.redfernwaterloo.com.au](http://www.redfernwaterloo.com.au)

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## Vision

'To establish Redfern-Waterloo as an active, vibrant and sustainable community by promoting and supporting greater social cohesion and community safety, respect for the cultural heritage and orderly development of the area in consideration of social, economic, ecological and other sustainable development.'



## Redfern-Waterloo : A diverse community

The traditional owners of Redfern-Waterloo are the Gadigal people of the Eora Nation. Today, the area is one of cultural and historical focus for Aboriginal people throughout NSW and Australia. People from many backgrounds live in Redfern-Waterloo and the most common languages spoken at home after English are Russian, Chinese, Greek, Arabic, Spanish and Vietnamese.

## Letter to the Minister

The Hon. Frank Sartor MP  
Minister for Redfern-Waterloo  
Parliament House  
Macquarie Street  
Sydney

**Dear Minister Sartor**

It is with pleasure that I forward you the inaugural Annual Report for the Redfern-Waterloo Authority for the period January – June 2005.

This report has been prepared in accordance with NSW Annual Report legislation and the Redfern-Waterloo Act 2004 No 107.

Yours Sincerely



**Robert Domm**  
Chief Executive Officer  
Redfern-Waterloo Authority

## Statement from the Chairperson and Chief Executive Officer

### We have great pleasure in welcoming you to the first Annual Report for the Redfern-Waterloo Authority 2004/05.

We are extremely pleased with the progress we have made since commencing operation, and while it may be early days, the staff at the new Redfern-Waterloo Authority are working hard to revitalise the Redfern-Waterloo area.

The RWA opened its doors on January 17 this year and it has a big job to do. Its tasks include generating jobs for the people of the area, improving delivery of services to the community and promoting urban renewal that respects and strengthens the rich heritage that makes this community unique in Sydney. Many activities are already well and truly underway, particularly in the area of job creation schemes for local unemployed, with a particular emphasis on the Indigenous community.

We are also developing a Human Services Plan that will improve the delivery of social services to the community. The Redfern-Waterloo Plan, of which human services is a part, will also facilitate urban renewal and heritage restoration opportunities at North Eveleigh and other surplus government lands, seek a sustainable solution for the Block and its environs and implement a community consultation strategy that will include regular newsletters to residents providing news of latest events and activities, setting up an interactive website, quarterly community forums and smaller community meetings on specific issues.

The Redfern-Waterloo Plan is being developed in stages, with priority being given to economic revitalisation, human services and job creation. A draft of Stage One of the Redfern-Waterloo Plan concerning the first three years of the RWA's operations, is expected to be released for further community consultation before the end of the year and will centre on a number of sites declared to be State Significant Developments.

The Redfern-Waterloo Authority is also investigating essential developments for an accessible, efficient railway station. A Station with steep steps and no easy access for elderly or disabled people and parents with young children, it's the eighth busiest Station in the NSW network - a role which will increase in activity as the population grows. Redevelopment will improve access to and the efficiency of RailCorp operations and include commercial activity.

We have also announced the finalisation of appointments to the three Ministerial Advisory Committees set up to advise the Minister responsible for Redfern-Waterloo on matters relating to built environment, employment and enterprise and the delivery of social services in the area.

We look forward to continuing to build the RWA to meet the challenges and opportunities now faced by the Redfern-Waterloo area and its community.



David Richmond AO  
Chairperson



Robert Domm  
Chief Executive Officer



## Cheikh Kone

**“ I feel at home here. Maybe it’s because of my colour.”**

When Cheikh Kone isn’t busy as an Industrial Officer with MEA (Media Entertainment & Arts Alliance) he can be spotted enjoying a coffee at Redfern’s Café DiCazBar. While Cheikh doesn’t live in the area, he’d like to move here because it’s closer to work... and he obviously likes the local coffee shops!



## Mark Spinks

**“Getting people off welfare is my goal.”**

Mark Spinks has been an Indigenous Services Officer with Centrelink Redfern for 13 years and has created the New Employment Opportunity Network, which aims to bring together the local community with community service providers in a more ‘festive’ atmosphere.

“In partnership with the RWA, I think NEON can improve things and accentuate the positive things coming out of Redfern-Waterloo.”



## Overview

The Redfern-Waterloo Authority (RWA) was created by a NSW Government Act of Parliament in Oct 04 (Redfern-Waterloo Authority Act 2004 No 107) and established on 17 January 2005.

RWA is responsible for revitalising Redfern, Waterloo, Eveleigh and Darlington through urban renewal, job creation and improved human services in consideration of social, economic, ecological and other sustainable development, public spaces, Aboriginal community needs, social cohesion and community safety.

The principle objectives of the RWA will be delivered as a result of the NSW Government's 10-year Redfern-Waterloo Plan, which will be publicly exhibited prior to adoption – tentatively November 2005. The Plan is being designed as a 'whole of community' strategy designed to address the complex issues of, and the needs of people who live within, the Redfern-Waterloo community.



## Bobbie-Lee Carney & Erinn Net

**“We don’t live in Redfern,” said Bobbie-Lee. “But we love coming to school and we’ve made friends here too.”**

Redfern-Waterloo provides a range of social and educational activities enjoyed by people who don’t necessarily live in the area. Bobbie-Lee Carney and Erinn Net are third year students at the Aboriginal Dance Theatre.

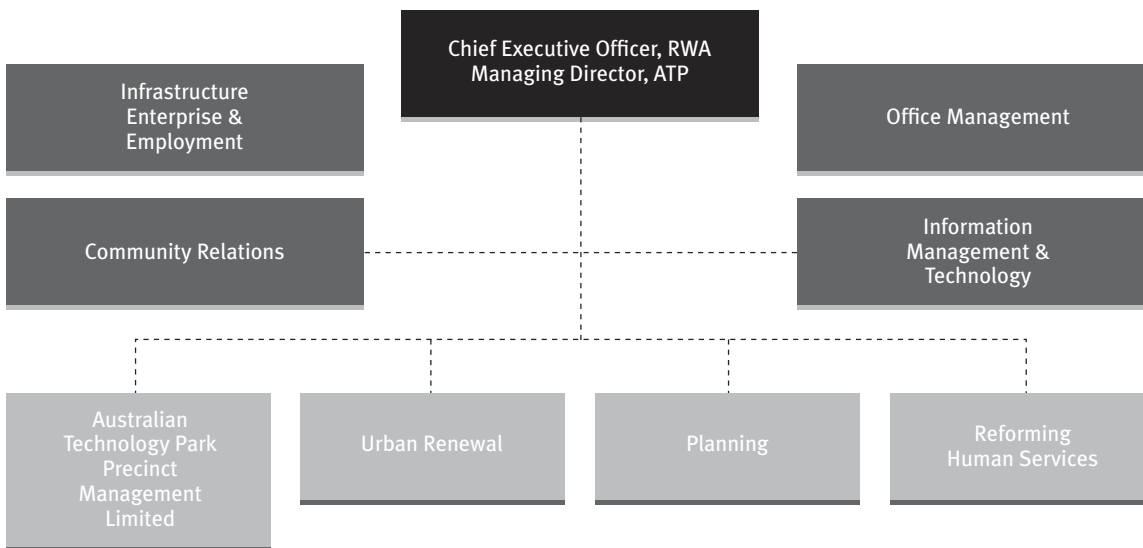
# Principle Objectives

- To encourage the urban renewal of Redfern-Waterloo into an active, vibrant and sustainable community;
- To promote, support and respect the Aboriginal community in Redfern-Waterloo having regard to the importance of the area to the Aboriginal people;
- To promote the orderly development of Redfern-Waterloo taking into consideration principles of social, economic, ecological and other sustainable development;
- To enable the establishment of public areas in Redfern-Waterloo; and,
- To promote greater social cohesion and community safety in Redfern-Waterloo

**In accordance with the Act, to achieve these objectives the RWA undertakes to:**

- Promote, facilitate, manage, undertake and secure the social, economic, ecological and other sustainable development and use of the operational area, including the development and management of land, the provision of infrastructure and the establishment of public areas,
- Provide and promote housing choices in the operational area (including for Aboriginal residents),
- Provide and promote employment opportunities for local residents, commercial opportunities for local businesses and cultural development (including to address the needs of the Aboriginal community) in the operational area,
- Enhance and manage public places in the operational area and to improve, maintain and regulate the use of public places,
- Promote, co-ordinate, organise, manage, undertake, secure, provide and conduct cultural, educational, commercial, recreational, entertainment and transport activities and facilities in the operational area,
- Do any other thing for the sustainable improvement of the operational area.

