

# Redfern-Waterloo Authority

## 2009-10 Annual Report



*Realising the potential*



# Vision

The vision of the Redfern-Waterloo Authority (RWA) is 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 the orderly development of the area in consideration of social, economic, ecological and other sustainable development.

In 2001, the NSW Government made a commitment to revitalise the Redfern and Waterloo area through a 'partnership' with the local community focused on delivering strategic urban renewal, improved human services and job creation. Three years later, the Government created the *Redfern-Waterloo Authority Act 2004 No 107* and, in January 2005, the Redfern-Waterloo Authority was established.

Since then, this partnership has helped changed not only the face of Redfern-Waterloo, but the perception of the area by the wider community and, in February 2010, independent data was released showing a reduction in local crime combined with solid increases in housing prices over the last two years.

"What we are seeing in Redfern and Waterloo now are the results of a strong partnership between Government and the community, including local Aboriginal leaders, creating thriving and safe suburbs," the NSW Premier Ms Keneally said when presenting the data with Police Minister Michael Daley.

## Key highlights for Redfern-Waterloo in 2009 – 2010:

- Then Prime Minister, Kevin Rudd officiated at the opening of Australia's one-of-a-kind Aboriginal youth arts, cultural & education facility, the National Centre for Indigenous Excellence;
- Prince William met with Aboriginal leaders at Redfern's The Block during a three day visit to Australia;
- Yaama Dhiyaan – Australia's only hospitality training centre specialising in Indigenous cuisine – celebrated its third year of success;
- In just seven short months, the Eveleigh Farmers' Market was awarded Sydney's best;
- Australian Technology Park welcomed 2,000 new employees with the opening of the new television & media complex;
- The state-of-the-art Redfern Community Health Centre opened to service the needs of clients in the areas of mental health, drug, alcohol & HIV services and health nursing; and
- The Aboriginal Housing Company's Pemulwuy Project Concept Plan for the redevelopment of The Block was approved.

A range of partnerships between the RWA and the community continue to focus on local issues, while The Greater Sydney Partnership – a marketing alliance spearheaded by founding Chairman Peter Holmes à Court – selected Redfern as the location to launch its exciting initiative in April, 2010. The partnership aims to further enhance the interests of Sydney as Australia's only true global city.

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# Return of The Rabbitohs

On Sunday, 7th February, 2010, more than 5,000 fans braved inclement weather to watch the Rabbitohs in a pre-season game against the Manly-Warringah Sea Eagles at the Australian Technology Park Performance Centre. The match was described as their “return to Redfern” and they certainly didn’t disappoint, thumping home to a 42 to 12 victory.

Management of Australian Technology Park, which is one of the RWA’s strategic development sites, recently became a senior partner of the Rabbitohs and also undertook sponsorship of the Rabbitoh’s charitable arm, Souths Cares. The former Redfern Oval has been renamed the ATP Performance Centre as part of the two-year sponsorship deal.

Souths Cares assists disadvantaged youth and their families in the South Sydney region through education, training and employment programs and players are taking an active, highly visible role within the local community in support of Souths Cares.

Rabbitohs Chief Executive and Souths Cares Board Member Shane Richardson said: “The Australian Technology Park is one of the leading organisations in the heart of the South Sydney district, so for Souths Cares to have an opportunity to partner with them was an opportunity that we jumped at.

“Our players and staff have made a big impact on the local community and having the backing of the Australian Technology Park will allow us to take the next steps with the Teachers’ Aide and Workplace Mentoring programs which are touching our people now.

“We’re providing our players with the best training facilities, as well as our community with the best support through Souths Cares’ programs, all with the backing of the Australian Technology Park.”

The RWA brokered 10 jobs for Indigenous workers on the upgrade of the former Redfern Oval through the City Of Sydney’s Aboriginal Employment projects.

The RWA, of course, supports local sporting groups and associations at a grass roots level including the Redfern All Blacks and Waterloo Storm in the Koori Knockout.

The RWA brokered 10 jobs for Indigenous workers on the upgrade of the former Redfern Oval through the City of Sydney’s Aboriginal Employment projects.





## A New Lease of Life For 'The Block'

The financial year began with the former Planning Minister, and now Premier, the Hon Kristina Keneally announcing approval in July 2009 of the \$60m Pemulwuy Project Concept Plan for The Block – a project capable of delivering 300 jobs, 62 homes and over 9,000sqm of commercial uses, shops and community and cultural space.

The State Government and the Department of Planning worked closely with the Aboriginal Housing Company (AHC) throughout the assessment process and the proposed redevelopment will include:

- More than 15,000sqm of floor area for a range of commercial, retail, cultural and community uses, including up to 62 residential apartments;
- Basement and ground floor car parking for around 71 vehicles;
- At least 500 square metres of open space, opening up the site to the surrounding area and connecting to the existing public open space on the adjacent Redfern Community Centre site;
- Incorporating into the development several lanes in the area, including Eveleigh Lane;
- Conceptual landscape design; and
- Staggering the development in three stages.

The proposed redevelopment will significantly improve the area's attractiveness, boost the viability of further commercial investment and restore a sense of respect and pride in The Block as a positive cultural meeting place. The Plan promotes a secure and aesthetically pleasing site by incorporating principles of crime prevention through environmental design and will support the area's long and vibrant history.

A number of amendments have been made following public exhibition of the proposal to address public and agency feedback, including the requirements of the AHC to:

- Comply with RailCorp's requirements with regard to protecting the rail corridor, assessing derailment risks and protection, stormwater drainage, noise and fencing/landscaping;
- Demonstrate sustainable design, including meeting a minimum 4.5 star Australian Building Greenhouse Rating or equivalent in all new retail and commercial buildings;
- Demonstrate design excellence in accordance with the Major Projects state environmental planning policy covering the Redfern-Waterloo Authority sites; and
- Prepare landscape plans for any new public domain areas.

The AHC has also committed to consulting with the local community and stakeholders throughout the rejuvenation of the precinct and will ensure all future applications are consistent with the concept plan.

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Pemulwuy was an Aboriginal warrior believed to have been born in 1750 who was about 38 years old when the First Fleet arrived. He was of the Eora people, whose land – now known as Botany Bay – was most directly affected by the arrival of the British.

Pemulwuy fiercely resisted the British colonisation of Australia, using fire as a weapon, destroying crops and animals, and raiding settlements. As his legend grew, so did his supporters. At one point, he had more than 100 followers who knew him as the “rainbow warrior” for the colours he wore.

Pemulwuy was shot dead on the orders of Governor Philip King in 1802 and decapitated. Some believe his head was bottled, sent to England and then returned to Australia in 1950 but his remains have never been recovered.

# Minister's Letter

The Hon. Kristina Keneally M.P.  
NSW Premier  
Minister for Redfern-Waterloo  
Parliament House  
Macquarie Street  
Sydney

Dear Minister Keneally,

It is with pleasure that I forward you the sixth Annual Report of the Redfern-Waterloo Authority for the year ending 30 June 2010.

This report has been prepared in accordance with the NSW *Annual Report (Statutory Bodies) Act 1984* No 87, the *Annual Report (Statutory Bodies) Regulation 2000* and the *Redfern-Waterloo Authority Act 2004* No 107.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Roy Wakelin-King', with a stylized, cursive script.

**Roy Wakelin-King AM**

Chief Executive Officer  
Redfern-Waterloo Authority



# Charter

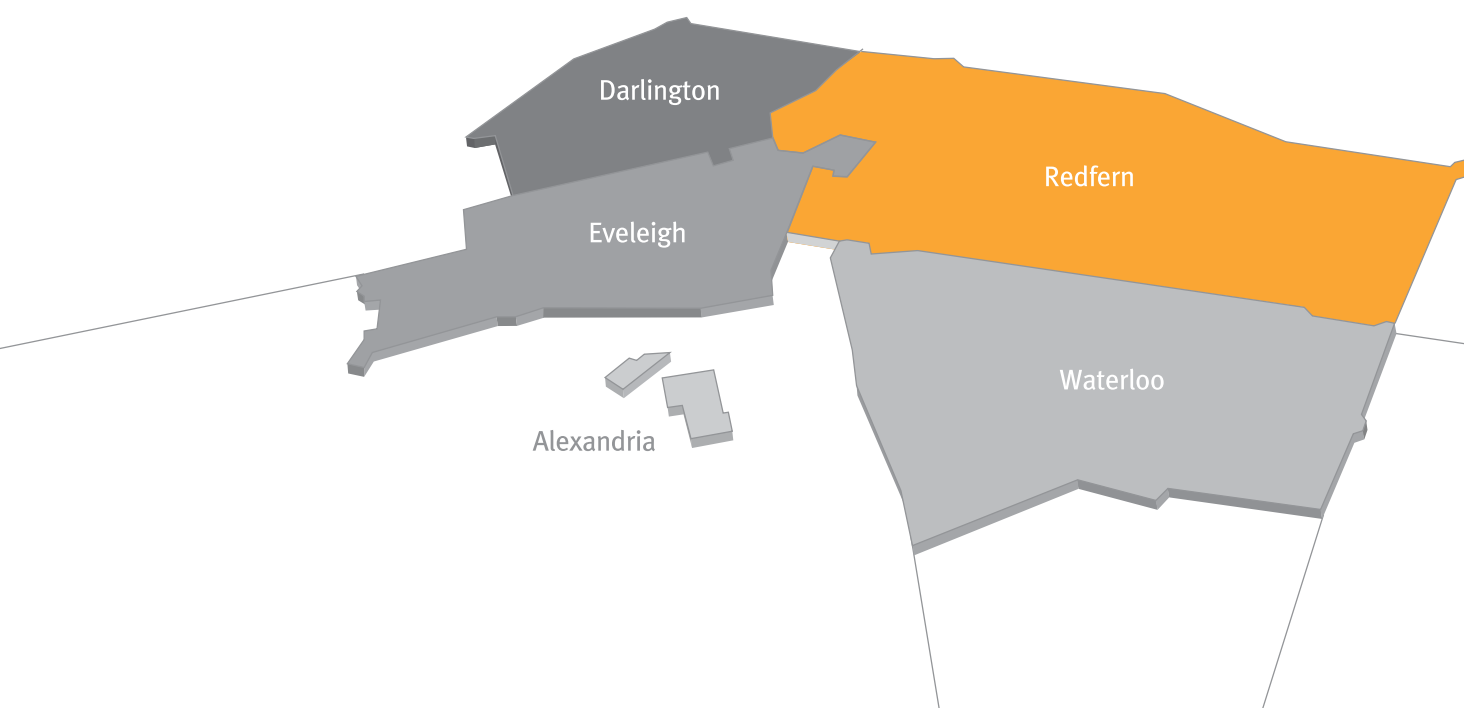
**Redfern and Waterloo are located just south of Sydney's Central Business District. To the south-west are Sydney's economic gateways, Port Botany and Sydney Airport.**

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

The RWA is responsible for revitalising Redfern, Waterloo, Eveleigh and Darlington through strategic 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.

Under the direction of the NSW Government's 10-year urban renewal program for Redfern-Waterloo, the revitalisation of the area has instilled renewed confidence in the region and encouraged an influx of creative enterprise and private investment. With the amount of commercial, residential and community facilities being developed or refurbished as a direct result of RWA initiatives, Redfern-Waterloo is seeing the benefits of a commitment to reinvestment, jobs and sustainable economic prosperity.

Since the inception of the RWA in 2005, the NSW Government has directly facilitated the investment of well over \$600 million towards infrastructure development, the provision of improved human services and employment opportunities for the local community including dedicated roles for Indigenous workers.



# Statement from the Chairperson and Chief Executive Officer

It gives us great pleasure to present the Redfern-Waterloo Authority's (RWA) Annual Report for 2009/2010.

This was the fifth year of the Redfern-Waterloo Authority since its establishment in 2005 under the *Redfern-Waterloo Authority Act, 2004* (the *Act*).

2009/2010 was an outstanding year for the Redfern-Waterloo Authority with much of its earlier hard work coming to fruition. This has resulted in positive progress in the revitalisation of Redfern-Waterloo which will have direct and lasting benefits for the area.

The National Centre of Indigenous Excellence (NCIE) was officially opened by the former Prime Minister in February 2010. This world class facility has put Redfern on the nation's map as the best place in Australia to celebrate and promote Indigenous culture, arts, education and sport. It will bring visitors and students from all over the country to the area as well as provide an exciting new local facility for the people of Redfern and Waterloo. The establishment of this facility was a direct result of the work of the Authority under its Redfern-Waterloo Built Environment Plan.

In January 2010, Channel 7, Pacific Magazines and Global Television moved into 8 Central Avenue at Australian Technology Park (ATP). The establishment of these major corporations at ATP demonstrates the increasing confidence the business community has in the future of the Redfern-Waterloo area. The arrival of these organisations has seen more than 2,000 staff members introduced to the local area, resulting in a real boost to the local economy.

In March 2010, operations commenced at the new community health centre which was established using the proceeds of the sale of the Rachael Forster Hospital site. This was a direct result of the work done by the Authority in developing a concept plan for this site and returning the proceeds from the sale to the Redfern community.

The NSW Premier also announced in July 2009 the approval of the Pemulwuy Project Concept Plan for the redevelopment of The Block. This project will deliver 300 jobs, 62 homes and over 9,000sqm of commercial uses, shops and community and cultural space for this iconic area of Redfern.

Redevelopment of the Redfern RSL site began in early 2010 with the commencement of demolition works. This site will be developed over the next two years, resulting in an 18-storey mixed use building comprising 86 residential apartments and retail and commercial uses. It will also result in a new RSL Club being returned to the site by the end of 2011.

Whilst a tremendous amount of work continues in the built environment, the Authority has also continued its work in the broader area of urban renewal for Redfern-Waterloo.

In February 2010, the NSW Premier and Minister for Redfern Waterloo, the Hon Kristina Keneally, presented a report card that demonstrated all indicators for the renewal of Redfern and Waterloo were moving in the right direction including increased training and job numbers and increased demand for housing. The Premier also highlighted the significant decrease in crime statistics for the local area as being a very positive indicator of the urban renewal process occurring in Redfern-Waterloo.

The Eveleigh Farmers' Market continued to go from strength to strength winning the Sydney Morning Herald 2010 Foodies Award for Best Markets in Sydney after trading for only seven months. More than 3,000 people attend the markets on a weekly basis to enjoy freshly grown produce sold by the growers/producers themselves.

The RWA also introduced the Eveleigh Market Christmas Banner competition in 2009 inviting every youth service in Redfern-Waterloo and every school in the City of Sydney Local Government area to participate. The NSW Premier announced the winner, Alexandria Park Community School, at a special Christmas Market held in December 2009.

To ensure that the important heritage of the Redfern-Waterloo area is preserved, the RWA established the Redfern-Waterloo Heritage Taskforce in 2009. This Taskforce will identify opportunities for the active conservation, interpretation and adaptive reuse of the heritage of the Redfern-Waterloo area.

The RWA formed a new partnership “Roll up Redfern” in 2009 with the City of Sydney, Redfern-Waterloo Chamber of Commerce, REDWatch and the South Sydney Rabbitohs. This group is focused on promoting the key strengths of the Redfern-Waterloo area including highlighting the iconic landmarks and organisations and the diversity of the local community and culture.

The RWA’s Employment and Enterprise programs continued to deliver strong results for both Aboriginal and non Aboriginal people in the area of training and employment during 2009/2010.

The RWA’s Aboriginal Employment Model was developed to ensure the creation of employment opportunities for Aboriginal people in the hospitality and construction industries and continues to exceed its targets. The Koori Job Ready in construction course is helping Government and private sector organisations to employ Aboriginal people on their construction projects, with well over 500 employment opportunities being created in this sector alone.

The Redfern-Waterloo Human Services Plan Phase 1 Evaluation Report was released in July 2009. This report revealed some very good progress on many of the actions contained in the Plan and has resulted in key human service agencies working more collaboratively, sharing information and targeting specific new initiatives in the area.

The RWA once again supported a range of groups during the year through the Community Grants Program. This included support of sports, arts, cultural and educational activities and events in the community.

The RWA continues to be focused on creating a vibrant and safe community through urban renewal, improved human services, training and job creation for the community of Redfern and Waterloo.

To ensure that the important heritage of the Redfern-Waterloo area is preserved, the RWA established the Redfern-Waterloo Heritage Taskforce in 2009.