## RWA Functional Chart



## State Significant Development

### Australian Technology Park

The Redfern-Waterloo Authority Act also provides for the Minister for Redfern-Waterloo and the RWA to be delegated as the consent authority for any development within its area of operation declared to be State Significant Development. Australian Technology Park (ATP) at the former railway workshops at Eveleigh falls under this jurisdiction.

Ownership of ATP was transferred from the Sydney Harbour Foreshore Authority (SHFA) to the RWA in January, 2005 with planned development on the ATP site over the next two to three years expected to create 2,000 new jobs – a 10 percent employment increase for the Redfern-Waterloo area.

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### New ATP Building

The new NICTA/DSTO building is the first in a new development phase for the ATP.

The ATP Master Plan includes provision for six new sites and up to 14 low-rise buildings (two to seven storeys) over the next decade. Designed by Cox Richardson Architects, the NICTA/DSTO building will be located on the eastern edge of the ATP with frontages to Garden Street and Mitchell Way.

It will occupy a site of around 3,000sqm and provide just over 11,000sqm of tenantable floor space with 66 secure parking spaces.

The building will also have a 4.5 Star rating under the Australian Building Greenhouse Rating scheme (ABGR). Construction will be in accordance with the RWA's Jobs Compact, employing local indigenous people and new apprentices as a key element. It will bring 600 jobs to Redfern.





## Richard Pembroke

**“Redfern is a village and its people are down to earth.”**

Redfern Property Group owner and Redfern Chamber of Commerce founder, Richard Pembroke, has got to know the people and buildings of the local area over the last decade.

“The potential of this area is critical. That’s what the RWA is for... to generate business and get people into the area.”

# Key Strategies

Following community consultation, the Minister for Redfern-Waterloo, the Hon. Frank Sartor MP invited Expressions of Interest from residents of Redfern, Waterloo, Eveleigh and Darlington to participate in any of three Ministerial Advisory Committees with community representatives appointed as individuals to each Committee:

## Built Environment

Considering urban design, traffic, public access, public transport, land use, affordable housing, public housing and urban renewal.

## Employment and Enterprise

Considering strategies to increase job and business opportunities in the area, including the Indigenous community.

## Human Services

Considering human services and health issues affecting Redfern-Waterloo.

## Current activities

- Development of job creation schemes for local unemployed, with a particular emphasis on the Indigenous community;
- Developing a Human Services Plan that will improve the delivery of social services to the community;
- Encouraging new anchor tenants and investors to build and bring jobs to the Australian Technology Park;
- Facilitating urban renewal and heritage restoration opportunities at North Eveleigh and other surplus government lands;
- Working on plans to enhance access to and refurbish Redfern Railway Station;
- Seeking a sustainable solution for the Block and its environs;
- Working with the RTA on improving traffic management/pedestrian safety/retail amenity on Regent and other major streets;
- Implementing a community consultation strategy that will include regular newsletters to residents providing news of latest events and activities, setting up an interactive website, quarterly community forums and smaller community meetings on specific issues.



## Shane Phillips

**“Redfern is such a multicultural community.”**

Shane Phillips of the Tribal Warrior Association runs Aboriginal Cultural Harbour Cruises and can speak first hand about the positive impact of the RWA.

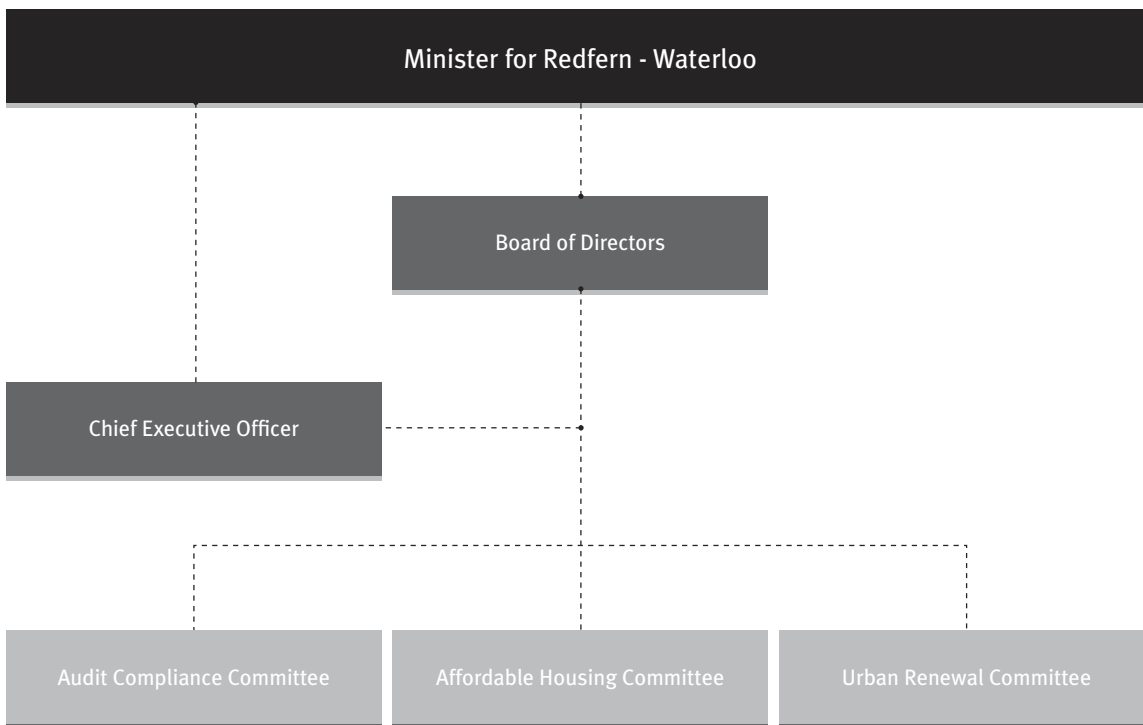
“They helped us extend our business by getting us the rights to dock at Circular Quay.”



The Minister for Redfern-Waterloo, the Hon. Mr Frank Sartor MP, is responsible for the control and direction of the RWA. The Minister has established a Board of Governance and, while the Board establish the policies and directions for the RWA, its day to day management is the responsibility of the Chief Executive Officer.

The RWA Board has established an Audit and Compliance Committee, an Affordable Housing Committee and an Urban Renewal Committee. The ATP is governed by a separate Board.

## Governance Chart



## RWA Board Member Profiles

### Chair – Professor David Richmond AO

BEd MEd (Syd)

Professor David Richmond AO is current Chairperson of the Redfern-Waterloo Authority, the Australian Technology Park and the Sydney Olympic Park Authority. He also advises the NSW Premier on infrastructure planning and implementation. Professor Richmond has had a distinguished public service career, including as CEO of the NSW Department of Health and the Land Commission. He is the former Director-General of the Olympic Coordination Authority and SOCOG and held a number of other senior Olympic Games positions. He recently provided strategic advice to the President of the Athens 2004 Olympic Games and to senior managers of the Beijing Olympics. He is the inaugural Director and Professor of the University of Sydney's Graduate School of Government. Professor Richmond is the author of the Richmond Report to the NSW Government, and in 1990 earned the National Council for Intellectual Disability's Making the Difference Award. In 2002 he was made an Officer in the Order of Australia in recognition of his contribution to Public Administration, including the Sydney 2000 Olympic Games.