**Dr Col Gellatly AO**

Chairperson



**Roy Wakelin-King AM**

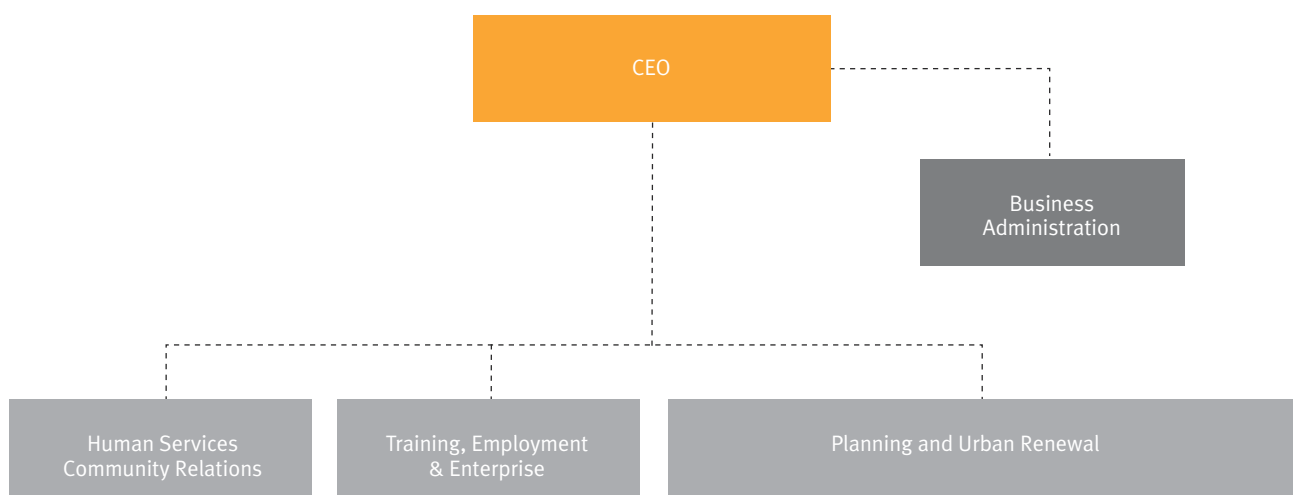
Chief Executive Officer

# Aims & 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 with regards to the importance of the area to the Aboriginal people;
- To promote the orderly development of Redfern–Waterloo whilst taking into consideration principles of social, economic, ecological and other sustainable development;
- To provide and promote housing choices in the operational area;
- To enable the establishment of public areas in Redfern–Waterloo; and
- To promote greater social cohesion and community safety in Redfern–Waterloo.

In order to achieve its aims and objectives, the RWA maintains an undertaking to:

- Promote, facilitate, manage 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 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 those 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; and
- Do any other thing for the sustainable improvement of the operational area.



# Corporate Governance

The NSW Premier and Minister for Redfern-Waterloo, the Hon. Kristina Kenneally, 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.

There are four Board Committees:

## Audit and Risk Management Committee

The Audit and Risk Management Committee is the focal point for communication between the Board, the external auditors, the internal auditors and management, as their duties relate to the financial accounting, reporting and internal controls and compliance.

The Audit and Risk Management Committee assists the Board in fulfilling its responsibilities as to accounting policies and reporting practices of the Redfern-Waterloo Authority. It is to be the Board's principal agent in assuring the independence of RWA auditors, the integrity of management and the adequacy of the disclosures to the public.

### Membership:

Aug-Dec 2009

John Mulally, Sam Mostyn and Jim Mitchell

Jan-June 2010

John Mulally, Bonnie Boezman AO and Victoria Weekes

## Affordable Housing Committee

In accordance with RWA Board Procedures, the Affordable Housing Committee Terms of Reference are as follows:

- To review the development and operation of the proposed affordable housing program for Redfern-Waterloo;
- To review the operation of the Affordable Housing Voluntary Planning Agreement for the CUB site; and
- To review the operation of the Affordable Housing Contributions Plan for Redfern-Waterloo.

### Membership:

Ann Weldon, Lucy Hughes Turnbull and Warren Mundine.

## Urban Renewal Committee

The Urban Renewal Committee reviews and advises on proposed urban renewal strategies in accordance with the RWA's Built Environment Plan.

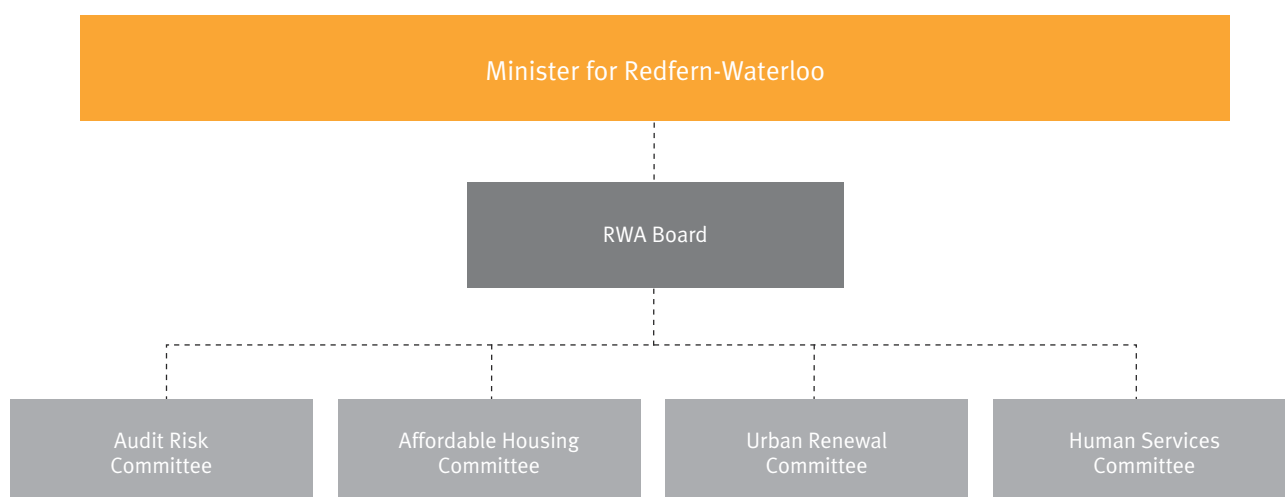
### Membership:

Col Gellatly AO, Lucy Hughes Turnbull, Richard Johnson and Michael Collins

## Human Services Committee

### Membership:

Sam Mostyn, Lucy Hughes Turnbull, Ann Weldon, John Mulally





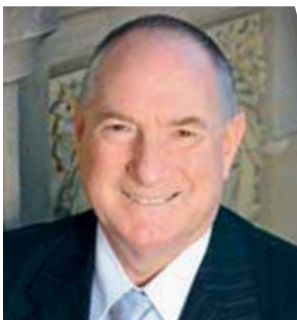
## Board Members

Board members are appointed in accordance with Section 9 Schedule 2 of the *Redfern-Waterloo Authority Act 2004*



**Dr Col Gellatly AO B Ag Ec 9 (Hons) UNE, M Comm (Hons) UNSW, Ph D NC State, FIPAA**  
Term of appointment 23/01/08 to 16/01/11

Dr Col Gellatly AO was Chairperson of the Redfern-Waterloo Authority and Australian Technology Park as of 1 July 2007. Dr Gellatly is the former Director-General of the Premier's Department, a role which he held since being appointed 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 is also Chair of Pillar Corporation, a member of the Board of State Water Corporation, a member of the UNE Council, member of Board of the NSW Rugby League and an Administrator, Wollongong City Council. 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.



**Mr Michael Collins FRICS**  
Term of appointment 18/01/09 to 16/01/11

Mike Collins is a Sydney property practitioner. He has been involved in property economics, real estate valuation, property consultancy and asset management for over 35 years, and is professionally qualified in property economics and valuation. He runs his own property advisory company based in the Sydney CBD. Mike is the Chairman of the Sydney Harbour Foreshore Authority and the Barangaroo Delivery Authority. He is also Chairman of the NSW Government's Land and Housing Supply Coordination Task Force. He is a former Chairman of the Heritage Council of NSW and a former National and NSW President of the Australian Property Institute.



**Mr Richard Johnson MBE M Phil (UCL) B.Arch Hons 1 (UNSW) FRAIA**  
Term of appointment 23/01/08 to 16/01/11

Richard Johnson is an award winning architect and 2008 Gold Medallist. He is a Visiting Professor of Architecture at the University of New South Wales and a Director of Johnson Pilton Walker Architects. He is also a Fellow of the Australian Institute of Architects, an Associate of 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**  
Term of appointment 18/01/09 to 16/01/11

Sam Mostyn has an extensive background business, management, law and sustainability. She recently left Insurance Australia Group (IAG) after six years as Group Executive, Culture & Reputation, a role in which she was responsible for Human Resources, Organisational Effectiveness, Corporate & Government Affairs and Corporate Sustainability functions. Prior to joining IAG in 2002, Sam held senior executive roles at Optus and spent two years in London as Group Director, Human Resources for Cable and Wireless plc. She serves on the Boards of the Sydney Theatre Company, the the Australian Museum Reconciliation Australia, Australian Volunteers International and the AFL. She also serves on the NSW and QLD Climate Change Councils and Chairs the Advisory Council of CSIRO's Climate Adaptation Flagship Project.



**Mr Warren Mundine DUniv (Hon) FAIM MAICD**

Term of appointment 23/01/07 to 16/01/11

A Bundjalung man, Warren is CEO of NTSCORP Ltd and Chairman of Indigenous Investment Management. Warren is an advocate for empowering Indigenous people to break the poverty cycle and build a strong Indigenous economy. A Doctor of the University (honoris causa) (Southern Cross University), Warren also holds several Chairmanships such as the Australian Indigenous Chamber of Commerce and NAISDA Ltd (NAISDA Dance College). He is also a member of the Australian Indigenous Education Foundation Board of Directors, Macquarie University Council and the Southern Cross University Foundation. Warren is an Ambassador for the Song Room and the Indigenous Program of Football Federation Australia.



**Ms Lucy Hughes Turnbull LLB (Sydney), MBA (UNSW)**

Term of Appointment 18/01/09 to 16/01/11

Lucy Hughes Turnbull is a Director of the Board of Melbourne IT, an Australian publicly-listed internet services company with operations in North America, Europe and Asia. She is also a Board Member of Australian Technology Park in Redfern, the Centre for Independent Studies, the Redfern Foundation Limited, the Turnbull Foundation and the Cancer Institute NSW. Lucy was Sydney's first female Lord Mayor (2003-4) and Deputy Lord Mayor (1999-2003). She served as a Councillor on the City of Sydney from 1999-2004 and chaired many council committees, including the Central Sydney Planning Committee, the Planning, Transport and Development Committee and the Finance and Audit Committees. Lucy is Deputy Chair of the Committee for Sydney and a Board Member of the contemporary art Biennale of Sydney. Her interests include history, contemporary culture, planning, architecture and design and, in 1999, published the book Sydney – Biography of a City.



**Ms Ann Weldon**

Term of appointment 18/01/09 to 16/01/11

Ann Weldon is a proud member of the Wiradjuri Nation and was one of the founding members of the NSW Aboriginal Children's Service and Inner West Aboriginal Community Company to name just two. For the past 35 years, Ann has held executive positions and was a member of a number of committees including the Metropolitan Local Aboriginal Land Council, Marrickville Aboriginal Consultative Committee and the Aboriginal Legal Service. She was elected to the Sydney ATSIC Regional Council for three consecutive terms as Councillor and as the Chairperson and Deputy Chairperson. Ann was appointed to the inaugural NSW Aboriginal Housing Board in 1998 as an ATSIC nominee and was then appointed the first female Chairperson of the NSW Housing Board from 2000-2007.



**Mr John Mulally BA LLB (Hons)**

Term of appointment 23/01/08 to 16/01/11

John has over 40 years experience as a lawyer specialising in major property and infrastructure projects. He has acted for major Australian and off-shore developers and investors, Australian and State Government instrumentalities and off-shore Governments. This has included the acquisition, development and sale of major projects in all capital cities of Australia as well as in Vanuatu, Jakarta, Bangkok, Singapore, Tokyo, London, Paris, St Petersburg, Kiev, Moscow and New York. He has also advised on major energy projects in Australia and off-shore and on major infrastructure and renewable energy projects in China and Africa. His role in these projects deals with the funding structure, legal requirements and integration of the commercial with the legal outcomes required to achieve project development. He is currently acting for Western Gulf Advisory AG of Switzerland which is a major funder of and an investor in Australian projects.

## Board Members

### CEO – Mr Roy Wakelin-King AM BPS (UNE) GDP Bus (UTS)

Term of appointment 16/02/09

Roy Wakelin-King AM was appointed the Chief Executive Officer on 16th February 2009. Prior to this, Roy was the Deputy Director General of the Office of Public Works & Services with the NSW Department of Commerce. Roy was also CEO of the World Youth Day Coordination Authority which coordinated the delivery of Government services for the highly successful World Youth Day 2008. Roy has been an Executive Director within the NSW Ministry of Transport in the position of Director - Transport Operations Division. Roy has extensive experience in both operations and project leadership, particularly in the fields of transport and logistics. His experience includes a short Army career as a commissioned officer followed by a series of senior project and operational appointments within the NSW Government.

### Ministerial Advisory Committees

Invited residents of Redfern, Waterloo, Eveleigh and Darlington are also amongst members of three Ministerial Advisory Committees established to advise on matters relating to the development and implementation of the RWA's Built Environment, Human Services and Employment & Enterprise Plans. These committees also include representatives from Federal, State and Local Government and the area's Indigenous communities.

### Disclosures

The RWA has no related party disclosures to declare.

### RWA Board Attendance FYR 09/10

Directors	Board Meetings	
	A1	B2
Col Gellatly AO	9	9
Roy Wakelin-King AM	9	9
Richard Johnson	7	9
Lucy Hughes Turnbull	7	9
Warren Mundine	5	9
John Mulally	6	9
Michael Collins	8	9
Sam Mostyn	7	9
Ann Weldon	4	9

<sup>1</sup> Number of meetings attended

<sup>2</sup> Number of meetings held

## Redfern-Waterloo Plan

Since the inception of the RWA in January 2005, the Redfern-Waterloo area has undergone a significant transformation as a result of a three-part plan for strategic urban renewal, improved human services and job creation comprising the following:

**Built Environment Plan (BEP):**

Identifying and developing sites within the area for commercial, residential and community uses;

**Human Services Plan (HSP):**

Delivering better coordination of health, youth and social services between non Government and Government organisations in the area; and

**Employment and Enterprise Plan (EEP):**

Creating business development and job opportunities in Redfern, focusing on the Indigenous community and local enterprise.



# Built Environment Plan

The Built Environment Plan Stage 1 was released in August 2006 and established a planning framework to stimulate social and economic renewal in the Redfern-Waterloo area through new business and housing, job creation and improvements to the built environment. The economic and social benefits generated by the BEP1 are evidenced by key developments such as the television/media complex at Australian Technology Park and the redevelopment of the Redfern RSL Club which commenced in early 2010.

The RWA in partnership with Housing NSW continued to develop the draft Stage 2 of the Built Environment Plan (BEP2) to provide for the renewal of social housing estates in Redfern-Waterloo and opportunities to enhance affordable housing by:

- Revitalising and improving social housing stock;
- Enhancing the public domain within and around the social housing estates;
- Reducing the concentration of social housing and providing a more balanced housing and social mix to create more sustainable communities; and
- Facilitating the provision of affordable housing.

The Redfern-Waterloo community and social housing tenants in particular will be extensively consulted on any proposals for public housing renewal.

## Significant achievements delivered through the Built Environment Plan to date:

- Assisted the Indigenous Land Corporation in securing Redfern as the location for the \$53m National Centre of Indigenous Excellence. The NCIE is a multi-use complex with world-class sports, arts, educational and cultural programs for young Indigenous people and the wider community. The centre opened in January 2010 and is the first of its kind in Australia.
- The establishment of the \$10m Community Health Centre in Redfern Street on the site of the former court house and police station was facilitated by the RWA. The centre was funded from the proceeds of the sale of the former Rachel Forster Hospital with a concept plan prepared by the RWA. The centre opened in February, 2010 and provides mental health, drug and alcohol services, HIV services and health nursing.
- The establishment of affordable housing initiatives, including the negotiation of the Affordable Housing Agreement with Frasers Property from the development of the former Carlton United Breweries site in Chippendale. The agreement will generate around \$32m in affordable housing funds over the next five years up until 2013/14 to fund the provision of affordable housing within the Redfern-Waterloo area.
- The establishment of a working group with RailCorp to develop options for the upgrade of Redfern Station.
- Enabling the commencement of construction on the \$28m mixed retail/commercial and residential development which will result in 84 apartments and a new Redfern RSL Club.
- The Government's approval of the Aboriginal Housing Company's \$60m Pemulwuy Project Concept Plan on Aboriginal land within and around 'The Block' in July 2009 is a significant renewal project for the area. This includes 62 residential apartments, employment, and cultural & community uses.