### CEO – Mr Robert Domm

BA LLB (Mon) MLLR (Syd) GDLP (ANU)

Robert Domm is Chief Executive Officer of the Redfern-Waterloo Authority and Managing Director of the Australian Technology Park. He previously spent four years at the City of Sydney where he was General Manager during a period of unprecedented growth and change, through Council boundary changes and amalgamation with South Sydney Council. He served for three years as a Director and Company Secretary of the Sydney Festival Limited. A qualified legal practitioner and former labour advocate, Mr Domm has also worked as an adviser to Government. He brings broad experience and a strong commitment to social justice to the workings of the Authority.

### Mr Michael Collins

Michael Collins is Chair of the Heritage Council of NSW. He is also on the Boards of the Sydney Harbour Foreshore Authority and the Australian Technology Park. He is the Managing Director of Michael Collins & Associates Pty Limited, a property consultancy company which advises private and public sector clients and specialises in land economics, real estate valuations and feasibility studies. He served as National President of the Australian Property Institute from 2003 to 2004 and was NSW President from 1999 to 2001. Mr Collins played a key role in the redevelopment of Darling Harbour and the planning of Olympic Park, and served as chief property consultant to the NSW Government for the Sydney 2000 Games. He has served on many industry committees including the City of Sydney Development Advisory Committee and the City of Sydney Venues Management Board.

## RWA Board Member Profiles

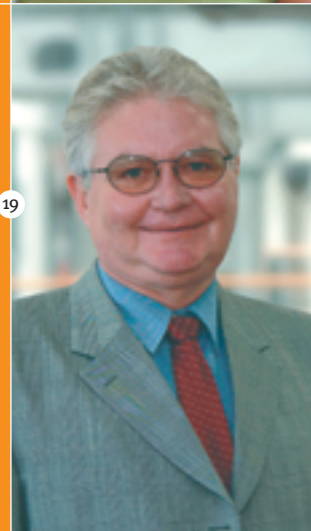
### Ms Marcia Ella-Duncan OAM

Marcia Ella-Duncan currently works in a senior management position for the Department of Aboriginal Affairs and was formerly the Chairperson for the Sydney Regional Council of the Aboriginal and Torres Strait Islander Commission. She has previously held several key Indigenous positions with the NSW Environment Protection Authority (EPA), the NSW Attorney-General's Aboriginal Justice Advisory Council and the Department of Juvenile Justice. A member of the La Perouse Local Aboriginal Land Council and active in numerous other Indigenous organisations, Ms Ella-Duncan represented Australia in netball from 1985-87 and was awarded the Order of Australia medal for services to the sport in 1988.



### Dr Col Gellatly

Dr Col Gellatly was appointed Director-General of the Premier's Department in 1994. He has held a number of senior management positions within the NSW public service, including as Director General of the Department of Land and Water Conservation. He has been NSW representative on a wide range of State/Commonwealth Working Parties and Committees and has had three periods as a part-time Commissioner with the Industries Assistance Commission. He has also served on a diverse range of boards and committees. Dr Gellatly has a degree in Agricultural Economics from the University of New England, a Master of Commerce from the University of NSW and a PhD from North Carolina State University.



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### Mr Richard Johnson MBE

Richard Johnson is an award winning architect, Adjunct Professor of Architecture at the University of New South Wales and a Director of Johnson Pilton Walker Architects. He is an Associate of the Royal Australian Institute of Architects and the Japan Institute of Architects, and a Member of the Design Institute of Australia. Mr Johnson was involved in the design of the Australian embassies in Beijing and Tokyo. He is the Chief Architect for the Sydney Opera House and is also currently working on projects including the Australian War Memorial, the Hilton Hotel and the Asian wing of the Art Gallery of New South Wales. He also serves on the Board of the Australian Technology Park and the Australian Architects Association. Mr Johnson has a Bachelor of Architecture (1st Class Honours) from the University of NSW and a Master of Philosophy (Town Planning) from University College, London. In 1976 he was made a Member of the Order of the British Empire for services to Architecture.





### Ms Samantha Mostyn

BA LLB

Sam Mostyn has an extensive background in law, management and politics. She is currently the Group Executive, Culture and Reputation at Insurance Australia Group (IAG), managing such areas as Human Resources, Corporate Affairs, Government Relations and Policy and Community Engagement. She is a qualified lawyer and served as a senior Policy Adviser to former Prime Minister Paul Keating. Ms Mostyn has also steered a pilot crime prevention strategy in the Redfern-Waterloo area, in partnership with NRMA Insurance, police and local business, focusing on crime reduction and community development. Ms Mostyn serves on the Academic Advisory Board of the Australian Institute of Management, is a Board member of the Sydney Festival, the Sydney Theatre Company and the Centenary Institute, and is a Trustee of the Australian Museum. She is a Director of the trustee company for the Insurance Australia Group and the NRMA Superannuation Plan and is also a member of the NSW Premier's Council for Active Living. She was recently appointed as the first female Commissioner of the Australian Football League.



### Ms Lucy Turnbull

LLB MBA

Lucy Turnbull was Lord Mayor of the City of Sydney from 2003 to 2004, Deputy Lord Mayor from 1999 to 2003 and has recently been appointed an Administrator of Tweed Shire Council. She has extensive experience in planning, business and investment banking. She currently chairs many companies, both private and public, including WebCentral Group Limited, Centrestone Wealth Management Pty Limited, and Pengana Holdings Limited. Former chair of the NSW Government's Ministerial Advisory Committee on Biotechnology, Ms Turnbull has also served on the NSW Government's Information Industry Business Advisory Board. She is the author of Sydney – Biography of a City (1999) and has assisted with several community based initiatives in the Redfern area. She also serves on the Board of the Australian Technology Park.



### Ms Jennifer Westacott

BA (Hons) FAICD FVIPA

Jennifer Westacott is currently the Director-General of the Department of Infrastructure, Planning and Natural Resources, a position she was appointed to in May 2003. She is the Soil Conservation Commissioner and a Murray-Darling Basin Commissioner and was the Commissioner of Forests until June 2004. Ms Westacott has had a distinguished senior management career in the public service of NSW and Victoria and was formerly the Deputy Director-General of the NSW Department of Housing and Secretary of the Department of Education and Training in Victoria. She currently sits on a number of Government Boards. Ms Westacott is also a member of the Board of Advice of the Faculty of Economics and Business at the University of Sydney and in 2003 was awarded the Centenary Medal for services to the community through public administration.

The RWA leased premises on Level 11, Tower 2, 1 Lawson Square, Redfern from the City of Sydney and commenced operations from 17 January 2005 with staffing of three officers. During the months to 30 June 2005 the RWA:

- Procured office equipment
- Established corporate service activities
- Established the Governance arrangements
- Finalised negotiations with DSTO and NICTA to construct new office premises at Australian Technology Park
- Completed discussion with the Ministry for the Arts for the creation of an entertainment centre at North Eveleigh and commenced investigation for the redevelopment of the North Eveleigh precinct
- Developed an aboriginal employment strategy with local aboriginal training and employment agencies
- Established a regime to assess development applications submitted on state significant site development within the authority's operational area
- Completed investigations into future road transport access to Australian Technology Park
- Commenced discussion with the community and in particular the aboriginal community to develop concepts for redevelopment of The Block
- Assumed management control of Australian Technology Park and completed a review of the business activities



## Jocelyn Jackson

**“It’s a great community... a cross section of society in co-existence.”**

A Darlington resident for over 30 years, architect Jocelyn Jackson is active in several community groups in the Redfern-Waterloo area and was appointed a community member of the RWA Ministerial Advisory Committee for the Built Environment after responding to RWA’s call for resident participation.

“Redfern needs safe infrastructure and a change in perception, so I got involved to help show things from a different perspective.”