The Redfern-Waterloo community and public housing tenants in particular will be extensively consulted on any proposals for public housing renewal.





# Built Environment Plan

## Heritage Works

In late 2009, the RWA established the Redfern-Waterloo Heritage Taskforce (RWHT), the purpose of which is to identify opportunities for the active conservation, interpretation and adaptive reuse of the heritage of the Redfern-Waterloo area. The RWHT met for the first time in December 2009 and meets approximately four times a year with sub-groups meeting at other times. The Taskforce includes two Indigenous representatives and works on a project basis to address a broad and comprehensive treatment of the area's diverse heritage values.

The preservation of Bays 1 and 2, the refurbishment of the pump room, the upgrade of the water tower and various other works at the former Eveleigh Locomotive Workshops at Australian Technology Park are among the heritage works invested in by the RWA, through its subsidiary company ATPPML.

The Taskforce seeks to increase community awareness, understanding, appreciation and enjoyment of the existing heritage and stimulate greater community initiative and participation in efforts to conserve it.

In late 2009, the RWA established the Redfern-Waterloo Heritage Taskforce (RWHT), the purpose of which is to identify opportunities for the active conservation, interpretation and adaptive reuse of the heritage of the Redfern-Waterloo area.

## Built Environment Ministerial Advisory Committee

- NSW Department of State & Regional Development – Reg Fisk
- Housing NSW – Kathy Roil
- NSW Roads & Traffic Authority – Peter Collins
- NSW Department of Planning – Josephine Wing
- Railcorp – Ivan Glavinic
- City of Sydney – Andrew Thomas
- Community – Alex Kibble
- Community – Geoff Turnbull
- Community – Norah McGuire
- Community – Steve Tamas
- Community – Denny Powell
- Community – Mary Lynne Pidcock
- RWA – Roy Wakelin-King AM (Chair)
- RWA – Joanne McGuinness
- RWA – Julie Parsons (Secretariat)





## A Centre for Excellence

In February 2010, the Redfern community was joined by then Prime Minister, Kevin Rudd, for the official opening of The National Centre for Indigenous Excellence (NCIE). Mr Rudd said it was proud day for Australians and marked a new era in Indigenous education, engagement and leadership. The multi-use complex provides world-class sports, arts, educational and cultural programs for young Indigenous people and the wider community, and is the first of its kind in Australia.

The Redfern-Waterloo Authority helped the Indigenous Land Corporation to secure the site for the Centre. Facilities include a 25-metre heated pool, a YMCA-designed gymnasium and cardio hall, sports field, dining hall and activity rooms, hostel accommodation, conference facilities, meeting rooms and a ropes course.

Sol Bellear, an NCIE Director, said the Centre is already helping to build a more cohesive, more tolerant Redfern.

“The idea being that the Centre is inclusive not exclusive. We are here for everybody, not just Indigenous people.”

More than 100 young people will sleep, eat and learn in the facility at any one time, studying in the fields of sport, art culture and/or education.

“We will provide practical skills for young Aboriginal and Torres Strait Islander people who need guidance and support,” said NCIE CEO Jason Glanville. “We are aiming to have 5,000 people rolling through the doors annually.”

Members of the general public have also embraced the Centre, with almost 1000 gym memberships since it opened in January 2010.









# Human Services Plan

The RWA's Human Services Plan was developed in two phases. Phase 1 focuses on improving services delivered to children and families, Aboriginal people and young people and was endorsed by NSW Government in December 2005. An independent consultation undertook an 18-month review of Phase 1 and The *Redfern Waterloo Human Services Plan Phase 1 Evaluation Report* was publicly released in July 2009.

The Report revealed good progress on many of the actions, and highlighted the fact that the Human Services Plan Phase One has resulted in key human services agencies working more collaboratively, sharing information and targeting specific new initiatives in the area.

Following recommendations made in the report, the RWA re-established the Redfern Waterloo Youth Services Taskforce and Family Violence Taskforce in 2009 to advance action in these areas.

The RWA continued to oversee the implementation of the Human Services Plan working collaboratively with both government and non-government agencies in the area to progress actions.

## Significant achievements in Human Services include:

- The RWA in conjunction with various human services agencies delivered LOVE BiTES a school-based violence and sexual assault prevention program. The LOVE BiTES program was run at the Alexandria Park Community School and incorporated interactive workshops for students and youth workers on sexual assault and family/domestic violence issues.
- The RWA in conjunction with the Waterloo Neighbourhood Advisory Board Learning, Employment, Enterprise Action Group assisted in a landscaping project and upgrade of the South Sydney PCYC façade. This project provided vocational education and training for young unemployed people from the area and resulted in creating a more welcoming entry to this important youth facility for the area.
- The RWA provided support to the Redfern Local Area Command in the delivery of the "Working together for a safer Redfern" forum held in March 2010. The forum featured speakers from victims of crime, and various organisations involved in community safety and focused on Domestic Violence, Alcohol and Drugs and the effects of violence and trauma on children.
- The RWA in conjunction with the Inner Sydney Regional Council for Social Development hosted an NGO Forum in May 2010 to promote positive discussion between NGO's and Government agencies in the ongoing delivery of human services to provide better outcomes for the community.
- In collaboration with NSW Health, the City of Sydney Council and Redfern Police, the RWA assisted in the relocation the Needle & Syringe Outreach Service from The Block in December 2009.

## Human Services Ministerial Advisory Committee

- NSW Department of Community Services – Lisa Charet
- Housing NSW – Meghan Hibbert
- NSW Police – Luke Freudenstein
- NSW Department of Aboriginal Affairs – Kristy Masella
- NSW Department of Education – Phil Lambert/Paul Parks
- NSW Department of Health – Greg Stewart
- City of Sydney – Suzie Matthews/Ian Hay
- NSW Dept Ageing, Disability and Home Care – Steven Gal
- Indigenous Coordination Centre – Sally Gibson
- Ministry of Transport – Caroline Mason
- Community – Alison Peters
- Community – Mabel Chang
- Community – Michael Shreenan
- Community – Robert Perry
- Community – Albert Torrens
- Community – Brad Freeburn
- Community – John Hutchinson
- Community – Ross Smith
- RWA – Roy Wakelin-King AM (Chair)
- RWA – Julie Parsons (Secretariat)

# Community Health Centre

The former Courthouse and Police Station at 103 Redfern Street is now home to a \$10 million Community Health Centre. The Courthouse and Police Station was one of several key “strategic sites” identified by the RWA which can contribute to providing land for business and residential purposes. These sites maximise the advantage of existing public transport; the Sydney CBD, Airport and Port; recreational and cultural facilities; and nearby significant health and educational facilities.

The project was funded by the sale of the Rachel Forster Hospital site on the corner of Pitt and Albert Streets, Redfern, and was approved by the NSW Government in July 2008. The Centre operationally opened in February 2010 and provides a comprehensive range of services, creates up to 94 full-time jobs in the area, adaptively re-uses a significant building and delivers a range of important health benefits to local families.

Other aims and objectives of the development are to:

- Provide access to and between different health and community services;
- Provide flexible building design to allow for future modification and anticipated growth in demand for services and changes in clinical practice;
- Ensure development provides harmony and balance with the surrounding areas;
- Provide a high quality urban environment through careful design of buildings and a well designed public domain; and
- Provide a safe and secure environment for users and staff of the facility and the wider community.

Through projects such as the Community Health Centre, the community is starting to see the results of both phases of the Human Services Plan, which identifies specific challenges faced by a broad section of the community particularly in the areas of population, drug and mental health.



# Employment and Enterprise Plan

The Employment & Enterprise Plan was published in May 2006 and was the first comprehensive training and employment strategy for the Redfern-Waterloo area. Its main aim is to deliver skilled job seekers to meet the specific employment needs of the market, to create educational opportunities and build on future growth potential.

The Plan focuses on:

- Increasing supply of employment opportunities, particularly through commercial and residential development;
- Capitalising on the Research/Biomedical Innovation Zone;
- Improving education and training including a dedicated vocational training centre;
- Strengthening partnerships with local employers;
- Industry-based employment strategies;
- Employment and enterprise strategies for Aboriginal people and youth; and
- Supporting local business.

## Significant achievements to date:

- Establishment of the Yaama Dhiyaan Hospitality Training Centre on the North Eveleigh site in Darlington. Since opening in 2006, a total of 135 students have graduated with a Certificate II in Hospitality Operations. The training centre specialises in Indigenous cuisine.
- Establishment of the Koori Job Ready Course in Darlington, training local Indigenous people in construction skills. Since 2008, 78 Indigenous people have graduated from the course. 46 (or 60 percent) have gained employment in construction and other industries.
- Creation of the Aboriginal Employment Model which as of 30 June 2010 has brokered employment opportunities for more than 600 Aboriginal people in the construction industry on local, State and Federal Government projects and private sector contracts.
- Helping facilitate the relocation of Channel 7, Global Television and Pacific Magazines in January 2010 to a new purpose-built media complex at Australian Technology Park. The three companies have up to 2,000 employees, many of whom utilise Redfern Station and contribute to local business in the surrounding area.
- The collaboration with Sydney City Council, Souths Rabbitohs and the Redfern-Waterloo Chamber of Commerce in the Roll-Up Redfern campaign which encourages local business to improve the commercial landscape in the Redfern-Waterloo town centre.

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Establishment of the Koori Job Ready Course in Darlington, training local Indigenous people in construction skills.

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## Aboriginal Employment Model (AEM)

The RWA's groundbreaking Aboriginal Employment Model (AEM) has brokered employment opportunities in the construction industry for over 600 Aboriginal people across 25 trades, from electricians to bricklayers, office administrators and crane drivers. Several private sector groups are also replicating the RWA's model to manage Aboriginal employment on sites throughout Sydney.

The Model has been adopted by other NSW Government agencies, and has resulted in the achievement of Aboriginal employment outcomes on local construction projects including the National Centre for Indigenous Excellence, Channel 7, CarriageWorks, the Black Theatre site, the Elizabeth Street Housing redevelopment, Redfern Community Health Centre, and the Redfern Street Redfern Park upgrades.

## Employment and Enterprise Ministerial Advisory Committee

- NSW Department of Education – Phil Lambert
- NSW Department of State & Regional Development – Bernadette Selfe
- NSW TAFE – Allison Wood
- NSW Department of Aboriginal Affairs – Kristy Masella
- Dept of Education, Employment and Workplace Relations – Sharron Hawkins
- City of Sydney – Jan Campbell
- Community – Mary Lynne Pidcock
- Community – Michael Dalah
- Community – Millie Ingram
- Community – Siobhan Bryson
- Community – Les Tobler
- RWA – Roy Wakelin-King AM (Chair)
- RWA – Denny Hall
- RWA – Julie Parsons (Secretariat)





## Aunty Beryl Celebrates & Cooks For Royalty

The Yaama Dhiyaan Hospitality Training Centre held its third graduation ceremony for 2009 in October. Eight Aboriginal students received their Certificate II training in Hospitality Operations, and it was also a fitting way to acknowledge the company's third anniversary.

Since opening its doors in October 2006, Yaama Dhiyaan has become a cornerstone training centre in the local community, having helped over 100 students graduate from the hospitality course. More than 66 percent have since gained employment or moved on to further education.

Aboriginal Elder, Aunty Beryl Van Oploo has taught at Yaama Dhiyaan since the beginning. "My dream to provide Aboriginal people with skills to work in hospitality has become a wonderful reality," Aunty Beryl says.

"Along with the Koori Job Ready Course, this hospitality course empowers graduates to make decisions about what they want to do with the rest of their lives," said RWA CEO, Roy Wakelin-King AM.

"It's about giving young and older Indigenous people the skills and the opportunity to build themselves a positive and fulfilling future."

Three months after celebrating the anniversary, Aunty Beryl was preparing afternoon tea for Prince William. Around 2000 people turned out on the streets of Redfern when the Prince visited the Community Centre in the heart of The Block on 18th January 2010 as part of a three day Australian tour. He was welcomed by a traditional Aboriginal smoking ceremony and met with members of the local Indigenous community.

"It was exciting because he chose our community to come to," Aunty Beryl said. "I reckon he has similar reasons to his mum for coming to Redfern. He wants to touch everybody in society whether you are rich, poor or otherwise. He is a lovely man with similar traits to his mother and father."

Charles Madden, director of Redfern's Aboriginal Medical Service, was first to speak at the event, saying: "I'd like to thank Prince William for coming here to The Block today." Mr Madden said. "It's good to have him here because The Block has produced a lot of positive things for Redfern."

Aunty Beryl and the team at Yaama served the Prince and around 60 elders an afternoon tea which included quandong and custard tarts, lemon myrtle butter biscuits, chocolate truffles and a fruit cocktail. It was the second time Aunty Beryl has served royalty. About 40 years ago, she did a catering job at The Rocks during a visit by Prince William's father, Prince Charles, who was served kangaroo meatballs with bush tomato sauce.



Around 2000 people turned out on the streets of Redfern when the Prince visited the Community Centre in the heart of The Block on 18th January 2010 as part of a three day Australian tour.





# A New Look

**Since the inception of the RWA in 2005, the NSW Government has directly facilitated the investment of more than \$600m towards infrastructure development, the provision of improved human services and employment opportunities for the local community including dedicated roles for Indigenous workers.**

New facilities such as the Community Health Centre and National Centre of Indigenous Excellence are now providing first class services and facilities to the local community. The newly opened Farmers and Artisan Markets in North Eveleigh features over 70 regular stall holders offering a vast array of seasonal fresh and value-added produce including organic biodynamic foods from farmers and artisan producers across NSW. A number of other exciting businesses have also integrated into the industrial heritage of the Redfern area including art galleries, furniture stores and restaurants.

## Australian Technology Park & North Eveleigh

The NSW Government's biggest investment in the Redfern-Waterloo area has been in Australian Technology Park. ATP is one of the country's most dynamic technology and innovation precincts, providing a collaborative R&D environment which enables innovative ICT companies to forge exciting alliances and access support for global commercialisation. It also includes unique world class conferencing, exhibition and entertainment venues which have earned a national reputation for excellence.

ATP is located on almost 14 hectares of what was originally part of the Eveleigh Railway Yards and was an initiative of the University of New South Wales, the University of Sydney and the University of Technology (Sydney), with support from the Federal and NSW State Governments.

Owned and managed by the Sydney Harbour Foreshore Authority since July 2000, it became a wholly owned subsidiary of the RWA and one of eight locally significant strategic sites under the jurisdiction of the RWA in April 2005. Five months later, an investment of more than \$54m by the RWA resulted in construction of the 11,000sqm research facility for National Information and Communications Technology Australia (NICTA) and the Defence, Science & Technology Organisation (DSTO), which was completed in 2008, along with new roads and infrastructure.

In January 2010, Channel 7, Pacific Magazines and Global Television moved approximately 2,000 employees into a brand new state-of-the-art television and media office complex at 8 Central Avenue within the Park. This building was the largest commercial development in Redfern for more than a decade and the arrival of these global companies heralds the ATP's evolution as one of Australia's leading media centres.

Australian Technology Park will be a main driver in Redfern-Waterloo's economic growth over the next decade. Future capital investment is estimated at around \$460m, with an ultimate workforce of more than 9000 permanent employees, representing a 20 percent increase in jobs for the area. The developing media environment at ATP will stimulate commercial interest and encourage associated industries wanting to seek synergies with such a large and dynamic industry presence to locate, if not exclusively within ATP, to Redfern-Waterloo, and particularly, the North Eveleigh precinct.

The former Minister for Planning and now Premier, Kristina Keneally, announced the approval of the Concept Plan for the redevelopment of North Eveleigh in January 2009.

The Concept Plan provides for a mixed use precinct for living, working and recreation and will offer affordable housing for key workers in the area, such as teachers, nurses and police.

The plan is for the site to be developed over the next five to seven years and will accommodate residential, commercial, retail cultural and community uses as well as public open space.

The concept plan proposes:

- Around 1,200 new dwellings within close proximity to Redfern Station;
- Retention and adaptive use of heritage buildings;
- A public open space network totalling 9,980sqm including five parks;
- New community and childcare facilities;
- A 12 percent target of the total new dwellings to be developed on the site for affordable housing;
- Construction of a number of new buildings ranging from 4 to 16 storeys, with the taller buildings at the eastern end of the site and adjacent to the rail corridor;
- Infrastructure and services such as roadways and stormwater management; and
- Intersection upgrades to address any increased traffic generation.