# Independent Audit Report



To Members of the New South Wales Parliament

## Audit Opinion

In my opinion, the financial report of the Redfern-Waterloo Authority:

- (a) presents fairly the Authority's and the consolidated entity's financial position as at 30 June 2005 financial performance and cash flows for the period ended on that date, in accordance with applicable Accounting Standards and other mandatory professional reporting requirements in Australia, and
- (b) complies with section 41B of the Public Finance and Audit Act 1983 (the Act).

My opinion should be read in conjunction with the rest of this report.

## The Board's Role

The financial report is the responsibility of the members of the Board. It consists of the statements of financial position, the statements of financial performance, the statements of cash flows and the accompanying notes for the Authority and the consolidated entity. The consolidated entity comprises the Authority and the entities controlled at the year's end or during the financial period.

## Auditor's Role and the Audit Scope

As required by the Act, I carried out an independent audit to enable me to express an opinion on the financial report. My audit provides reasonable assurance to Members of the New South Wales Parliament that the financial report is free of material misstatement.

My audit accorded with Australian Auditing and Assurance Standards and statutory requirements, and I:

- evaluated the accounting policies and significant accounting estimates used by the Board in preparing the financial report, and
- examined a sample of the evidence that supports the amounts and other disclosures in the financial report.

An audit does not guarantee that every amount and disclosure in the financial report is error free. The terms 'reasonable assurance' and 'material' recognise that an audit does not examine all evidence and transactions. However, the audit procedures used should identify errors or omissions significant enough to adversely affect decisions made by users of the financial report or indicate that Board members had not fulfilled their reporting obligations.

My opinion does not provide assurance:

- about the future viability of the Authority or its controlled entities,
- that they have carried out their activities effectively, efficiently and economically, or
- about the effectiveness of their internal controls.

## Audit Independence

The Audit Office complies with all applicable independence requirements of Australian professional ethical pronouncements. The Act further promotes independence by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General, and
- mandating the Auditor-General as auditor of public sector agencies but precluding the provision of non-audit services, thus ensuring the Auditor-General and the Audit Office are not compromised in their role by the possibility of losing clients or income.

A handwritten signature in black ink, appearing to read 'David Jones'.

David Jones, FCPA

Director, Financial Audit Services

SYDNEY, 4 November 2005

## Director's Statement

Statement by the Chairman and the Chief Executive Officer on the adoption of the financial statements for the year ended 30 June 2005.

Certificate Under Section 41C of the Public Finance and Audit Act 1983.

Pursuant to Section 41C (B) and 1 (C) of the Public Finance and Audit Act 1983 and in our capacity as Chairman, and Chief Executive Officer of the Redfern Waterloo Authority, we declare that in our opinion:

The accompanying financial statements exhibit a true and fair view of the financial position of the Redfern Waterloo Authority as at 30 June 2005 and transactions for the year ended on that date. The statements have been prepared in accordance with the provisions of the Public Finance and Audit Regulation 2000 and the Treasurer's Directions.

Further, we are not aware of any circumstances that would render any particulars included in the financial statements to be misleading or inaccurate.

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**David Richmond**  
Chairman  
Redfern Waterloo Authority



**Robert Domm**  
Chief Executive Officer  
Redfern Waterloo Authority

Sydney, dated this 31 October 2005





## Shuffles

**“The work’s good, but the amount of rubbish can sometimes be frustrating.”**

Shuffles is a City Worker in Redfern with the City of Sydney.

# Income Statement

for the period ended 30 June 2005

	Note	Consolidated 30 June 2005 \$'000	RWA 30 June 2005 \$'000
<b>Revenue</b>			
Rental income	3(a)	2,617	-
Investment income	3(b)	300	18
Grants and contributions	3(c)	2,369	2,208
Other revenue	3(d)	263	-
<b>Total Revenue</b>		<b>5,549</b>	<b>2,226</b>
<b>Expenses</b>			
Employee related expenses	4(a)	1,002	577
Administration expenses	4(b)	465	453
Termination of lease		1,250	-
Depreciation of property, plant and equipment	8(b)	170	6
Property management expenses	4(b)	1,044	-
<b>Total Expenses</b>		<b>3,931</b>	<b>1,036</b>
<b>Profit for the period from continuing operations</b>		<b>1,618</b>	<b>1,190</b>
The accompanying notes form part of these statements.			

# Balance Sheet

as at 30 June 2005

	Note	Consolidated 30 June 2005 \$'000	RWA 30 June 2005 \$'000
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and cash equivalents	5	18,943	1,528
Receivables	6	502	147
Lease incentive asset	15	244	1,059
<b>Total Current Assets</b>		<b>19,689</b>	<b>2,734</b>
<b>Non-Current Assets</b>			
Investment property	7	143,300	53,300
Property, plant and equipment	8	6,108	83
Lease incentive asset	15	137	2,752
<b>Total Non-Current Assets</b>		<b>149,545</b>	<b>56,135</b>
<b>Total Assets</b>		<b>169,234</b>	<b>58,869</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Payables	9	3,552	281
Provisions	10	245	187
Lease incentive liability	15		1,059
<b>Total Current Liabilities</b>		<b>3,797</b>	<b>1,527</b>
<b>Non-Current Liabilities</b>			
Provisions	10	145	100
Lease incentive liability	15		2,752
<b>Total Non-Current Liabilities</b>		<b>145</b>	<b>2,852</b>
<b>Total Liabilities</b>		<b>3,942</b>	<b>4,379</b>
<b>Net Assets</b>		<b>165,292</b>	<b>54,490</b>
<b>EQUITY</b>			
Retained earnings	11	165,292	54,490
<b>Total Equity</b>		<b>165,292</b>	<b>54,490</b>

The accompanying notes form part of these statements.

## Statement of Recognised Income and Expense for the period ended 30 June 2005

	Note	Consolidated 30 June 2005 \$'000	RWA 30 June 2005 \$'000
Acquisition of net assets of ATP at 31 March 2005	12	110,374	-
Land transferred from SHFA		53,300	53,300
Net income recognised directly in equity		163,674	53,300
Profit for the period from continuing operations		1,618	1,190
Total recognised income and expense for the period		165,292	54,490
Attributable to: Equity holders of the parent		165,292	54,490

The accompanying notes form part of these statements.

# Cash Flow Statement

for the period ended 30 June 2005

	Note	Consolidated 30 June 2005 \$'000	RWA 30 June 2005 \$'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from customers		2,998	-
Government grants received		3,458	2,208
Payments to suppliers and employees		(3,123)	(609)
Interest received		300	18
<b>Net cash from operating activities</b>	13 (b)	<b>3,633</b>	<b>1,617</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Payments for property, plant and equipment, representing cash used in investing activities		(1,140)	(89)
<b>Net increase in cash held</b>		<b>2,493</b>	<b>1,528</b>
Cash and cash equivalents acquired	12	16,450	-
<b>CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD</b>	13 (a)	<b>18,943</b>	<b>1,528</b>

The accompanying notes form part of these statements.

# Notes to the Financial Statements

for the period ended 30 June 2005

## 1. STATEMENT OF PRINCIPAL ACTIVITY

The Redfern-Waterloo Authority (the “Authority” or “RWA”) was established on 17 January 2005 to promote the development of the Redfern-Waterloo area into an active, vibrant, and sustainable community. The Authority also seeks to promote, support and respect the Aboriginal community in Redfern-Waterloo and to establish greater social cohesion and community safety in the area.

At 31 March 2005, 100% of the net assets of Australian Technology Park Precinct Management Limited (“ATP”) were transferred from Sydney Harbour Foreshore Authority (“SHFA”) to the Authority pursuant to an administrative restructure.

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### Reporting entity

The Authority, as a reporting entity, comprises all the entities under its control, including the commercial activities of the Australian Technology Park.

The consolidated financial statements include the financial statements of the Authority for the period from the date of its incorporation, 17 January 2005 to 30 June 2005 and the financial statements of its controlled entity from the date of acquisition, 31 March 2005 to 30 June 2005.