## A New Look

One of the outstanding features of this site is its historical and heritage significance. Approximately 30 percent of the site's floor space is located within existing buildings. The heritage buildings and structures to be retained and adaptively used are;

- Paint Shop Building – retail and residential uses;
- Chief Mechanical Engineers Building – commercial or residential uses;
- Scientific Services Building – community/cultural uses;
- Telecommunications Equipment Centre – community/cultural uses;
- Clothing Store Building – residential uses;
- Blacksmith's Workshop – cultural/community and commercial purposes; and
- Fan of Tracks – part of the railway tracks will be retained and interpreted within the public domain.

The Carriage Workshop building currently occupied by the Ministry of Arts – Performing Arts Centre and the Anna Schwartz Gallery will continue to be used for cultural/community and commercial purposes.

The \$550m redevelopment will create approximately 6,500 jobs including 3,300 construction jobs with 300 of these positions being for Aboriginal people. Approximately 3,000 permanent jobs will be created from the commercial, retail and cultural development of the site.

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Australian Technology Park will be a main driver in Redfern-Waterloo's economic growth over the next decade.

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### Eveleigh Market Named Sydney's Best

In October 2009, Redfern-Waterloo's premier market were declared the best market in Sydney after just seven months of operation by the Sydney Morning Herald 2010 Foodies Guide.

Eveleigh Market was judged the best on the criteria of 'excellence of product, knowledge and understanding of what is stocked, attention to detail and engagement with business.' The award acknowledged Management's undertaking of authentic audits with stallholders on an ongoing basis to reassure product quality.

Eveleigh Market Manager, Ariana Aljinovic said it was an honour to receive the award, especially for the farmers and producers.

"Ever since we started operating, community support for the markets has grown," says Ariana. "It's no wonder considering the amazing range of products on offer from the more than 65 stallholders."

The rain, hail or shine weekly event attracts up to 3,000 visitors every Saturday, while the Artisans' Market continues to showcase the best in individually-designed local art, sculpture, ceramic glass, craft and Indigenous works on the first Sunday of each month.

The Eveleigh Market was created by a \$3m refurbishment of the heritage Blacksmith's Workshop undertaken by the NSW Government and the Redfern-Waterloo Authority.

# Sponsorships/Grants Provided by the Redfern-Waterloo Authority

The RWA sponsors and provides funding throughout the year to community projects, local sporting organisations and Indigenous enterprises. Following is a list of contributions by the RWA for the 2009/2010 Financial Year commencing 1st July 2009.

Organisation	Grant approved \$	Date Approved	Purpose	Alignment with RWA Plan
Waterloo Storm Rugby League Club	\$3690	13/07/09	Purchase of equipment to participate in 2009 Koori Knockout	Priority 6 "Increase participation of young people in the community" Priority 10 "Build community capacity"
IndgieLab 2009	\$3750	7/07/09	To provide a place for a Redfern-Waterloo based artist to attend the week long Indigenous Artist Residency program in Bundanoon	Priority 10 "Build community capacity"
Our Lady of Mount Carmel Church	\$3000	8/07/09	To assist with their 150 <sup>th</sup> Foundation Day Celebrations	Priority 10 "Build community capacity"
Darlington School & Community Association	\$200	13/07/09	To support a dinner to raise funds for children's playground equipment	Priority 1 "Improve the health and well being of children"
Waterloo Storm Women's Rugby League Club	\$1500	14/08/09	To assist them to participate in the 2000 Koori Knockout	Priority 10 "Build community capacity"
Redfern All Blacks Rugby League	\$2164	7/09/09	Purchase of equipment to participate in 2009 Koori Knockout	Priority 6 "Increase participation of young people in the community" Priority 10 "Build community capacity"
Redfern United Football Club	\$1800	29/09/09	Purchase of equipment to participate in 2009 Koori Knockout	Priority 6 "Increase participation of young people in the community" Priority 10 "Build community capacity"
The Factory Community Centre	\$300	14/09/09	Assistance for catering for community lunch to celebrate the Asian Moon Festival	Priority 10 "Build community capacity"
Wrought Artworks PL	\$2000	7/09/09	Assistance for refreshments for the Rail Heritage Conference delegation to the ATP 20 October 2009	Priority 10 "Build community capacity"
NSW Department of Community Services	\$300	2/11/09	Assistance for travelling and accommodation costs for Jane Hanckel to present at the Family Violence Taskforce meeting 3 December	Priority 5 "Reduce the incidence of family violence"
South Sydney PCYC	\$1200	29/10/09	Hire of a Boxing Ring for the PCYC/Police event 18 December, 2009	Priority 6 "Increase participation of young people in the community" Priority 10 "Build community capacity"
Tatiana Pogonza	\$600	23/11/09	Assistance for 11 year old local Waterloo girl Tatiana Pogonza to participate in the Sydney Comets Under 12's Basketball Team	Priority 6 "Increase participation of young people in the community"
Babana Aboriginal Men's Group	\$1700	13/11/09	Provision of 40 "Babana" Polo shirts to be distributed to Babana members	Priority 10 "Build community capacity"
Redfern United Football Club	\$800	23/11/09	Assistance for team to enter the Anthony Avery Memorial Touch Tournament January 23 and 24 2010 in Taree	Priority 6 "Increase participation of young people in the community" Priority 10 "Build community capacity"
South Sydney Community Transport	\$200	1./12/09	Catering assistance grant for Social Housing Tenants Information Meetings	Priority 10 "Build community capacity"
Joann Bostock	\$780	9/12/09	Assistance for team to enter the Anthony Avery Memorial Touch Tournament January 23 and 24 2010 in Taree Payment for jerseys	Priority 6 "Increase participation of young people in the community" Priority 10 "Build community capacity"
Emelda Davis (South Sea Islanders Recognition 5)	\$150	9/12/09	Assistance to fund Community barbeque	Priority 10 "Build community capacity"



Organisation	Grant approved \$	Date Approved	Purpose	Alignment with RWA Plan
Redfern Community Centre	\$2000	14/12/09	Contribution to assist with costs for the Christmas Celebrations on the Block	Priority 10 "Build community capacity"
Redfern All Blacks Cricket Club	\$700	21/12/09	Payment of entry fee for two cricket teams to enter the Pemulwuy Shield held at the University of NSW 4-5 January 2010	Priority 10 "Build community capacity"
The Factory Community Centre	\$300	25/01/10	Assistance for catering for community lunch to celebrate the Chinese New Year	Priority 10 "Build community capacity"
Redfern Legends	\$1200	25/01/10	Payment of accommodation costs for the Redfern Legends (women's team) to participate in the Annual Ella 7's Indigenous Rugby Union Event 2010	Priority 6 "Increase participation of young people in the community" Priority 10 "Build community capacity"
Alexandria Park Community School	\$1400	28/01/10	Talented and Gifted Program	Priority 2 "Lift local school numeracy and literacy levels to at least the state average"
Redfern Community Centre	\$1100	8/02/10	OzTag team for youth	Priority 6 "Increase participation of young people in the community" Priority 10 "Build community capacity"
South Sydney PCYC	\$5000	1/03/10	Landscaping Project – Employment & Training program	Priority 6 "Increase participation of young people in the community" Priority 10 "Build community capacity"
Inner City Aboriginal Women's Consultative Group (Mudgin-Gal)	\$4100	1/03/10	International Women's Day	Priority 10 "Build community capacity"
South Sydney Community Aid & Multi-Cultural Centre	\$5000	1/03/10	Assistance for Playgroups in the Park	Priority 1 "Improve the health and well being of children"
Free Roamers	\$626	1/03/10	Participation in the Ella 7's Rugby competition	Priority 10 "Build community capacity"
The Factory Community Centre	\$300	13/04/10	Assistance for catering for community lunch to celebrate the Thingyan Festival 15 April 2010	Priority 10 "Build community capacity"
NCIE	\$100	13/04/10	Assistance for catering for Youth Week activity "Friday Night Lights"	Priority 6 "Increase participation of young people in the community" Priority 10 "Build community capacity"
The Coloured Digger Project	\$3080	15/04/10	Payment for the mobile stage for the Anzac Day March 2010	Priority 10 "Build community capacity"
Tribal Warrior	\$575	29/04/10	Payment for Jumping Castle expenses for Family and Culture Day 27/03/10	Priority 10 "Build community capacity"
Walan Barramal	\$2000	6/05/10	Support for students to attend VIBE conference in Moree	Priority 6 "Increase participation of young people in the community" Priority 10 "Build community capacity"
Jack Carney	\$500	18/05/10	Assistance for 12 year old local Waterloo boy to participate in the Sydney Comets Basketball Team	Priority 6 "Increase participation of young people in the community" Priority 10 "Build community capacity"
The Factory Community Centre	\$2000	25/05/10	Support for children from the Yurungai Dance Group to participate in the World Festival of Children's Theatre in Germany	Priority 6 "Increase participation of young people in the community" Priority 10 "Build community capacity"
<b>Total</b>	<b>\$54,115</b>			



GPO BOX 12  
Sydney NSW 2001

## INDEPENDENT AUDITOR'S REPORT

### Redfern-Waterloo Authority and controlled entities

To Members of the New South Wales Parliament

I have audited the accompanying financial statements of Redfern-Waterloo Authority (the Authority), which comprise the statement of financial position as at 30 June 2010, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, a summary of significant accounting policies and other explanatory notes for both the Authority and the consolidated entity. The consolidated entity comprises the Authority and the entities it controlled at the year's end or from time to time during the financial year.

#### Auditor's Opinion

In my opinion, the financial statements:

- present fairly, in all material respects, the financial position of the Authority and the consolidated entity as at 30 June 2010, and of their financial performance for the year then ended in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations)
- are in accordance with section 41B of the *Public Finance and Audit Act 1983* (the PF&A Act) and the Public Finance and Audit Regulation 2010

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

#### Significant Uncertainty Regarding Rates and Taxes

Without qualification to the opinion expressed above, I draw attention to Note 22 to the financial statements of the consolidated entity. The controlled entity Australian Technological Park Precinct Management Limited (the 'Company') has determined that no liabilities should be recognised for rates and taxes.

The Company is seeking confirmation of its existing tax exemptions from the Office of State Revenue. It is also involved in negotiations with the Sydney City Council relating to council rate assessments. Until the outcome of these matters is known, there is significant uncertainty relating to the extent to which liabilities for rates and taxes should be recognised in the consolidated financial statements.

#### Board's Responsibility for the Financial Statements

The *members of the Board* are responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the PF&A Act. This responsibility includes establishing and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

#### Auditor's Responsibility

My responsibility is to express an opinion on the financial statements based on my audit. I conducted my audit in accordance with Australian Auditing Standards. These Auditing Standards require that I comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal controls relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the members of the Board, as well as evaluating the overall presentation of the financial statements.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

My opinion does *not* provide assurance:

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

#### Independence

In conducting this audit, the Audit Office of New South Wales has complied with the independence requirements of the Australian Auditing Standards and other relevant ethical requirements. The PF&A Act further promotes independence by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- 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 of New South Wales are not compromised in their role by the possibility of losing clients or income.

Peter Achterstraat  
Auditor-General

1 November 2010  
SYDNEY

# Statement by Members of the Board

Statement by Members of the Board of Redfern-Waterloo Authority on the adoption of the financial statements for the year ended 30 June 2010.

Pursuant to Section 41C (1B) of the *Public Finance and Audit Act 1983* and in accordance with a resolution of the members of the Board of the Redfern-Waterloo Authority, we declare that in our opinion:

1. The accompanying financial statements exhibit a true and fair view of the financial position and financial performance of Redfern-Waterloo Authority as at 30 June 2010.
2. The financial statements have been prepared in accordance with the Australian Accounting Standards and Interpretations and the provisions of the *Public Finance and Audit Act 1983*, the Public Finance and Audit Regulation 2010 and the Treasurer's Directions; and
3. We are not aware of any circumstances that would render any particulars included in the financial statements to be misleading or inaccurate.



**Dr Col Gellatly AO**

Chairman  
Redfern-Waterloo Authority



**Roy Wakelin-King AM**

Chief Executive Officer  
Redfern-Waterloo Authority

Sydney, dated 29 October 2010

# Redfern-Waterloo Authority

## Financials

### Statement of Comprehensive Income

For the year ended 30 June 2010

	Notes	Consolidated		RWA	
		2010	2009	2010	2009
		\$'000	\$'000	\$'000	\$'000
<b>REVENUE FROM CONTINUING OPERATIONS</b>					
Sales and services income	3(a)	18,794	16,883	766	766
Grants and contributions	3(b)	8,635	6,499	8,635	7,585
Affordable Housing voluntary contributions	3(c)	6,600	6,000	6,600	6,000
Other income	3(c)	3,007	4,186	5,368	4,240
Provision reduction on settlement	3(c)	-	2,713	-	-
<b>TOTAL INCOME</b>		<b>37,036</b>	<b>36,281</b>	<b>21,369</b>	<b>18,591</b>
<b>EXPENDITURE</b>					
Employee benefits expenses		(4,194)	(4,230)	-	-
Personnel services		-	-	(2,132)	(2,645)
Defined benefit super. fund contributions		(5)	(134)	-	-
Other expenses	4 (a)	(12,937)	(11,187)	(2,936)	(3,490)
Depreciation and amortisation	12 & 13	(1,997)	(888)	(1,156)	(237)
Finance costs	4 (b)	(3,428)	(3,027)	(3,146)	(2,759)
Write off high voltage feeder costs		(1,995)	-	-	-
Eveleigh Market refurbishment	4 (c)	-	(3,046)	-	(3,046)
Valuation decrement investment property		(18,475)	(36,500)	(17,835)	(26,040)
<b>TOTAL EXPENDITURE</b>		<b>(43,031)</b>	<b>(59,012)</b>	<b>(27,205)</b>	<b>(38,217)</b>
<b>SURPLUS FOR THE YEAR</b>		<b>(5,995)</b>	<b>(22,731)</b>	<b>(5,836)</b>	<b>(19,626)</b>
<b>Other comprehensive income</b>					
Actuarial loss on defined benefit super. funds		(33)	(204)	-	-
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>		<b>(6,028)</b>	<b>(22,935)</b>	<b>(5,836)</b>	<b>(19,626)</b>

The above statement should be read in conjunction with the accompanying notes.

## Statement of Financial Position

As at 30 June 2010

	Notes	Consolidated		RWA	
		2010	2009	2010	2009
		\$'000	\$'000	\$'000	\$'000
<b>CURRENT ASSETS</b>					
Cash and cash equivalents	7	52,283	38,520	20,062	7,455
Trade and other receivables	8 (a)	682	692	543	1,005
Loans receivable	8(b)	407	378	-	-
Lease incentive asset	9	540	470	-	-
<b>TOTAL CURRENT ASSETS</b>		<b>53,912</b>	<b>40,060</b>	<b>20,605</b>	<b>8,460</b>
<b>NON-CURRENT ASSETS</b>					
Investment property	14	158,500	176,825	94,500	112,185
Property, plant and equipment	12	22,652	23,148	1,751	3,010
Other intangible assets	13	56	126	-	1
Loans receivable	8 (b)	3,780	4,186	-	-
Lease receivables	10	-	-	9,387	8,338
Lease incentive asset	9	2,265	2,095	-	-
Other financial assets	11	-	-	65,241	65,647
<b>TOTAL NON-CURRENT ASSETS</b>		<b>187,253</b>	<b>206,380</b>	<b>170,879</b>	<b>189,181</b>
<b>TOTAL ASSETS</b>		<b>241,165</b>	<b>246,440</b>	<b>191,484</b>	<b>197,641</b>
<b>CURRENT LIABILITIES</b>					
Trade and other payables	15	5,474	3,192	1,109	1,053
Borrowings	17	407	378	407	378
Deferred lease revenue	15	109	-	-	-
Provisions	16	895	1,947	-	-
<b>TOTAL CURRENT LIABILITIES</b>		<b>6,885</b>	<b>5,517</b>	<b>1,516</b>	<b>1,431</b>
<b>NON CURRENT LIABILITIES</b>					
Borrowings	17	43,776	44,182	43,776	44,182
Deferred lease revenue	15	9,403	9,625	-	-
Provisions	16	189	176	-	-
<b>TOTAL NON CURRENT LIABILITIES</b>		<b>53,368</b>	<b>53,983</b>	<b>43,776</b>	<b>44,182</b>
<b>TOTAL LIABILITIES</b>		<b>60,253</b>	<b>59,500</b>	<b>45,292</b>	<b>45,613</b>
<b>NET ASSETS</b>		<b>180,912</b>	<b>186,940</b>	<b>146,192</b>	<b>152,028</b>
<b>EQUITY</b>					
Accumulated funds	18	180,912	186,940	146,192	152,028
Contributed equity		-	-	-	-
<b>TOTAL EQUITY</b>		<b>180,912</b>	<b>186,940</b>	<b>146,192</b>	<b>152,028</b>

The above statement should be read in conjunction with the accompanying notes.

# Redfern-Waterloo Authority Financials

## Statement of Changes in Equity For the year ended 30 June 2010

Notes	Consolidated		RWA	
	2010	2009	2010	2009
	\$'000	\$'000	\$'000	\$'000
<b>BALANCE OF EQUITY AT THE START OF YEAR</b>	186,940	209,875	152,028	171,654
Adjustment on change in accounting policy	-	-	-	-
Total comprehensive income for the year	(6,028)	(22,935)	(5,836)	(19,626)
Transactions with owners in their capacity as owners	-	-	-	-
<b>BALANCE OF EQUITY AT THE END OF YEAR</b>	<b>180,912</b>	<b>186,940</b>	<b>146,192</b>	<b>152,028</b>

*The above statement should be read in conjunction with the accompanying notes.*



## Statement of Cash Flows

As at 30 June 2010

	Notes	Consolidated		RWA	
		2010	2009	2010	2009
		\$'000	\$'000	\$'000	\$'000
		inflow/ (outflow)			
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers		29,139	29,013	8,309	7,325
Government grants received	3(b)	8,635	6,499	8,635	7,585
Payments to suppliers and employees		(20,719)	(30,309)	(4,719)	(11,071)
Interest paid	4(b)	(3,428)	(2,759)	(3,146)	(2,759)
Interest received	3(c)	2,049	2,006	3,545	2,958
NET CASH FLOWS FROM OPERATING ACTIVITIES	20 (b)	15,676	4,450	12,624	4,038
CASH FLOWS FROM INVESTING ACTIVITIES					
Payments for property, plant and equipment	12(a)/13	(1,536)	(2,766)	(46)	(2,558)
NET CASH FLOWS USED IN INVESTING ACTIVITIES		(1,536)	(2,766)	(46)	(2,558)
CASH FLOWS FROM FINANCING ACTIVITIES					
Non-trade advances from parent entity		-	-	406	(4,034)
Proceeds/(repayment) of borrowing from NSW Treasury Corporation		(377)	4,034	(377)	4,034
NET CASH FLOWS FROM FINANCING ACTIVITIES		(377)	4,034	29	-
NET INCREASE/(DECREASE) IN CASH HELD		13,763	5,718	12,607	1,480
Cash and cash equivalents at the start of the financial year		38,520	32,802	7,455	5,975
CASH AND CASH EQUIVALENTS AT THE END OF YEAR		52,283	38,520	20,062	7,455

The above statement should be read in conjunction with the accompanying notes.

# Redfern-Waterloo Authority

## Financials

### Notes to the Financial Statements

For the year ended 30 June 2010

#### 1. REPORTING ENTITY

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 seeks to promote, support and respect the Aboriginal community in Redfern-Waterloo, and to establish greater social cohesion and community safety in the area.

The Authority, as a reporting entity, comprises all the entities under its control, including the commercial activities of the Australian Technology Park Precinct Management Limited (the “Company”) and the Office of Redfern-Waterloo Authority (the “Office”). The Company is a wholly-owned subsidiary of the Authority and it operates a scientific and technological research and development park. The Authority through its subsidiary manages the commercial operations of the park which include property management and development, and the provision of convention and exhibition facilities. The Office is a wholly-owned subsidiary of the Authority which provides personnel services to the Authority.

The Authority is currently funded by the NSW Government through to 30 June 2011. As disclosed in Note 26, on the 23 September 2010, the NSW Government announced its intention to create the Sydney Metro Development Authority (SMDA). It is currently expected that the present operations of the Redfern-Waterloo Authority and the Office of the Redfern-Waterloo Authority, will be absorbed into SMDA when it is formed. Plans and relevant legislation are currently being prepared and it is expected legislation to form SMDA will be in place by the end of calendar 2010.

The Financial statements for the year ended 30 June 2010 has been authorised for issue by the Board on the 29 October, 2010.

#### 2. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

##### a) Basis of preparation

The Authority’s Financial Statements are general purpose financial statements which have been prepared in accordance with:

- Applicable Australian Accounting Standards and Australian Accounting Interpretations; and
- The requirement of the Public Finance and Audit Act 1983.

Set out below is a summary of the significant accounting policies adopted by the Authority.

##### Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of financial assets and liabilities at fair value through profit or loss, certain classes of property, plant and equipment and investment property.

##### Critical accounting judgements and key sources of estimation uncertainty

In the application of the Authority’s accounting policies, management is required to make judgements, 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 other factors that are considered to be relevant. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are recognised, or 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.

## Notes to the Financial Statements

### For the year ended 30 June 2010

The Authority has assessed its profit status for the financial year ended 30 June 2010 and determined its status as not-for-profit for financial reporting purposes.

The Financial Statements are presented in Australian Dollars rounded to the nearest thousand.

The New South Wales Government's Mini-Budget 2008-2009 included a proposal to divest the Australian Technology Park Precinct Management Limited's assets to the private sector by way of a 99 year lease. Confirmation and timing of a potential sale of the Company and its assets, is yet to be determined by the NSW Government. The members of the Board of Directors believe that the potential for divestment has not impacted the Authority's financial position.

#### b) Principles of consolidation

Controlled entities are all those entities over which the Authority has the power to govern the financial and operating policies so as to obtain benefits from its activities.

Intercompany transactions, balances and unrealised gains on transactions between entities are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of the impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the parent entity.

#### c) Revenue recognition

The Authority recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity, and specific criteria have been met for each of the Authority's activities as described below. The amount of revenue is not considered to be reliably measurable until all contingencies relating to the sale have been resolved. The Authority bases its estimates on historical results, taking into consideration the type of customer, the type of transaction, and the specifics of each arrangement.

Revenue is measured at the fair value of the consideration received or receivable. Amounts disclosed as revenue are net of returns, trade allowances, rebates and amounts collected on behalf of third parties.

Revenue is recognised for the major business activities as follows:

##### (i) Sale of goods and services

Revenue is recognised when the Authority transfers the significant risks and rewards of ownership of the assets and obtains control of the assets that result from sales.

##### (ii) Grants and contributions

Contributions and grants are recognised as revenue when the Authority obtains control over the asset comprising the contributions.

##### (iii) Lease revenue

Lease revenue from operating leases is recognised on straight-line basis over the lease term. The lease payments received in advance are recorded as a liability and recognised as revenue over the lease term.

##### (iv) Investment revenue

Investment revenue is recognised on an accrual basis using the effective interest method.

#### d) Employee benefits

##### (i) Wages and salaries, annual leave and sick leave

Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulating sick leave expected to be settled within 12 months of the reporting date are recognised in respect of employees' service up to the reporting date and are measured at the amounts expected to be paid when the liabilities are settled.

##### (ii) Long service leave

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the discount method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

# Redfern-Waterloo Authority

## Financials

### Notes to the Financial Statements

For the year ended 30 June 2010

Provisions made in respect of employee benefits which are not expected to be settled within 12 months are measured at the present value of the estimated future cash outflows to be made by the consolidated entity in respect of services provided by employees up to reporting date. The government bond rate of 5.50% was applied for discounting purposes.

The outstanding amounts of payroll tax, workers' compensation, insurance premiums and fringe benefits tax, which are consequential to employment, are recognised as liabilities and expenses when the employee benefits to which they relate have been recognised.

#### (iii) Retirement benefit obligations

All employees of the Authority are entitled to benefits from the Authority's superannuation plan on retirement, disability or death. The Authority has a defined benefit plan and a defined contribution plan. The defined contribution plan receives fixed contributions from the Authority and the Authority's legal or constructive obligation is limited to these contributions. Contributions to the defined contribution fund are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

A liability or asset of defined benefits superannuation plans is recognised in the balance sheet, and is measured as the present value of the defined benefit obligation at the reporting date less the fair value of the superannuation fund's assets at that date and any unrecognised past service cost. The present value of the defined benefit obligations is based on expected future payments which arise from membership of the fund to the reporting date, calculated annually by independent actuaries using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service.

Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

Past service costs are recognised immediately in income, unless the changes to the superannuation fund are conditional on the employees remaining in service for a specified period of time (the vesting period). In this case, the past service costs are amortised on a straight-line basis over the vesting period.

Contributions to the defined contribution fund are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

#### e) Provisions

Provisions are recognised when the Authority has a present obligation as a result of a past event, it is probable that the Authority will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

#### f) Finance costs

Finance costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other finance costs are expensed.

#### g) Insurance

The Authority holds insurance policies covering property, public liability, workers compensation, directors' liability and other contingencies. These insurance covers are conducted through the NSW Treasury Managed Fund Scheme of self insurance for Government agencies. The premium is determined by the Fund Manager based on past claim experience and the insurance coverage is reviewed periodically to ensure that it is adequate.

#### h) Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the Australian Taxation Authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense. Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the Australian Taxation Authority is included with other receivables or payables in the balance sheet.

Cash flows are included in the cash flow statement on a gross basis. However, the GST components of cash flows arising from investing and financing activities which is recoverable from, or payable to, the Australian Taxation Office are classified as operating cash flows.

## Notes to the Financial Statements

### For the year ended 30 June 2010

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

Where settlement of any part of cash consideration is deferred, its cost is the cash price equivalent, that is, the deferred payment amount is effectively discounted at an asset-specific rate.

#### j) Capitalisation thresholds

The Authority's policy is to capitalise all costs incurred in property development.

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.

#### k) Revaluation of physical non-current assets

Physical non-current assets are valued in accordance with the "Valuation of Physical Non-Current Assets at Fair Value" Policy and Guidelines Paper (TPP 07-1). This policy adopts fair value in accordance with AASB 116 *Property, Plant and Equipment* and AASB 140 *Investment Property*.

The fair value of land under a prepaid long-term lease is negligible and as such it is recorded at \$1 in the asset register. However, land under a prepaid long-term lease, irrespective of whether an upfront lease income was received, that continues to receive a rental stream is measured at fair value as investment property.

Property, plant and equipment is measured on an existing use basis, where there are no feasible alternative uses in the existing natural, legal, financial and socio-political environment. However, in the limited circumstances where there are feasible alternative uses, assets are valued at their highest and best use.

Fair value of property, plant and equipment is determined based on the best available market evidence, including current market selling prices for the same or similar assets. Where there is no available market evidence, the asset's fair value is measured at its market buying price, the best indicator of which is depreciated replacement cost.

Land and buildings, including open spaces and roads, are revalued at least every three years or with sufficient regularity to ensure that the carrying amount of each asset does not differ materially from its fair value at reporting date. The last revaluation was completed on 30 June 2010 and was based on an independent assessment.

Non-specialised assets with short useful lives are measured at depreciated historical cost, as a surrogate for fair value.

When revaluing non-current assets by reference to current prices for assets newer than those being revalued (adjusted to reflect the present condition of the assets), the gross amount and the related accumulated depreciation are separately restated.

For other assets, any balances of accumulated depreciation at the revaluation date in respect of those assets are credited to the asset accounts to which they relate. The net asset accounts are then increased or decreased by the revaluation increments or decrements.

Revaluation increments are credited directly to the asset revaluation reserve, except that, to the extent that an increment reverses a revaluation decrement in respect of that class of asset previously recognised as an expense in the surplus/deficit, the increment is recognised immediately as revenue in the surplus/deficit.

Revaluation decrements are recognised immediately as expenses in the surplus/deficit, except that, to the extent that a credit balance exists in the asset revaluation reserve in respect of the same class of assets, they are debited directly to the asset revaluation reserve.

As a not-for-profit entity, revaluation increments and decrements are offset against one another within a class of non-current assets, but not otherwise.

Where an asset that has previously been revalued is disposed of, any balance remaining in the asset revaluation reserve in respect of that asset is transferred to accumulated funds.



# Redfern-Waterloo Authority

## Financials

### Notes to the Financial Statements

For the year ended 30 June 2010

#### l) Property, plant and equipment

Land and buildings are measured at fair value less depreciation recognised after the date of revaluation. Plant and equipment is stated at historical cost less accumulated depreciation.

#### m) Depreciation of property, plant and equipment

Depreciation is provided for on a straight-line basis for all depreciable assets so as to write off the depreciable amount of each asset as it is consumed over its useful life by the Authority. Estimates of remaining useful lives are made on a regular basis for all assets, with annual reassessments for major items.

Land is not a depreciable asset.

Depreciation of art and artefacts is not recognised because the useful life and the net amount to be recovered at the end of the useful life cannot be reliably measured. The decision not to recognise depreciation for these assets is reviewed annually.

The following depreciation rates were applied during 2009/10 and 2008/09:

• Furniture and fittings	4-5 years
• Plant and equipment	3-4 years
• Freehold building	5 years **
• Leasehold improvements	Shorter of the lease period, or useful life.

\*\* *The Little Eveleigh Street building, which was a strategic purchase in relation to the future Redfern Station redevelopment, was written down to nil value at 30 June 2010 on the basis it is probable the site will be needed for the future Redfern Station development. The NSW Government has not yet determined the timing of the Redfern Station Redevelopment, therefore the timing of the building's removal is presently uncertain.*

#### n) Major inspection costs

When each major inspection is performed, the labour cost of performing inspections for faults is recognised in the carrying amount of an asset as a replacement of a part, if the recognition criteria are satisfied.

#### o) 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.

#### p) Maintenance

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

#### q) Leased assets

##### i) Leases

Leases of property, plant and equipment, where the Authority as lessee, has substantially all the risks and rewards of ownership are classified as finance leases.

Finance leases are capitalised at the lease's inception at the fair value of the leased property or, if lower, the present value of the minimum lease payments. The corresponding rental obligations, net of finance charges, are included in other short-term and long-term payables. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to the income statement over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The property, plant and equipment acquired under finance leases are depreciated over the shorter of the asset's useful life and the lease term.

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the Authority as lessee are classified as operating leases. Payments made under operating leases are charged to the income statement on a straight-line basis over the period of the lease.

##### ii) Lease incentives

Lease incentives include upfront cash payments to the lessee or the reimbursement or assumption by the Authority, as the lessor, of costs of the lessee (such as relocation costs, leasehold improvements, fit-out contributions and costs associated with a pre-existing lease commitment). Alternatively, the initial period of the lease term may be agreed to be rent-free or at a reduced rent, and shall be recognised, in accordance with the Australian Accounting Interpretations.

##### iii) Operating lease incentives

Operating lease incentives represent a reduction of rental income over the lease term on a straight-line basis.

## Notes to the Financial Statements

### For the year ended 30 June 2010

#### r) Investment properties

Investment property, principally comprising freehold office buildings, is held for long-term rental yields and is not occupied by the Authority. Investment property is carried at fair value, which is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, the Authority uses alternative valuation methods such as recent prices in less active market or discounted cash flow projections. These valuations are reviewed annually by a member of the Australian Property Institute. Changes in fair values are recorded in the income statement as part of other revenue or other expenses.

#### s) Intangible assets

IT development and software costs incurred in developing products or systems, and costs incurred in acquiring software and licenses that will contribute to future period financial benefits through revenue generation and/or cost reduction, are capitalised to software and systems. Costs capitalised include external direct costs of materials and service, direct payroll and payroll related costs of employees' time spent on the project. Amortisation is calculated on a straight-line basis over a period of three years.

The useful lives of intangible assets are assessed to be infinite. Intangible assets are measured initially at cost and subsequently at fair value only if there is an active market. As there is not an active market for the Authority's intangible assets, the assets are carried at cost, less any accumulated amortisation.

IT development costs include only those costs directly attributable to the development phase and are only recognised following completion of technical feasibility and where the group has an intention and ability to use the asset.

#### t) Trade receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less allowance for impairment.

Collectability of trade receivables is reviewed on an ongoing basis. Debts which are known to be uncollectible are written off by reducing the carrying amount directly. An allowance account is used when there is objective evidence that the Authority will not be able to collect all amounts due according to the original terms of the receivables. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments are considered indicators that the trade receivable is impaired. The amount of the impairment allowance is the difference

between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate. Cash flows relating to short-term receivables are not discounted if the effect of discounting is immaterial.

The amount of the impairment loss is recognised in the income statement within other expenses. When a trade receivable for which an impairment allowance had been recognised becomes uncollectible in a subsequent period, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against other expenses in the income statement.

#### u) Income tax

On 16 February 2005, a private ruling was made in favour of the Company, where it was deemed that Section 24AM of *Income Tax Assessment Act 1936* applies to exempt the Company's income from the imposition of income tax. The ruling has been reconfirmed several times since 2005, with a further extension to 30 June 2015 approved by the Australian Tax Office in a private ruling advice dated 2 March 2010.