In the process of preparing the consolidated financial statements for the economic entity consisting of the controlling and controlled entities, all inter-entity transactions and balances have been eliminated.

The reporting entity is consolidated as part of the NSW Total State Sector Accounts.

### Statement of compliance

The financial report is a general-purpose financial report which has been prepared on an accrual basis and in accordance with applicable Australian equivalents to International Financial Reporting Standards (“A-IFRS”), other authoritative pronouncements of the Australian Accounting Standards Board (“AASB”), Urgent Issues Group (“UIG”) Interpretations, the requirements of the Public Finance and Audit Act 1983 (the “Act”) and Regulations, Financial Reporting Directions issued by the Treasurer under section 9(2)(n) of the Act and the Corporations Act 2001. Compliance with the A-IFRS ensures that the financial statements and notes of the Authority comply with International Financial Reporting Standards.

All amounts are rounded to the nearest one thousand dollars and are expressed in Australian currency.

## Basis of preparation

The financial report has been prepared on the basis of historical cost, except for the revaluation of certain non-current assets. Cost is based on the fair values of the consideration given in exchange for assets.

In the application of A-IFRS management is required to make judgments, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstance, the results of which form the basis of making the judgments. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods. Judgments made by management in the application of A-IFRS that have significant effects on the financial statements and estimates with a significant risk of material adjustments in the next year are disclosed, where applicable, in the relevant notes to the financial statements.

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported.

The accounting policies set out below have been applied in preparing the financial statements for the period from the date of incorporation, 17 January 2005 to 30 June 2005.

The following significant accounting policies have been adopted in the preparation and presentation of the financial report:

### (a) Revenue recognition

#### Rendering of services

Revenue from a contract to provide services is recognised by reference to the stage of completion of the contract.

Revenue is classified as rental revenue, revenue from conference centre activities and other. All revenue realised by the authority is from its operating activities.

#### Interest revenue

Interest revenue is recognised on a time proportionate basis that takes into account the effective yield on the financial asset.

### (b) Grants

Government grants relating to income are recognised as income over the periods necessary to match them with the related costs. Government grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Authority with no future related costs are recognised as income in the period in which it becomes receivable.

The Authority is a 'Not for profit' entity. Grants have been recognised as revenue in the year of receipt. Since the subsidiary is a profit entity and currently also the dominant entity, the Authority's Grant revenue applicable to the future years has been eliminated on consolidation.

# Notes to the Financial Statements

for the period ended 30 June 2005

## (c) Employee benefits

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave and long service leave, when it is probable that settlement will be required and they are capable of being measured reliably.

Provisions made in respect of wages and salaries and annual leave expected to be settled within twelve months, are measured at their nominal values using the remuneration rate expected to apply at the time of settlement. No liability is recognised when sick leave taken is less than the accrued sick leave in any reporting period.

Provisions made in respect of long service leave which are not expected to be settled within twelve months are measured using a proxy basis which the Authority has determined to approximate the result obtained using the full present value basis detailed in AASB 119 "Employee Benefits". This proxy method utilises the nominal entitlements for staff with greater than 5 years of service at year-end. An allowance for salary increases and appropriate on-costs have been added to the nominal value to obtain the reported long service leave liability as at the year-end. The Authority has undertaken a present value exercise to ensure that the proxy method produces a result not materially different from the estimate determined by using the present value method.

Superannuation schemes to which most employees belong are fully funded, resulting in no liabilities to the Authority. Contributions are expensed when incurred. The superannuation of employees who are a part of the Defined benefits scheme are actuarially assessed

## (d) Insurance

The Authority's insurance activities are conducted through the NSW Treasury Managed Fund of self-insurance for Government agencies. The expense (premium) is determined by the Fund Manager based on past experience.

## (e) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of goods and services tax (GST), except:

i. where the amount of GST incurred is not recoverable from the taxation authority, it is recognised as part of the cost of acquisition of an asset or as part of an item of expense; or

ii. for receivables and payables which are recognised inclusive of GST.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables.

Cash flows are included in the statement of cash flows on a gross basis. The GST component of cash flows arising from investing and financing activities which is recoverable from, or payable to, the taxation authority is classified as operating cash flows.

## (f) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term investments in NSW Treasury Corporation's "Hour-Glass" cash facilities.

## (g) Financial assets

The classification of financial assets depends on the nature and purpose of the financial assets and is determined at the time of initial recognition.

### Loans and receivables

Trade receivables and other receivables are recorded at amortised cost less impairment.



**(h) Intangible assets**

The Authority recognises intangible assets only if it is probable that future economic benefits will flow to the Authority and the cost of the asset can be measured reliably. Intangible assets are measured initially at cost. Where an asset is acquired at no or nominal cost, the cost is its fair value at the date of acquisition.

All research costs are expensed. Development costs are only capitalised when certain criteria are met.

**(i) Investment property**

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured at its fair value at the reporting date. The fair value is determined on the basis of an independent valuation at a maximum of every 3 years, prepared by external valuation experts, Colliers International Consultancy and Valuation Pty Ltd based on discounted cash flows or capitalisation of net income (as appropriate). The asset revaluation increment recorded during the period amounted to \$966k.

Gains or losses arising from changes in the fair value of investment property are included in the income statement in the period in which they arise.

The fair value of investment property is reviewed at the end of each reporting period to ensure that its carrying value is not materially different from its fair value.

**(j) Property, plant and equipment**

Leasehold improvements, furniture and fittings, plant and equipment and art and artefacts are stated at cost less accumulated depreciation and impairment. The cost of leasehold improvements to or on leasehold properties includes the cost of all materials used in the construction, direct labour on the project, other consultancy and development costs.

Depreciation is provided on all property, plant and equipment excluding work-in-progress. Depreciation is calculated on a straight line basis so as to write off the net cost of each asset over its expected useful life to its estimated residual value. Leasehold improvements are depreciated over the period of the lease or estimated useful life, whichever is the shorter, using the straight line method. The estimated useful life, residual values and depreciation method is reviewed at the end of each annual reporting period.

The following estimated useful lives are used in the calculation of depreciation:

- Leasehold improvements 7-8 years
- Furniture and fittings 3-4 years
- Plant and equipment 2-3 years

**(k) Acquisitions of assets**

The cost method of accounting is used for the initial recording of all acquisitions of assets controlled by the Authority. Cost is the amount of cash or cash equivalents paid or the fair value of the other consideration given to acquire the asset at the time of its acquisition or construction or, where applicable, the amount attributed to that asset when initially recognised in accordance with the specific requirements of other Australian Accounting Standards.

Assets acquired at no cost, or for nominal consideration, are initially recognised as assets and revenues at their fair value at the date of acquisition (see also assets transferred as a result of an administrative restructure as detailed in Note (u)).

Fair value means the amount for which an asset could be exchanged between knowledgeable, willing parties in an arm's length transaction.

Where payment for an item is deferred beyond normal credit terms, its cost is the cash price equivalent, i.e. the deferred payment amount is effectively discounted at an asset-specific rate.

# Notes to the Financial Statements

for the period ended 30 June 2005

## (l) Capitalisation thresholds

Property, plant and equipment, and intangible assets costing \$5,000 and above individually (or forming part of a network costing more than \$5,000) are capitalised.

## (m) Impairment of assets

At each reporting date, the Authority reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where the asset does not generate cash flows that are independent from other assets, the Authority estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised in profit or loss immediately, unless the relevant asset is carried at fair value, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (cash-generating unit) in prior years. A reversal of an impairment loss is recognised in the income statement immediately, unless the relevant asset is carried at fair value, in which case the reversal of the impairment loss is treated as a revaluation increase.

## (n) Income tax

On 16 February 2005, a private ruling was made in favour of the Authority, where it was deemed that Section 24AM of ITAA 1936 will apply to exempt the Authority's income from the imposition of income tax. The private rule will be in effect to the year ended 30 June 2007.

## (o) Payables

Trade payables and other accounts payable are recognised when the Authority becomes obliged to make future payments resulting from the purchase of goods and services.

## (p) Provisions

Provisions are recognised when the Authority has a present obligation, the future sacrifice of economic benefits is probable, and the amount of the provision can be measured reliably.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at reporting date, taking into account the risks and uncertainties surrounding the obligation. Where a provision is measured using the cashflows estimated to settle the present obligation, its carrying amount is the present value of those cashflows.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, the receivable is recognised as an asset if it is probable that recovery will be received and the amount of the receivable can be measured reliably.

# Notes to the Financial Statements

for the period ended 30 June 2005

## Onerous contracts

An onerous contract is considered to exist where the Authority has a contract under which the unavoidable cost of meeting the contractual obligations exceed the economic benefits estimated to be received. Present obligations arising under onerous contracts are recognised as a provision to the extent that the present obligation exceeds the economic benefits estimated to be received.

## (q) Borrowings and borrowing costs

Borrowings are recorded initially at fair value, net of transaction costs. Borrowing costs are recognised as expenses in the period in which they are incurred in accordance with Treasury's indicative mandates to general government sector agencies.

## (r) Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

### The Authority as lessor

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease.

### Lease incentives

In the event that lease incentives are received to enter into operating leases, such incentives are recognised as a liability. The aggregate benefits of incentives are recognised as a reduction of rental expense on a straight-line basis, except where another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed.

## (s) Restoration costs

The estimated cost of dismantling and removing an asset and restoring the site is included in the cost of an asset, to the extent it is recognised as a liability.

## (t) Maintenance and repairs

The costs of day-to-day servicing costs or maintenance are charged as expenses as incurred, except where they relate to the replacement of a component of an asset, in which case the costs are capitalised and depreciated.

## (u) Equity transfers

The transfer of net assets between agencies as a result of an administrative restructure, transfers of programs/ functions and parts thereof between NSW public sector agencies are designated as a contribution by owners by NSWTC 01/11 and are recognised as an adjustment to Retained Earnings. This treatment is consistent with Urgent Issues Group Interpretation 1038 "Contributions by Owners Made to Wholly Owned Public Sector Entities".

Transfers arising from an administrative restructure between government departments are recognised at the amount at which the asset was recognised by the transferor government department immediately prior to the restructure. In most instances this will approximate fair value. All other equity transfers are recognised at fair value.

## (v) Comparative information

The financial statements cover the financial period since the Authority's incorporation on 17 January 2005 to 30 June 2005. This being the first set of audited financial statements, there are no comparatives.

# Notes to the Financial Statements

for the period ended 30 June 2005

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	Consolidated 30 June 2005 \$'000		RWA 30 June 2005 \$'000	
<b>3. REVENUES</b>				
(a) Rental income				
Property management	2,617		-	
(b) Investment income				
Interest	300		18	
(c) Grants and contributions				
Government agencies	2,369		2,208	
(d) Other revenue				
Sundry income	263			
<b>4. EXPENSES</b>				
(a) Employee related expenses				
Salaries and wages (including recreation leave)	935		527	
Superannuation	32		32	
Long service leave	35		18	
	<b>1,002</b>		<b>577</b>	
(b) Details of Property management expenses and Administration expenses	Property management		Administration	
	Consolidated	RWA	Consolidated	RWA
Advertising & Promotion	88	-	5	5
Conferencing Cost of Sales	249	-	-	-
Printing/Stationery/Subscriptions	-	-	52	16
IT Software/maintenance	-	-	115	82
Audit Fees	-	-	31	18
Directors fees	-	-	74	74
Property Expenses	44	-	104	89
Write back of Doubtful Debts	-	-	(165)	-
Repairs and maintenance	268	-	9	-
Cleaning	65	-	-	-
Security	232	-	-	-
Telephones	79	-	-	-
Insurance	-	-	7	7
Corporate Services Management Fees	-	-	41	41
Transition Costs	-	-	177	115
Others	19	-	15	6
	<b>1,044</b>	<b>-</b>	<b>465</b>	<b>453</b>

# Notes to the Financial Statements

for the period ended 30 June 2005

	Consolidated 30 June 2005 \$'000	RWA 30 June 2005 \$'000
<b>5. CASH AND CASH EQUIVALENTS</b>		
Cash at bank and on hand	2,010	1,528
Demand deposits	485	-
Investment in NSW Treasury Corporation "Hour-Glass" cash facility	16,448	-
	<b>18,943</b>	<b>1,528</b>

The Authority has investments with the NSW Treasury Corporation's Hour-Glass facilities. The investment is represented by a number of units of a management investment pool with each particular pool having different horizons and being comprised of a mix of asset classes appropriate to that investment horizon. NSW Treasury Corporation appoints and monitors the application of appropriate investment guidelines.

The investment is generally able to be redeemed daily by 11am. The value of the investment held can decrease as well as increase depending on market conditions. The value of the above investment represents the company's share of the value of the underlying assets of the facility, and those assets as stated at net value. The weighted average rate of return on these investments during the year was 5.74%

## 6. RECEIVABLES

Trade debtors (Note A)	223	-
Other debtors	155	94
Goods and services tax recoverable	126	35
Prepayments	21	18
	<b>525</b>	<b>147</b>
Less: Allowance for doubtful debts	(23)	-
	<b>502</b>	<b>147</b>
<b>Movement in allowance for doubtful debts during the period:</b>		
Arising from acquisition of net assets of ATP	276	-
Write-back of allowance for doubtful debts	(165)	-
Bad debts written off	(88)	-
Balance at end of financial period	<b>23</b>	-

### Note A

The average credit period granted to tenants is approximately 45 days. The Authority does not have a policy of charging interest on its outstanding balance. An allowance has been made for estimated irrecoverable amounts based on past experience.

# Notes to the Financial Statements

for the period ended 30 June 2005

	Consolidated 30 June 2005 \$'000	RWA 30 June 2005 \$'000
<b>7. INVESTMENT PROPERTY</b>		
Arising from acquisition of net assets of ATP	90,000	-
Land transferred from SHFA	53,300	53,300
Balance at end of financial period	<b>143,300</b>	<b>53,300</b>
<p>The fair value of the Authority's investment property at 30 June 2005 has been arrived at on the basis of a valuation carried out on 31 March 2005 by Messrs Colliers International Consultancy and Valuation Pty Limited, independent valuers not related to the Authority.</p>		
<b>8. PROPERTY, PLANT AND EQUIPMENT</b>		
(a) Amounts shown in the balance sheet are derived as follows:		
Leasehold improvements		
At cost	2,916	-
Less: Accumulated depreciation	(1,517)	-
	<b>1,399</b>	-
Furniture and fittings		
At cost	903	-
Less: Accumulated depreciation	(565)	-
	<b>338</b>	-
Plant and equipment		
At cost	1,803	89
Less: Accumulated depreciation	(793)	(6)
	<b>1,010</b>	<b>83</b>
Art and artefacts		
At cost	5	-
	<b>5</b>	-
Work in progress		
At cost	<b>3,356</b>	-
Total property, plant and equipment		
At cost	8,983	89
Less: Accumulated depreciation	(2,875)	(6)
	<b>6,108</b>	<b>83</b>

# Notes to the Financial Statements

for the period ended 30 June 2005

	Consolidated 30 June 2005 \$'000	RWA 30 June 2005 \$'000
<b>8. PROPERTY, PLANT AND EQUIPMENT (cont'd)</b>		
(b) Reconciliations of the carrying amounts of each class of property, plant and equipment during the financial period and at the end of the financial period are set out below:		
Leasehold improvements		
Arising from acquisition of net assets of ATP	1,446	-
Depreciation	(47)	-
Closing balance	1,399	-
Furniture and fittings		
Arising from acquisition of net assets of ATP	367	-
Depreciation	(29)	-
Closing balance	338	-
Plant and equipment		
Arising from acquisition of net assets of ATP	698	-
Additions (excluding additions arising from acquisition of net assets of ATP)	406	89
Depreciation	(94)	(6)
Closing balance	1,010	83
Art and artefacts		
Arising from acquisition of net assets of ATP	5	-
Closing balance	5	-
Work in progress		
Arising from acquisition of net assets of ATP	2,622	-
Additions (excluding additions arising from acquisition of net assets of ATP)	1,056	-
Transfers out	(322)	-
Closing balance	3,356	-
Total property, plant and equipment		
Arising from acquisition of net assets of ATP	5,138	-
Additions (excluding additions arising from acquisition of net assets of ATP)	1,462	89
Transfers out	(322)	-
Depreciation	(170)	(6)
Closing balance	6,108	83