#### v) Trade and other payables

These amounts represent liabilities for goods and services provided to the Authority and other amounts. Payables are recognised initially at fair value, usually based on the transaction cost or face value. Subsequent measurement is at amortised cost using the effective interest method. Short-term payables with no stated interest rate are measured at the original invoice amount where the effect of discounting is immaterial.

#### w) Borrowings

Borrowings are initially recognised at fair value, net of transactions costs. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Statement of comprehensive income, over the period of the borrowings, using the effective interest method.

Borrowings are removed from the Statement of financial position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in other income or other expenses.

Borrowings are classified as current liabilities unless the authority has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

# Redfern-Waterloo Authority

## Financials

### Notes to the Financial Statements

For the year ended 30 June 2010

#### x) Comparative information

Except when an Australian Accounting Standard permits or requires otherwise, comparative information is disclosed in respect of the previous period for all amounts reported in the financial statements.

#### y) Change in accounting policy

When the presentation or classification of items in the Financial statements are amended, comparative amounts are reclassified unless the reclassification is impracticable. When comparative amounts are reclassified, the Authority discloses:

- i) the nature of the reclassification;
- ii) the amount of each item or class of items that is reclassified; and
- iii) the reason for the reclassification.

#### z) New Australian Accounting Standards Issues

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2010 reporting period. The Authority did not early adopt any of these Accounting Standards and Interpretations that are not yet effective:

- AASB 5 *Non-current Assets Held for Sale and Discontinued Operations* (1 January 2011);
- AASB 7 *Financial Instruments: Disclosures* (1 July 2010);
- AASB 9 *Financial Instruments* (1 January 2013);
- AASB 101 *Presentation of Financial Statements* (1 January 2010);
- AASB 107 *Statement of Cash Flows* (1 January 2010);
- AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors* (1 January 2011);
- AASB 110 *Events after the Reporting Period* (1 January 2011);
- AASB 112 *Income Taxes* (1 January 2011);
- AASB 117 *Leases* (1 January 2010);
- AASB 118 *Revenue* (1 January 2010);
- AASB 119 *Employee Benefits* (1 January 2011);
- AASB 132 *Financial Instruments: Presentation* (1 February 2010);
- AASB 136 *Impairment of Assets* (1 January 2010);
- AASB 137 *Provisions, Contingent Liabilities and Contingent Assets* (1 January 2011);
- AASB 139 *Financial Instruments: Recognition and Measurement* (1 January 2011);
- AASB 1031 *Materiality* (1 January 2011);
- AASB 1053 *Application of Tiers of Australian Accounting Standards* (1 July 2013);
- AASB 2009-11 *Amendments to Australian Accounting Standards arising from AASB 9* (1 January 2013);
- AASB 2010-2 *Amendments to Australian Accounting Standards arising from Reduced Disclosure Requirements* (1 July 2013);
- AASB 2010-3 *Amendments to Australian Accounting Standards arising from the Annual Improvements Project* (1 July 2010);
- AASB 2010-4 *Further Amendments to Australian Accounting Standards arising from the Annual Improvements Project* (1 January 2011);
- AASB 2009-12 *Amendments to Australian Accounting Standards* (1 January 2011);
- AASB 2009-13 *Amendments to Australian Accounting Standards arising from Interpretation 19* (1 July 2010); and
- AASB 2010-1 *Amendments to Australian Accounting Standards-Limited Exemption from Comparative AASB 7 Disclosures for First-time Adopters* (1 July 2010).

It is considered that the impact of these new Standards and Interpretations in future periods, will have no material impact on the financial statements of the Authority.

## Notes to the Financial Statements

For the year ended 30 June 2010

	Consolidated		RWA	
	2010	2009	2010	2009
	\$'000	\$'000	\$'000	\$'000
<b>3 (a) REVENUE FROM CONTINUING OPERATIONS:</b>				
Property and related services income	14,865	12,769	766	766
Conference Centre income	3,929	4,114	-	-
	<b>18,794</b>	<b>16,883</b>	<b>766</b>	<b>766</b>
<b>(b) Grants and Contributions</b>				
NSW Government agencies (i)	<b>8,635</b>	<b>6,499</b>	<b>8,635</b>	<b>7,585</b>
<b>(c) Other Income</b>				
Interest revenue				
Bank deposits	661	410	302	16
NSW Treasury Corporation Hour-Glass cash facility	1,388	1,596	97	183
Loan interest received from subsidiary			3,146	2,759
Finance lease received from subsidiary	-	-	282	267
	<b>2,049</b>	<b>2,006</b>	<b>3,827</b>	<b>3,225</b>
Affordable housing plan contributions	6,600	6,000	6,600	6,000
Sundry income	958	2,180	1,541	1,015
Provision reduction on settlement	-	2,713	-	-
	<b>7,558</b>	<b>10,893</b>	<b>8,141</b>	<b>7,015</b>
<b>TOTAL OTHER INCOME</b>	<b>9,607</b>	<b>12,899</b>	<b>11,968</b>	<b>10,240</b>

- (i) Grant income received by RWA is to be repaid back to the NSW Treasury out of the proceeds of the sale of the North Eveleigh site and other relevant sites in the Redfern-Waterloo area. The amount does not need to be reimbursed if the sale does not go ahead.

# Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

	Consolidated		RWA	
	2010	2009	2010	2009
	\$'000	\$'000	\$'000	\$'000
<b>4 (a) OTHER EXPENSES</b>				
<b>RWA</b>				
Administration expenses	3,367	1,936	2,936	3,490
<b>Subsidiary - ATPPML</b>				
Conference Centre cost of sales	1,837	1,742	-	-
Property expenses	3,109	1,000	-	-
Repairs and maintenance	2,536	1,598	-	-
Cleaning	417	254	-	-
Security	670	668	-	-
Legal	462	382	-	-
Other	539	3,607	-	-
<b>TOTAL OTHER EXPENSES OF SUBSIDIARY</b>	<b>9,570</b>	<b>9,251</b>	<b>-</b>	<b>-</b>
<b>TOTAL OTHER EXPENSES</b>	<b>12,937</b>	<b>11,187</b>	<b>2,936</b>	<b>3,490</b>
<b>(b) Finance costs</b>				
Interest on borrowings carried at amortised cost	3,428	3,027	3,146	2,759
	<b>3,428</b>	<b>3,027</b>	<b>3,146</b>	<b>2,759</b>
<b>(c) Eveleigh Market Refurbishment</b>				
During 2008/09, \$3.05M was spent by the Authority on the refurbishment of the Blacksmith's Workshop for the purpose of using the facility to run Eveleigh Market. The expenditure is in the nature of remediation, consultant fees, concreting, waste removal and repairs to the roof. These expenditures were incurred prior to the execution of the Deed of Assignment of Rights under a Lease. The parties involved in the deed include Rail Corporation of New South Wales (SRA), State of New South Wales through Arts New South Wales and RWA. It is likely that land will be transferred to RWA, however the timing for this has not yet been determined, hence the entire amount has been expensed.				
<b>(d) Changes in fair value of Investment Property, Land &amp; Buildings</b>				
Changes in fair value of investment property	(18,325)	(36,375)	(17,685)	(25,915)
Change in fair value of property, plant & equipment	(150)	(125)	(150)	(125)
	<b>(18,475)</b>	<b>(36,500)</b>	<b>(17,835)</b>	<b>(26,040)</b>



## Notes to the Financial Statements

For the year ended 30 June 2010

	Consolidated		RWA	
	2010	2009	2010	2009
	\$'000	\$'000	\$'000	\$'000
<b>5 SURPLUS FOR THE YEAR</b>				
Surplus has been arrived at after charging/(crediting) the following				
Losses/(gains):				
Allowance for impairments on receivables	(43)	5	-	4
Auditor's remuneration	102	92	27	27
Changes in fair value of investment property measured at fair	18,475	36,500	17,835	26,040
Depreciation of property, plant and equipment	1,997	888	1,156	237
<b>6 INCOME TAX EXPENSE</b>				
Due to its 'not for profit' status, the Company is not liable for income tax – <i>refer to Note 2(u)</i> .				
<b>7 CASH AND CASH EQUIVALENTS</b>				
Cash on hand and at bank	11,512	6,813	10,692	6,557
Tenant demand deposits	485	485	-	-
NSW Treasury Corp "hour-glass" cash facility deposits	40,286	31,222	9,370	898
	<b>52,283</b>	<b>38,520</b>	<b>20,062</b>	<b>7,455</b>

Demand deposits are held with the Commonwealth Bank of Australia and represent money received as bond for the rental space at the Australian Technology Park. This amount will be refunded back to the tenant on the termination of the lease.

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 accessible within 24 hours if required for operational purposes. 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 4.32% (2009: 5.35%)

Cash on hand includes \$12.0m (being two payment instalments of \$6m each received in 2010 & 2009), under a Voluntary Planning Agreement. A \$0.2m development contribution was also received in 2009. This cash can be used only for the purposes specified in the agreement. A separate bank account has been established for this purpose.

Investments include a \$4m payment received earlier from NSW Treasury to prepare for a potential sale of ATP. As no decision has been made by the NSW Government to progress the sale, RWA has invested the monies in a separate investment to ensure it is not used for other purposes.

# Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

	Consolidated		RWA	
	2010	2009	2010	2009
	\$'000	\$'000	\$'000	\$'000
<b>8 RECEIVABLES</b>				
(a) Current				
Trade receivables (i)	489	605	111	603
Allowance for impairments on receivables	(21)	(64)	-	-
Interest bearing loan receivable from the subsidiary	-	-	407	378
Goods and Services tax recoverable	214	151	25	24
Prepayments	-	-	-	-
	<b>682</b>	<b>692</b>	<b>543</b>	<b>1,005</b>
(b) Loan receivable				
Current	407	378	-	-
Non-current	3,780	4,186	-	-
	<b>4,187</b>	<b>4,564</b>	<b>-</b>	<b>-</b>
<b>TOTAL TRADE &amp; OTHER RECEIVABLES</b>	<b>4,869</b>	<b>5,256</b>	<b>543</b>	<b>1,005</b>

- (i) The average credit period extended by the Company on rental payments and on conference activity services is seven days and by the Authority on conference activity services is 30 days. No interest is charged on the overdue invoices.

Of the total \$489k(2009: \$605k) of the Consolidated Entity's trade receivables, \$266k (2009: \$294k) are current with an average of four days. Management considers that there are no indications as of the reporting date that the debtors will not meet their payment obligations with one exception and appropriate action is being taken against the relevant customer.

Previously an allowance had been made for estimated irrecoverable trade receivable amounts arising from the past rendering of services, determined by reference to past default experience irrespective of debtor ageing. Commencing from the current year the company will review debtors ageing and make a provision on the basis of a probability percentage of recovery for each ageing category.

### Movement in allowance for impairments of receivables:

Balance at the beginning of the financial year	64	64	-	-
Reduction in impairment loss provision	(43)	5	-	4
Bad debts written off	-	(5)	-	(4)
<b>BALANCE AT THE END OF THE FINANCIAL YEAR</b>	<b>21</b>	<b>64</b>	<b>-</b>	<b>-</b>

## Notes to the Financial Statements

### For the year ended 30 June 2010

#### 8 RECEIVABLES

Lettable area at the ATP is leased to new customers who fit the selection criteria and the company also has a policy of collecting 3-6 months rental as bond before the commencement of the lease. The customers in the conference centre normally pay almost 90 per cent of the total event invoice in advance of the event happening. The revenue stream for the Authority mainly consists of collecting contribution levy's and Government grants against which there can be no doubtful debts. The Authority also earns income from its Training and Employment enterprise segment and the Authority will be subject to doubtful debts from this income stream. However, the amount is not expected to be material.

Of the trade receivables balance at the end of the year, \$147k (2009: \$92k) is due from General Government entities, which makes up 30% (2009: 15%) of the total balance, and \$4k (2009: \$32k) is due from Public Trading Enterprises, amounting to 1% of trade receivables balance (2009: 5%)

Included in the Consolidated Entity's trade receivable balances are debtors with a carrying amount of \$202k (2009: \$271k) which were past due at the reporting date for which the Consolidated Entity has not provided as there has not been significant change in credit quality and the amounts are still considered recoverable. The Consolidated Entity does not hold collateral over these balances.

	Consolidated		RWA	
	2010	2009	2010	2009
	\$'000	\$'000	\$'000	\$'000
<b>Ageing of past due but not impaired</b>				
Less than 3 months overdue	149	257	-	110
3 to 6 months overdue	51	46	-	-
Later than 6 months overdue	2	32	-	-
	<b>202</b>	<b>335</b>	<b>-</b>	<b>110</b>

In determining the recoverability of a trade receivable, the Consolidated Entity considers any change in the credit quality of the trade receivable from the date credit was initially granted up to the reporting date.

The concentration of credit risk is limited due to the customer base being large and unrelated. Included in the allowance for impairments of receivables are individually impaired trade receivables of \$21k.

#### Ageing of impaired trade receivables

Less than 3 months overdue	6	-	-	-
3 to 6 months overdue	11	42	-	-
Later than 6 months overdue	4	22	-	-
<b>TOTAL</b>	<b>21</b>	<b>64</b>	<b>-</b>	<b>-</b>

- (ii) During the 2007-08 year, the Consolidated Entity advanced a fixed 7.23% rate loan to the Department of Defence for a period of 10 years. The maturity date is 30 May 2018, and the loan amount at the end of the financial year is \$4.3m. Management considers that the carrying amount of the loan best represents the maximum credit risk exposure at the balance sheet date and that there is no indication at that date that the counterparty will not meet its obligations.

# Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

	Consolidated		RWA	
	2010	2009	2010	2009
	\$'000	\$'000	\$'000	\$'000
<b>9 LEASE INCENTIVE</b>				
<b>Lease incentives granted to lessees</b>				
- current	540	470	-	-
- non-current	2,265	2,095	-	-
Total lease incentives granted to lessees	<b>2,805</b>	<b>2,565</b>	<b>-</b>	<b>-</b>
<b>10 LEASES</b>				
<b>Non-current lease receivables</b>				
Finance lease receivables	-	-	5,350	5,068
Operating lease receivables	-	-	4,037	3,270
	<b>-</b>	<b>-</b>	<b>9,387</b>	<b>8,338</b>

Finance lease relates to the Biomedical Building by the Authority to the Company. The Company does not have the option to purchase the property at the conclusion of the lease agreement.

### Finance lease receivables

Minimum lease receivables, later than 5 years*	-	-	30,525	30,525
Less future finance charge	-	-	(25,175)	(25,457)
<b>PRESENT VALUE OF MINIMUM LEASE RECEIVABLES</b>	<b>-</b>	<b>-</b>	<b>5,350</b>	<b>5,068</b>

Included in the financial statements as:

Non-current finance lease receivable	-	-	<b>5,350</b>	<b>5,068</b>
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\* Minimum future lease receivables includes the aggregate of all lease payments and any guaranteed residual.

### Disclosures for the consolidated entity/Authority as lessor - operating leases.

Operating leases relate to the investment property owned by the consolidated entity/Authority referred to in Note 14 to the financial statements. Tenancy lease terms vary with terms ranging up to 10 years, however, the majority fall within the 3-4 year range.

Depending on the commercial arrangements, many leases also provide for renewal options. All operating lease contracts contain periodic escalation provisions, as well as market review clauses in the event that the lessee exercises an option to renew. Lessees do not have an option to purchase the property at the expiry of the lease period.

## Notes to the Financial Statements

For the year ended 30 June 2010

10	LEASES	Consolidated		RWA	
		2010	2009	2010	2009
		\$'000	\$'000	\$'000	\$'000
	<b>Non-cancellable operating lease receivables</b>				
	Not longer than 1 year	12,671	14,192	-	-
	Longer than 1 year and not longer than 5 years	29,611	36,703	-	-
	Longer than 5 years	33,748	34,431	68,225	68,225
		<b>76,030</b>	<b>85,326</b>	<b>68,225</b>	<b>68,225</b>

### Disclosures for the consolidated entity/Authority as lessee:

#### Operating leases.

The consolidated entity/Authority have various operating lease agreements for equipment and other facilities. Most leases contain renewable options. All operating lease contracts contain market review clauses in the event that the consolidated entity/Authority exercise their option to renew. The consolidated entity/Authority do not have an option to purchase the leased assets at the expiry of the lease period.

#### Non-cancellable operating lease payments

Not longer than 1 year	-	165	-	165
Longer than 1 year and not longer than 5 years	-	-	-	-
Longer than 5 years	-	-	-	-
	<b>-</b>	<b>165</b>	<b>-</b>	<b>165</b>

## 11 OTHER FINANCIAL ASSETS

Investment in Subsidiary (note 19)	-	-	21,465	21,465
10 year fixed interest loan advanced to subsidiary *	-	-	3,780	4,186
Interest-bearing loan advanced to subsidiary *	-	-	39,996	39,996
	<b>-</b>	<b>-</b>	<b>65,241</b>	<b>65,647</b>

\* Interest-bearing loan advanced to subsidiary are on exactly the same terms as the loans from NSW Treasury Corporation - note 17.