# Notes to the Financial Statements

for the period ended 30 June 2005

	Consolidated 30 June 2005 \$'000	RWA 30 June 2005 \$'000
<b>9. PAYABLES</b>		
Accrued salaries, wages and on-costs	83	83
Creditors	1,436	198
Deferred Grant Income	1,089	-
Event and Tenant deposits	752	-
Other payables	192	-
	<b>3,552</b>	<b>281</b>

The average credit period on purchases of certain goods is one month. The Authority does not pay any interest on its outstanding creditors. The Authority has financial risk management policies in place to ensure that all payables are paid within the credit timeframe.

<b>10. PROVISIONS</b>		
<b>Employee Benefits and Related On-Costs</b>		
Current provisions		
Recreation leave	217	159
Long service leave	10	10
Superannuation liability (See below)	18	18
	<b>245</b>	<b>187</b>

The liability for the three employees under SASS Superannuation scheme has not been actuarially assessed at the date of the financial report. It is not expected that the actuarial assessment will be material.

<b>Non-current provisions</b>		
Long service leave	145	100

<b>11. RETAINED EARNINGS</b>		
Profit for the period from continuing operations	1,618	1,190
Acquisition of net assets of ATP at 31 March 2005 (Note 12)	110,374	-
Land transferred from SHFA	53,300	53,300
Balance at end of financial period	<b>165,292</b>	<b>54,490</b>



# Notes to the Financial Statements

for the period ended 30 June 2005

## 12 ACQUISITION OF NET ASSETS OF ATP

At 31 March 2005, 100% of the net assets of Australian Technology Park Precinct Management Limited ("ATP") were transferred from Sydney Harbour Foreshore Authority ("SHFA") to the Authority pursuant to an administrative restructure.

Increases in assets and liabilities and the cash inflow resulting from the acquisition of ATP were as follows:

	31 March 2005 \$'000	
Cash and cash equivalents	16,450	
Receivables	168	
Current lease incentive asset	259	
Investment property	90,000	
Property, plant and equipment	5,138	
Non-current lease incentive asset	166	
Payables	(1,706)	
Current provisions	(73)	
Non-current provisions	(28)	
<b>Net assets acquired</b>	<b>110,374</b>	

## 13 NOTES TO THE CASH FLOW STATEMENT

### (a) Reconciliation of cash

For the purposes of the cash flow statement, cash includes cash on hand and in banks and liquid investment in NSW Treasury Corporation "Hour-Glass" cash facility. Cash at the end of the financial year as shown in the statement of cash flows is reconciled to the related items in the balance sheet as follows:

	Consolidated 30 June 2005 \$'000	RWA 30 June 2005 \$'000
Cash and cash equivalents (Note 5)	18,943	1,528

# Notes to the Financial Statements

for the period ended 30 June 2005

	Consolidated 30 June 2005 \$'000	RWA 30 June 2005 \$'000
<b>13 NOTES TO THE CASH FLOW STATEMENT (cont'd)</b>		
<b>(b) Reconciliation of profit for the period to net cash from operating activities</b>		
Profit for the period from continuing operations	1,618	1,190
Amortisation of lease incentive asset	44	-
Depreciation of property, plant and equipment	170	6
Write-back of allowance for doubtful debts	(165)	-
Increase in receivables	(192)	(147)
Increase in payables and provisions	2,158	568
<b>Net cash from operating activities</b>	<b>3,633</b>	<b>1,617</b>
<b>14 COMMITMENTS FOR EXPENDITURE</b>		
<b>Capital commitments</b>		
Aggregate capital expenditure for the acquisition of property, plant and equipment contracted for at balance date and not provided for:		
- Payable within one year (inclusive of GST)	1,124	-
<b>15 LEASES</b>		
<b>Disclosures for lessor – operating lease arrangements</b>		
Operating leases relate to the investment property referred to in Note 7 to the financial statements. Lease terms range between one and five years, with options to extend. All operating lease contracts contain market review clauses in the event that the Authority exercises its option to renew. The lessee does not have an option to purchase the property at the expiry of the lease period.		
Future non-cancellable operating lease receivables:		
Not later than one year	7,083	-
Later than one year and not later than five years	8,450	-
Later than five years	14,528	-
	<b>30,061</b>	<b>-</b>
The above total includes out GST of \$2.73m that is expected to be paid to the Australian Taxation Office.		

# Notes to the Financial Statements

for the period ended 30 June 2005

	Consolidated 30 June 2005 \$'000	RWA 30 June 2005 \$'000
<b>15 LEASES (cont'd)</b>		
In respect of non-cancellable operating leases the following assets have been recognised:		
Current lease incentive asset	244	-
Non-current lease incentive asset	137	-
	<b>381</b>	-

#### Lease Incentive granted

In 1995, the predecessor of RWA entered into an agreement with the Australian Technology Park Sydney Ltd (now ATP) to draw down areas progressively under 99 year leases. Under the terms of the Agreement for Lease, no lease income will be payable to the Authority for the first 10 years after which lease payments will rise progressively to market rates at year end 30 June 2014. The value of this lease incentive as determined by the Value General is \$14,400,000. As per Treasury Directives, this lease incentive is recognised in the books of the Authority as an asset and as a liability.

Market value of lease incentive granted	-	14,400
Less: Amortised/Income in previous years	-	(9,530)
Less: Amortised/Income in the current period	-	(1,059)
Closing Balance	-	<b>3811</b>
Consisting of:		
Current asset and liability	-	1059
Non Current asset and liability	-	2752

The impact of accounting for the interest as a finance lease in accordance with AASB 117 Leases has not been quantified and will be done in the year ended 2005-06.

#### Disclosures for lessee – operating lease arrangements

The Authority has various operating lease agreements for equipment and other facilities. Most leases contain renewable options.

Future non-cancellable operating lease payments:		
Not later than one year	108	108
Later than one year and not later than five years	135	135
	<b>243</b>	<b>243</b>

# Notes to the Financial Statements

for the period ended 30 June 2005

## 16 CONTINGENT ASSETS AND CONTINGENT LIABILITIES

There are no known contingent assets or contingent liabilities as at 30 June 2005.

## 17 SEGMENT INFORMATION

The Authority operates in one geographical area, Sydney, Australia. For management reporting purposes, the Authority is organised into two operating divisions - property management and conferencing. Property management involves the development and management of land and building assets in the Sydney Metropolitan area. Conferencing involves the provision of multi-purpose meeting rooms and spaces for corporate conferences and special events.

	Property management	Conferencing	Total
	2005 \$ 000	2005 \$ 000	2005 \$ 000
External segment revenue	5,069	480	5,549
Segment results	1,634	(16)	1,618
Segment assets	128,308	2,102	130,410
Segment liabilities	3,609	333	3,942
<b>Other segment information</b>			
Depreciation	170	-	170
Acquisition of property, plant and equipment	1,057	83	1,140

## 18 FINANCIAL INSTRUMENTS

### (a) Significant accounting policies

Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which revenues and expenses are recognised, in respect to each class of financial assets, financial liabilities and equity instruments are disclosed in Note 1 to the financial statements.

### (b) Interest rate risk

The Authority has no significant interest rate risk during the financial year. Surplus cash held in NSW Treasury Corporation's "Hour-Glass" cash facilities earn interest at weighted average interest rate of 5.74% per annum.

### (c) Credit risk

The credit risk on financial assets of the Authority which have been recognised in the balance sheet is generally the carrying amount, net of any allowance for doubtful debts.

### (d) Net fair values of financial assets and liabilities

The carrying amount of financial assets and financial liabilities recorded in the financial statements approximate their net fair values.

END OF AUDITED FINANCIAL STATEMENTS

# Appendices

## Corporate Services

The Central Corporate Services Unit (CCSU) of the Department of Commerce provides a comprehensive range of corporate services. These services include financial and accounting, information and technology and payroll.

## Risk Management

Contributions are made by the RWA to the Treasury Managed Fund for workers compensation, motor vehicles, property loss, public liability and various other insurable risks.

Staff of the RWA have assigned wardens and participated in emergency evacuation drills. No occupational health and safety incidents have been raised.

## Employment Equity

The RWA is currently developing its own policies to ensure equitable employment is pursued in all its activities. The RWA has acted consistently with the Premier's Department EEO Plan, Ethnic Affairs Priority Statement; Disability Action Plan; and Aboriginal Employment Strategy.

## Chief and Senior Executive Officers

During 2004-05 Robert Domm was employed as Chief Executive Officer by the RWA.

Staff Numbers	Men	Women	Total
Permanent Full-time	3	2	5
Temporary Full-time	1	4	5
Contract-SES	1	-	1

For the final six months of the financial year, a total of 11 staff were employed/contracted by RWA. Four male and two female staff are designated Managers/Administrators. The five remaining staff are designated Professionals.

Staff Numbers by Level	Men	Women	Total
\$58,254 - \$75,331	-	2	2
\$75,332 - \$94,165	2	2	4
>\$94,165 (non-SES)	2	2	4
>\$94,165 (SES)	1	-	1

# Appendices

Benchmarks	RWA	Benchmark or Govt target
Aboriginal People or Torres Strait Islanders People Whose Language First Spoken As a Child was not English People with a Disability People with a Disability requiring work-related adjustment	55%	50% 20% 20% 12% 7%
Source: NSW Public Sector Workforce Profile NSW Premier's Department, Public Employment Office		

## Charter

The RWA is formed under the Redfern-Waterloo Authority Act 2004.

## Equal Employment Opportunity

The RWA is committed to the principles and practices of Equal Employment Opportunity (EEO). The RWA will undertake to develop a broad EEO Policy in 2005-06. The aim will be to ensure that equitable employment is pursued in all of the Authorities activities including: EEO Plan, Ethnic Affairs Priorities Statement; Disability Action Plan; and Aboriginal Employment Strategy.

## Overseas Travel

No overseas travel fares for staff were incurred during the reporting year.

## Publications

There are no publications in the current year. However newsletters are planned for the next financial year.

## Freedom of Information/Procedure

During the reporting period, one request under the Freedom of Information Act was received. In the same period, no major issues arose, and there were no investigations or applications for review submitted.

Formal requests made under the Freedom of Information Act for access to documents held by the RWA should be accompanied by a \$30 application fee and directed to:

The FOI Coordinator  
 Redfern-Waterloo Authority  
 PO Box 3332  
 Redfern NSW 2016  
 The contact number for all FOI inquiries is (02) 92029100

# Ministerial Advisory Committees

## Human Services Committee

Mr Aldo Pennini	Redfern-Waterloo Authority - Chair
Ms Maybelle Chung	Community
Ms Jill Edwards	Community
Mr Howard Glenn	Community
Mr Dominic (Dom) Grenot	Community
Mr Paul Knight	Community
Ms Shirley Lomas	Community
Ms Lyn Stewart	Community
Mr Ivan Simon	Department of Aboriginal Affairs
M/s Anne-Maree Sabellico	Department of Community Services
Dr Phil Lambert	Department of Education and Training
Mr John Becker	Department of Housing
M/s Gay Horsburgh	Central Sydney Area Health Service
Inspector Darren Bennett	NSW Police Service
Mr Colin Kay	Office of Indigenous Policy Coordination (OIPC)
Mr Paul Cramer	Department of Family and Community Services
M/s Monica Barone	City of Sydney Council
Mr Gary Moore	NCOSS
M/s Helen Campbell	Redfern Legal Centre

## Employment and Enterprise Committee

Mr Robert Domm	Redfern-Waterloo Authority - Chair
Mr Michael Dalah	Community
M/s Megan Gardiner	Community
M/s Margaret Hobbs	Community
Mr Anthony John (Tony) Larkings	Community
M/s Bronwyn Penrith	Community
Mr Dennis Weatherall	Community
Dr Phil Lambert	Department of Education and Training
Ms Julie Scott	Department of State and Regional Development
Mr Steve Merritt	Department of Aboriginal Affairs
Ms Marsha Milliken	Department of Employment and Workplace Relations
Mr Mark Spinks	Centrelink
Mr Les Tobler	CFMEU
Ms Catherine Hart	City of Sydney Council

## Built Environment Committee

Mr David Richmond	Redfern-Waterloo Authority - Chair
M/s Jocelyn Jackson	Community
Mr Alex Kibble	Community
Mr Richard Pembroke	Community
Mr Shane Phillips	Community
Mr Jonathan Rez	Community
Mr Steve Tamas	Community
Mr Geoffrey Turnbull	Community
M/s Ann Weldon	Community
Professor Chris Johnson	Department of Infrastructure, Planning and Natural Resources
Mr Warwick Glenn	Department of State and Regional Development
Mr Paul Vevers	Department of Housing
Inspector Darren Bennett	NSW Police Service
Mr Chris Ford	Roads & Traffic Authority
Mr Richard Hemsworth	RailCorp
Ms Catherine Hart	City of Sydney Council

## **Disability Plans**

RWA is in the process of developing a Disability Action Plan, which will come into effect in 2005-06.

## **Land Disposal**

There were no land disposals for the year ended 30 June 2005.

## **Ethnic Affairs Priorities Statement**

An RWA Ethnic Affairs Priorities Statement will be developed and applied in 2005-06.

## **NSW Government Action Plan for Women**

The RWA supports the NSW Government Action Plan for Women in its efforts to promote workplaces that are equitable, safe and responsive to all aspects of women's lives. A Plan is under development and will be available in 2005-06.

## **Occupational Health and Safety**

RWA is committed to providing a safe and supportive work environment within a professional organisation, characterised by the efficient and effective use of its resources. A policy is under development and will be available in 2005-06.

No workers compensation claims were lodged in 2004-05.

## **Waste Reduction and Purchasing Plan**

The Government's Waste Reduction and Purchasing Policy (WRAPP) requires all State government agencies to develop and implement a WRAPP plan to reduce waste, increase purchase of recycled-content materials and report on progress every two years. A policy is under development and will be available in 2005-06.

## **Corporate Credit Cards**

As at 30 June 2005, staff of RWA were not issued with any corporate credit cards.

## **Code of Conduct**

A code of conduct will be developed during the year 2005-06 and a workshop for all staff will be held during the second half of the financial year.



# Appendices

## Legislative Changes

There were no changes to any legislation administered by RWA during the reporting year.

## Annual Report

The RWA Annual Report is available electronically at: [www.redfernwaterloo.com.au](http://www.redfernwaterloo.com.au)

The total cost of external production and printing was \$31,730.60

## Contact Details

Redfern-Waterloo Authority

Level 11, Tower 2

1 Lawson Square

Redfern NSW 2016

PO Box 3332

Redfern 2016

Reception 9am – 5pm Monday – Friday

Telephone: +61 2 92029100

## Website:

[www.redfernwaterloo.com.au](http://www.redfernwaterloo.com.au)

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## Bin and Jordan Shen

**“We just bought an apartment in the area.”**

Jordan Shen attends pre-school three days a week and often takes dad, Bin, for a spin in Redfern Park.

“We come to the parks regularly, especially when Jordan’s off school.”

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