During the 2007-08 year, the Consolidated Entity advanced a fixed 7.23% rate loan to the Department of Defence for a period of 10 years. The maturity date is 30 May 2018. Management considers that the carrying amount of the loan best represents the maximum credit risk exposure at the balance sheet date and that there is no indication at that date that the counterparty will not meet its obligations.



# Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

### 12 PROPERTY, PLANT AND EQUIPMENT

#### Land and buildings

At gross value	2,700	2,850	2,700	2,850
Accumulated depreciation	(1,150)	(106)	(1,150)	(106)
Carrying amount at fair value	1,550	2,744	1,550	2,744

#### Leasehold improvements

At gross value	21,211	20,952	616	565
Accumulated depreciation	(1,607)	(1,021)	(416)	(301)
Carrying amount at fair value	19,604	19,931	200	264

#### Furniture and fittings

At gross value	1,051	1,052	-	-
Accumulated depreciation	(978)	(947)	-	-
Carrying amount at fair value	73	105	-	-

#### Plant and equipment

At gross value	2,432	1,690	84	89
Accumulated depreciation	(1,586)	(1,349)	(83)	(87)
Carrying amount at fair value	846	341	1	2

#### Art and artefacts

At gross value	5	5	-	-
Accumulated depreciation	-	-	-	-
Carrying amount at fair value	5	5	-	-

#### Work in progress

574	22	-	-
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#### Total Property Plant and Equipment

At gross value	27,973	26,571	3,400	3,504
Accumulated depreciation	(5,321)	(3,423)	(1,649)	(494)
<b>CARRYING AMOUNT AT FAIR VALUE</b>	<b>22,652</b>	<b>23,148</b>	<b>1,751</b>	<b>3,010</b>

## Notes to the Financial Statements

For the year ended 30 June 2010

		Consolidated							
		Leasehold improvements	Freehold Land	Freehold Buildings	Furniture & fittings	Plant and Equipment	Art and artefacts	Work in process	Total
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
12 (a)	RECONCILIATION OF PROPERTY PLANT AND EQUIPMENT								
	At 1 July 2008								
	Cost or fair value	12,585	-	-	990	2,291	5	417	16,288
	Accumulated depreciation	(1,874)	-	-	(919)	(1,739)	-	-	(4,532)
	Net book value	10,711	-	-	71	552	5	417	11,756
	Year ended 30 June 2009								
	Opening net book amount	10,711	-	-	71	552	5	417	11,756
	Additions	9,625	1,650	1,200	62	-	-	(330)	12,207
	Transfer in/(out)	34	-	-	-	31	-	(65)	-
	Assets write offs	-	-	-	-	-	-	-	-
	Depreciation	(439)	-	(106)	(28)	(242)	-	-	(815)
	Closing net book value	19,931	1,650	1,094	105	341	5	22	23,148
	At 30 June 2009								
	Cost or fair value	20,952	1,650	1,200	1,052	1,690	5	22	26,571
	Accumulated depreciation	(1,021)	-	(106)	(947)	(1,349)	-	-	(3,423)
	NET BOOK VALUE	19,931	1,650	1,094	105	341	5	22	23,148
	Year ended 30 June 2010								
	Opening net book amount	19,931	1,650	1,094	105	341	5	22	23,148
	Revaluations	-	(100)	(50)	-	-	-	-	(150)
	Additions	259	-	-	-	742	-	552	1,553
	Transfer in/(out)	-	-	-	-	-	-	-	-
	Assets write offs/ revaluation	-	-	-	-	-	-	-	-
	Depreciation	(587)	-	(1,044)	(33)	(237)	-	-	(1,901)
	Closing net book value	19,603	1,550	-	72	846	5	574	22,650
	At 30 June 2010								
	Cost or fair value	21,211	1,550	1,150	1,051	2,432	5	574	27,973
	Accumulated depreciation	(1,607)	-	(1,150)	(978)	(1,586)	-	-	(5,321)
	NET BOOK VALUE	19,604	1,550	-	73	846	5	574	22,652

# Redfern-Waterloo Authority

## Financials

### Notes to the Financial Statements

For the year ended 30 June 2010

		RWA						Total \$'000
		Leasehold improvements \$'000	Freehold Land \$'000	Freehold Buildings \$'000	Furniture & fittings \$'000	Plant and Equipment \$'000	Art & artefacts \$'000	
<b>12 (a) PROPERTY PLANT AND EQUIPMENT</b>								
<b>At 1 July 2008</b>								
Cost or fair value		565	-	-	-	89	-	1,071
Accumulated depreciation		(188)	-	-	-	(71)	-	(259)
Net book value		377	-	-	-	18	-	812
<b>Year ended 30 June 2009</b>								
Opening net book value		377	-	-	-	18	-	812
Additions		-	1,650	1,200	-	-	-	2,433
Transfer in/(out)		-	-	-	-	-	-	-
Assets write offs		-	-	-	-	-	-	-
Depreciation		(113)	-	(106)	-	(16)	-	(235)
Closing net book value		264	1,650	1,094	-	2	-	3,010
<b>At 30 June 2009</b>								
Cost or fair value		565	1,650	1,200	-	89	-	3,504
Accumulated depreciation		(301)	-	(106)	-	(87)	-	(494)
<b>NET BOOK VALUE</b>		<b>264</b>	<b>1,650</b>	<b>1,094</b>	<b>-</b>	<b>2</b>	<b>-</b>	<b>3,010</b>
<b>Year ended 30 June 2010</b>								
Opening net book value		264	1,650	1,094	-	2	-	3,010
Revaluation		-	(100)	(50)	-	-	-	(150)
Additions		51	-	-	-	(5)	-	46
Transfer in/(out)		-	-	-	-	-	-	-
Assets write offs		-	-	-	-	-	-	-
Depreciation		(115)	-	(1,044)	-	4	-	(1,155)
Closing net book value		200	1,550	-	-	1	-	1,751
<b>At 30 June 2010</b>								
Cost or fair value		616	1,550	1,150	-	84	-	3,400
Accumulated depreciation		(416)	-	(1,150)	-	(83)	-	(1,649)
<b>NET BOOK VALUE</b>		<b>200</b>	<b>1,550</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>1,751</b>

## Notes to the Financial Statements

For the year ended 30 June 2010

	Consolidated	RWA
	Software \$'000	Software \$'000
<b>13 OTHER INTANGIBLE ASSETS</b>		
<i>At 1 July 2008</i>		
Cost or fair value	271	5
Accumulated depreciation	(131)	(2)
Net book amount	140	3
<b>Year ended 30 June 2009</b>		
Opening net book amount	140	3
Additions	59	-
Transfer in/(out)	-	-
Assets write offs	-	-
Depreciation	(73)	(2)
Closing net book amount	126	1
<i>At 30 June 2009</i>		
Cost or fair value	330	5
Accumulated depreciation	(204)	(4)
<b>NET BOOK AMOUNT</b>	<b>126</b>	<b>1</b>
<b>Year ended 30 June 2010</b>		
Opening net book amount	126	1
Additions	26	-
Transfer in/(out)	-	-
Assets write offs	-	-
Depreciation	(96)	(1)
Closing net book amount	56	-
<i>At 30 June 2010</i>		
Cost or fair value	356	5
Accumulated depreciation	(300)	(5)
<b>NET BOOK AMOUNT</b>	<b>56</b>	

# Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

	Consolidated		RWA	
	2010	2009	2010	2009
	\$'000	\$'000	\$'000	\$'000
<b>14 INVESTMENT PROPERTY</b>				
Balance at beginning of year/period	176,825	213,200	112,185	138,100
Addition from subsequent expenditure	-	-	-	-
Net gain/(loss) from fair value adjustment	(18,325)	(36,375)	(17,685)	(25,915)
<b>BALANCE AT THE END OF FINANCIAL YEAR</b>	<b>158,500</b>	<b>176,825</b>	<b>94,500</b>	<b>112,185</b>

The fair value of the Authority's investment property was assessed by valuation performed as at 31 May 2010 by Preston Rowe Paterson NSW Pty Limited ("PRP"), being independent valuers not related to the Authority. PRP is a member of the Australian Institute of Valuers, and have the appropriate qualifications and recent experience in the valuation of properties in the Redfern-Waterloo area. The valuation, which conforms to Australian Valuation Standards, was arrived at by reference to market evidence of transaction prices for similar properties.

## **15 TRADE AND OTHER PAYABLES**

### **Current trade & other payables**

Accrued salaries, wages and on-costs	20	18	4	-
Trade payables (i)	4,295	2,044	1,105	1,053
Deferred grant income	-	-	-	-
Event and tenant deposits	966	952	-	-
Lease incentive deferred income	-	88	-	-
Other payables	193	90	-	-
	<b>5,474</b>	<b>3,192</b>	<b>1,109</b>	<b>1,053</b>

### **Deferred lease revenue (ii)**

Current	109	-	-	-
Non-current	9,403	9,625	-	-
Total deferred lease revenue	<b>9,512</b>	<b>9,625</b>	<b>-</b>	<b>-</b>

- (i) The average credit period on purchase of services is 30 days. No interest has been paid in the current year. The consolidated entity has financial risk management policies in place to ensure that all payables are paid within the credit timeframe.
- (ii) Deferred lease revenue pertains to the right of ATP to receive revenue from 350 car spaces arising from an agreement for a recent development within the ATP site. This will be amortised over the term of the lease (88 years) granted to ATP Partnership.



## Notes to the Financial Statements

For the year ended 30 June 2010

	Consolidated		RWA	
	2010 \$'000	2009 \$'000	2010 \$'000	2009 \$'000
<b>16 PROVISIONS</b>				
<b>Employee benefits and related on-costs</b>				
<b>Current</b>				
Recreation leave	439	447	-	-
Long service leave	415	421	-	-
	<b>854</b>	<b>868</b>	<b>-</b>	<b>-</b>
<b>Non-Current</b>				
Defined superannuation benefits plan	117	117	-	-
Long service leave	72	59	-	-
	<b>189</b>	<b>176</b>	<b>-</b>	<b>-</b>
<b>TOTAL EMPLOYEE BENEFITS</b>	<b>1,043</b>	<b>1,044</b>	<b>-</b>	<b>-</b>
<b>Provision - remediation costs (current)</b>				
Carrying amount at start of year	1,079	1,550	-	-
Unused amounts reversed	-	-	-	-
Amounts used during the year	(1,038)	(471)	-	-
Remediation costs	-	-	-	-
	<b>41</b>	<b>1,079</b>	<b>-</b>	<b>-</b>
<b>TOTAL PROVISIONS</b>	<b>1,084</b>	<b>2,123</b>	<b>-</b>	<b>-</b>
<b>17 Borrowings</b>				
<b>Current</b>				
10 year fixed interest loan from NSW Treasury Corporation	407	378	407	378
	<b>407</b>	<b>378</b>	<b>407</b>	<b>378</b>
<b>Non-Current</b>				
10 year fixed interest loan from NSW Treasury Corporation	3,780	4,186	3,780	4,186
Floating rate borrowings from NSW Treasury Corporation	39,996	39,996	39,996	39,996
	<b>43,776</b>	<b>44,182</b>	<b>43,776</b>	<b>44,182</b>

Borrowings from NSW Treasury Corporation are unsecured and currently bear interest of 3.8 % (2009: 4.9%) per annum. The borrowings are currently at a floating rate. The total loan facility is for \$47.5m.

In May 2010, the Authority's Board approved commencement of a debt reduction strategy for the floating rate loan facility. The initial repayment of \$5m nominated in the strategy, will be made early in 2010/11.

The 10 year fixed interest rate loan pertains to the fitout costs recoverable from the Department of Defence over the term of the lease (refer note 8(ii)).

# Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

	Consolidated		RWA	
	2010	2009	2010	2009
	\$'000	\$'000	\$'000	\$'000
<b>18 ACCUMULATED FUNDS</b>				
Balance at the beginning of year	186,940	209,875	152,028	171,654
Surplus/(deficit) for the year	(6,028)	(22,731)	(5,836)	(19,626)
Superannuation actuarial gains/(losses)	-	(204)	-	-
<b>BALANCE AT END OF FINANCIAL YEAR</b>	<b>180,912</b>	<b>186,940</b>	<b>146,192</b>	<b>152,028</b>

## 19 SUBSIDIARIES

	Country of incorporation	2010	2009
Name of entity		%	%
Australian Technology Park Precinct Management Limited	Australia, NSW	100	100
The Office of Redfern-Waterloo Authority	Australia, NSW	-	-

The Company is incorporated in Australia, and is responsible for the day-to-day management of the Australian Technology Park located at Eveleigh, Sydney, NSW. The Company also provides financial services to the Authority on a contracted fee-for-service basis.

The Office provides personnel services to the Authority.

## Notes to the Financial Statements

For the year ended 30 June 2010

### 20 NOTES TO THE STATEMENT OF CASH FLOWS

#### (a) Reconciliation of the Statement of cash flows

For the purposes of the Statement of cash flows, 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 Statement of financial position as follows:

	Consolidated		RWA	
	2010	2009	2010	2009
	\$'000	\$'000	\$'000	\$'000
<b>CASH AND CASH EQUIVALENTS (NOTE 7)</b>	<b>52,283</b>	<b>38,520</b>	<b>20,062</b>	<b>7,455</b>

#### (b) Reconciliation of surplus/(deficit) for the year to net cash from operating activities

Surplus/(deficit) for the year from continuing operations	(6,028)	(22,935)	(5,836)	(19,626)
Amortisation of lease incentive asset	(240)	(286)	-	-
Depreciation of property, plant and equipment	1,997	888	1,156	237
Asset write off	1,995	-	-	-
Changes in fair value of investment property in income statement	18,475	36,500	17,835	26,040
Straight-line of operating lease income on land	-	-	(766)	(766)
Allowance for impairments on receivables	(43)	5	-	4
Unwinding of discount on finance lease receivable from subsidiary	-	-	(283)	(267)
Decrease/(Increase) in trade and other receivables	416	2,087	462	(332)
(Decrease)/Increase in trade and other payables and provisions	(896)	(11,809)	56	(1,252)
<b>NET CASH FLOWS FROM OPERATING ACTIVITIES</b>	<b>15,676</b>	<b>4,450</b>	<b>12,624</b>	<b>4,038</b>

### 21 COMMITMENTS FOR EXPENDITURE

#### Capital Commitments

Aggregate capital expenditure for the acquisition of property, plant and equipment contracted for at balance date and not provided for:

<b>PAYABLE WITHIN ONE YEAR (INCLUSIVE OF GST)</b>	<b>1,076</b>	<b>4,664</b>	<b>-</b>	<b>-</b>
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The commitments arising within the Controlled Entity, include GST of \$98k (2009: \$424k), which is expected to be recovered from the Australian Taxation Office. The 2009 and 2010 capital commitments related to the public domain works, as well as the cost of Energy Australia's High Voltage Infrastructure on a development site within the Park (in 2009). A subsequent review of the High Voltage equipment costs resulted in the Controlled entity expensing these costs in the 2010 accounts. After balance date, settlement was reached with the developer, resulting in the controlled entity making payment of the \$1.076m in September 2010.

# Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

### 22 CONTINGENT LIABILITIES

The controlled entity Australian Technological Park Precinct Management Limited is seeking confirmation of its existing tax exemptions from the Office of State Revenue. It is also involved in negotiations with the Sydney City Council relating to council rate assessments. Until the outcome of these matters is known, there is uncertainty relating to the extent to which liabilities for rates and certain taxes, if any, should be recognised in the consolidated financial statements.

### 23 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

#### (a) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. The exposures of the Authority and its controlled entities to market risk are primarily through interest rate risk on borrowings and other price risks associated with the movement in the unit price of the Hour-Glass investment facilities. The Authority and its controlled entities have no exposure to foreign currency risk and do not enter into commodity contracts.

The effect on the reported result and equity due to a reasonably possible change in risk variable is outlined in the information below, for interest rate risk and other price risk. A reasonably possible change in risk variable has been determined after taking into account the economic environment in which the Authority and its controlled entities operate and the time frame for the assessment (i.e. until the end of the next annual reporting period). The sensitivity analysis is based on risk exposures in existence at the balance sheet date. The analysis is performed on the same basis in 2009. The analysis assumes that all other variables remain constant.

#### (b) Capital risk management

The consolidated entity manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to stakeholders. The capital structure of the Consolidated entity consists of debt, which includes the borrowing disclosed in Note 17, cash and cash equivalents and retained profits as disclosed in note 18. In May 2010, the Authority's Board approved commencement of a debt reduction strategy for the floating rate loan facility. The initial repayment of \$5m nominated in the strategy, will be made early in 2010/11.

## Notes to the Financial Statements

For the year ended 30 June 2010

### 24 FINANCIAL INSTRUMENTS

The Authority's principal financial instruments, and the main risks associated with them, are outlined below. The financial instruments arise directly from the Authority's trading activities and operations. The Authority does not enter into or trade in financial instruments for speculative purposes.

	Notes	Consolidated		RWA	
		2010	2009	2010	2009
		\$'000	\$'000	\$'000	\$'000
<b>Financial instrument categories</b>					
<b>Financial assets</b>					
Cash & deposits	7	11,997	7,298	10,692	6,557
NSW Treasury Corp "Hour-Glass" cash facility deposits	7	40,286	31,222	9,370	898
Trade & other receivables	8(a)&(b)	468	692	543	1,005
Loans receivable		4,187	4,564	-	-
		<b>56,938</b>	<b>43,776</b>	<b>20,605</b>	<b>8,460</b>
<b>Financial liabilities</b>					
Trade & other payables	15	5,281	3,192	1,109	1,053
Borrowings	17	44,183	44,560	44,183	44,560
		<b>49,464</b>	<b>47,752</b>	<b>45,292</b>	<b>45,613</b>



# Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

### 24 FINANCIAL INSTRUMENTS

#### (a) Financial risk management objectives

The Consolidated entity's principal financial instruments comprise finance leases, cash and short term deposits. The main purpose of these financial instruments is to fund Consolidated entity's operations. The Consolidated entity has various other financial instruments such as debtors and trade creditors, which arise directly from its operations. It is, and has been throughout the period under review, the Consolidated entity's policy that no trading in financial instruments shall be undertaken.

The main risks arising from the Consolidated entity's financial instruments are interest rate risk, liquidity risk and credit risk. The executive reviews and agrees policies for managing each of these risks and they are summarised below.

#### (b) Interest rate risk

The Consolidated entity is exposed to interest rate risk as the Authority borrows at floating interest rates from NSW Treasury Corporation and holds its surplus cash in NSW Treasury Corporation's "Hour-Glass" cash facilities. NSW Treasury Corporation as trustee for the above facility is required to act in the best interest of the unit holders and to administer the trusts in accordance with the trust deeds. As trustee, the NSW Treasury Corporation has appointed external managers to manage the performance and risks of each facility in accordance with a mandate agreed by the parties.

At reporting date, if interest rates (on the net cash and investments and borrowings), had been 1 per cent higher and all other variables were held constant, the Authority's net profit would increase by \$81k (2009: decrease by \$65k).

#### (c) Credit risk

Credit risk is the potential for loss arising from the failure of a debtor or counterparty (in relation to loans to that counterparty), to meet their contractual obligations. The credit quality of trade and other receivables and the credit risk management policy in respect of such financial assets have been discussed in note 8. No credit risk arises on the Company's investments in the Hour-Glass cash facility of the NSW Treasury Corporation, as these represent the Company's share of the net asset value of the facility.

#### (d) Liquidity risk

Liquidity risk arises from the possibility that the Authority or the Consolidated entity may be unable to settle a transaction on the due date. The Authority's objective is to maintain a satisfactory level of liquidity. The Authority has no significant borrowings for the day to day operations. The Authority borrows money only for the purpose of capital projects which is undertaken by its subsidiary entity.

The Consolidated entity manages liquidity risk by monitoring forecast and actual cash flows on a regular basis.

## Notes to the Financial Statements

### For the year ended 30 June 2010

#### 24 FINANCIAL INSTRUMENTS (CONTINUED)

	Weighted average effective interest rate	less than 1 year	1-5 years	5+ years
Consolidated	%	\$000	\$000	\$000
2010				
Non interest bearing trade payables	-	5,281	-	-
Fixed rate loan from the Treasury Corporation	7.24%	696	2,088	2,726
Variable rate loan from the Treasury Corporation	3.81%	-	-	40,107
		<b>5,977</b>	<b>2,088</b>	<b>42,833</b>
2009				
Non interest bearing trade payables	-	2,044	-	-
Fixed rate loan from the Treasury Corporation	7.23%	754	2,785	2,726
Variable rate loan from the Treasury Corporation	4.90%	-	-	40,107
		<b>2,798</b>	<b>2,785</b>	<b>42,833</b>
RWA				
2010				
Non interest bearing trade payables	-	1,105	-	-
Fixed rate loan from the Treasury Corporation	7.24%	696	2,088	2,726
Variable rate loan from the Treasury Corporation	3.81%	-	-	40,107
		<b>1,801</b>	<b>2,088</b>	<b>42,833</b>
2009				
Non interest bearing trade payables	-	1,053	-	-
Fixed rate loan from the Treasury Corporation	7.23%	754	2,785	2,726
Variable rate loan from the Treasury Corporation	4.90%	-	-	40,107
		<b>1,807</b>	<b>2,785</b>	<b>42,833</b>

# Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

### 24 FINANCIAL INSTRUMENTS (CONTINUED)

#### (e) Liquidity and interest risk tables

The following tables detail the Authority and the Consolidated entity's remaining contractual maturity for its financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Authority and the Consolidated entity can be required to pay. The table includes both interest and principal cash flows and spot rates at the year-end have been used to project interest payments in respect of the variable rate loans.

As disclosed in note 17, an arrangement is in place between the parent and the NSW Treasury Corporation to refinance the loan in June 2010 over 25 years either at fixed interest or a floating interest rate. The 10 year fixed interest rate loan pertains to the fitout costs recoverable from the Department of Defence over the term of the lease (refer note 8(ii)).

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

The fair values of financial assets and liabilities are determined in accordance with generally accepted pricing models based on discounted cash flow analysis using prices from observable current market transactions. The carrying amount of financial assets and financial liabilities recorded in the financial statements approximate their net fair values.

### 25 DEFINED BENEFIT SUPERANNUATION FUNDS

#### Accounting policy for recognising actuarial gains/losses

Actuarial gains and losses are recognised immediate in other comprehensive income in the year in which they occur.

#### General description of the plans included in the Pooled Fund:

The Pooled Fund holds in trust the investments of the closed NSW public sector superannuation schemes:

- State Authorities Superannuation Scheme (SASS)
- State Superannuation Scheme (SSS)
- Police Superannuation Scheme (PSS)
- State Authorities Non-contributory Superannuation Scheme (SANCS).

These schemes are all defined benefit schemes – at least a component of the final benefit is derived from a multiple of member salary and years of membership.

All the schemes are closed to new members.

## Notes to the Financial Statements

For the year ended 30 June 2010

### 25 DEFINED BENEFIT SUPERANNUATION FUNDS

#### (a) Defined Benefit Scheme as at 30 June (AASB 119 Employee Benefits)

##### 2010

##### Member numbers:

	SASS	SANCS	SSS	Total
Contributors	2	2	-	4
Deferred benefits	-	-	-	-
Pensioners	-	-	-	-
Pensions fully commuted	-	-	-	-

##### Superannuation Position for AASB 119 purposes:

	\$ '000	\$ '000	\$ '000	\$ '000
Accrued liability	292	248	-	540
Estimated reserve account balance	(238)	(146)	-	(384)
	<b>54</b>	<b>101</b>	<b>-</b>	<b>156</b>
Future Service Liability (note 1)	(56)	(150)	-	(205)
Surplus in excess of recovery available from schemes	-	-	-	-
<b>NET LIABILITY RECOGNISED IN STATEMENT OF FINANCIAL POSITION</b>	<b>54</b>	<b>101</b>	<b>-</b>	<b>156</b>

# Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

### 25 DEFINED BENEFIT SUPERANNUATION FUNDS

#### 2009

##### Member numbers:

	SASS	SANCS	SSS	Total
Contributors	1	1	-	2
Deferred benefits	-	-	-	-
Pensioners	-	-	-	-
Pensions fully commuted	-	-	-	-

##### Superannuation Position for AASB 119 purposes:

	\$ '000	\$ '000	\$ '000	\$ '000
Accrued liability	64	110	-	174
Estimated reserve account balance	(26)	(31)	-	(57)
	<b>38</b>	<b>79</b>	<b>-</b>	<b>117</b>
Future Service Liability (note 1)	(16)	(59)	-	(75)
Surplus in excess of recovery available from schemes	-	-	-	-
<b>NET LIABILITY RECOGNISED IN STATEMENT OF FINANCIAL POSITION</b>	<b>38</b>	<b>79</b>	<b>-</b>	<b>117</b>

##### Note:

The Future Service Liability (FSL) does not have to be recognised by an employer. It is only used to determine if an asset ceiling limit should be imposed (AASB 119, para 58). Under AASB 119, any prepaid superannuation asset recognised cannot exceed the total of any unrecognised past service cost and the present value of any economic benefits that may be available in the form of refunds from the plan or reductions in future contributions to the plan. Where the "surplus in excess of recovery" is zero, no asset ceiling limit is imposed.

##### Accounting Policy

Actuarial gains and losses are recognised immediately in other comprehensive income in the year in which it occurs.

##### Fund information

The Pooled Fund holds in trust the investments of the closed NSW public sector superannuation schemes:

- State Authorities Superannuation Scheme (SASS)
- State Superannuation Scheme (SSS)
- Police Superannuation Scheme (PSS)
- State Authorities Non-contributory Superannuation Scheme (SANCS).

These schemes are all defined benefit schemes - at least a component of the final benefit is derived from a multiple of member salary and years of membership.

All these schemes are now closed to members.



## Notes to the Financial Statements

For the year ended 30 June 2010

### 25 DEFINED BENEFIT SUPERANNUATION FUNDS

#### (b) Reconciliation of the present value of the defined benefit obligation:

	SASS	SANCS	SSS
	\$ '000	\$ '000	\$ '000
<b>2010</b>			
Present value of partly funded defined benefit obligations at the beginning of the year	64	110	-
Current service cost	5	1	-
Interest cost	4	6	-
Contribution by fund participants	1	-	-
Actuarial (gains)/losses	62	17	-
Benefits paid	156	114	-
Past service cost	-	-	-
Curtailments	-	-	-
Settlements	-	-	-
Business combinations	-	-	-
Exchange rate changes	-	-	-
<b>PRESENT VALUE OF PARTLY FUNDED DEFINED BENEFIT OBLIGATIONS AT THE END OF THE YEAR</b>	<b>292</b>	<b>248</b>	<b>-</b>
<b>2009</b>			
Present value of partly funded defined benefit obligations at the beginning of the year	465	143	-
Current service cost	21	4	-
Interest cost	30	9	-
Contribution by fund participants	12	-	-
Actuarial (gains)/losses	(79)	30	-
Benefits paid	(385)	(76)	-
Past service cost	-	-	-
Curtailments	-	-	-
Settlements	-	-	-
Business combinations	-	-	-
Exchange rate changes	-	-	-
<b>PRESENT VALUE OF PARTLY FUNDED DEFINED BENEFIT OBLIGATIONS AT THE END OF THE YEAR</b>	<b>64</b>	<b>110</b>	<b>-</b>

# Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

### 25 DEFINED BENEFIT SUPERANNUATION FUNDS

#### (c) Reconciliation of fair value of fund assets

#### 2010

Fair value of fund assets at beginning of year

Expected return on fund assets

Actuarial gains/(losses)

Employer contributions

Contributions by fund participants

Benefits paid

Settlements

Business combinations

Exchange rate changes

**FAIR VALUE OF FUND ASSETS AT END OF THE YEAR**

#### 2009

Fair value of fund assets at beginning of year

Expected return on fund assets

Actuarial gains/(losses)

Employer contributions

Contributions by fund participants

Benefits paid

Settlements

Business combinations

Exchange rate changes

**FAIR VALUE OF FUND ASSETS AT END OF YEAR**

	SASS	SANCS	SSS
	\$ '000	\$ '000	\$ '000
	26	31	-
	2	2	-
	51	(4)	-
	2	3	-
	1	-	-
	156	114	-
	-	-	-
	-	-	-
	-	-	-
	<b>238</b>	<b>146</b>	<b>-</b>
	464	114	-
	38	9	-
	(231)	(22)	-
	128	6	-
	12	-	-
	(385)	(76)	-
	-	-	-
	-	-	-
	-	-	-
	<b>26</b>	<b>31</b>	<b>-</b>

## Notes to the Financial Statements

For the year ended 30 June 2010

### 25 DEFINED BENEFIT SUPERANNUATION FUNDS

#### (d) Reconciliation of assets & liabilities recognised in Statement of financial position

	SASS	SANCS	SSS
	\$ '000	\$ '000	\$ '000
<b>2010</b>			
Present value of partly funded defined benefit obligation at end of year	292	248	-
Fair value of fund assets at end of year	(238)	(146)	-
<b>Sub-total</b>	<b>54</b>	<b>102</b>	<b>-</b>
Unrecognised past service cost	-	-	-
Unrecognised gain/(loss)	-	-	-
Adjustment for limitation on net asset	-	-	-
<b>NET LIABILITY RECOGNISED IN STATEMENT OF FINANCIAL POSITION AT END OF YEAR</b>	<b>54</b>	<b>102</b>	<b>-</b>
<b>2009</b>			
Present value of partly funded defined benefit obligation at end of year	64	110	-
Fair value of fund assets at end of year	(26)	(31)	-
<b>Sub-total</b>	<b>38</b>	<b>79</b>	<b>-</b>
Unrecognised past service cost	-	-	-
Unrecognised gain/(loss)	-	-	-
Adjustment for limitation on net asset	-	-	-
<b>NET LIABILITY RECOGNISED IN STATEMENT OF FINANCIAL POSITION AT END OF YEAR</b>	<b>38</b>	<b>79</b>	<b>-</b>

# Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

### 25 DEFINED BENEFIT SUPERANNUATION FUNDS

#### (e) Expense recognised in statement of comprehensive income

##### 2010

Components recognised in Statement of comprehensive Income

Current service cost

Interest cost

Expected return on Fund assets (net of expenses)

Actuarial losses/(gains) recognised in year

Past service cost

Movement in adjustment for limitation on net asset

Curtailment or settlement (gain)/loss

**EXPENSE/(INCOME) RECOGNISED**

##### 2009

Components recognised in Statement of comprehensive Income

Current service cost

Interest cost

Expected return on Fund assets (net of expenses)

Actuarial losses/(gains) recognised in year

Past service cost

Movement in adjustment for limitation on net asset

Curtailment or settlement (gain)/loss

**EXPENSE/(INCOME) RECOGNISED**

	SASS	SANCS	SSS
	\$ '000	\$ '000	\$ '000
Current service cost	5	1	-
Interest cost	3	6	-
Expected return on Fund assets (net of expenses)	(2)	(3)	-
Actuarial losses/(gains) recognised in year	-	-	-
Past service cost	-	-	-
Movement in adjustment for limitation on net asset	-	-	-
Curtailment or settlement (gain)/loss	-	-	-
<b>EXPENSE/(INCOME) RECOGNISED</b>	<b>6</b>	<b>4</b>	<b>-</b>
Current service cost	21	4	-
Interest cost	30	9	-
Expected return on Fund assets (net of expenses)	(38)	(9)	-
Actuarial losses/(gains) recognised in year	-	-	-
Past service cost	-	-	-
Movement in adjustment for limitation on net asset	-	-	-
Curtailment or settlement (gain)/loss	-	-	-
<b>EXPENSE/(INCOME) RECOGNISED</b>	<b>13</b>	<b>4</b>	<b>-</b>

## Notes to the Financial Statements

For the year ended 30 June 2010

### 25 DEFINED BENEFIT SUPERANNUATION FUNDS

#### (f) Amounts recognised in other comprehensive income

	SASS	SANCS	SSS
	\$ '000	\$ '000	\$ '000
<b>2010</b>			
Actuarial losses/(gains) recognised in year	11	22	-
Adjustment for limit on net asset	-	-	-
<b>2009</b>			
Actuarial losses/(gains) recognised in year	152	52	-
Adjustment for limit on net asset	-	-	-

#### (g) Fund assets

Percentage of funds invested in each asset class at end of the year:

	30-Jun-10	30-Jun-09
Australian equities	31.0%	32.1%
Overseas equities	26.8%	26.0%
Australian fixed interest securities	6.1%	6.2%
Overseas fixed interest securities	4.3%	4.7%
Property	9.5%	10.0%
Cash	9.6%	8.0%
Other	12.7%	13.0%

#### (h) Fair value of fund assets

All funds are invested by STC at arm's length through independent fund managers.

#### (i) Expected rate of return

The expected return on assets assumption is determined by weighting the expected long-term return for each asset class by the target allocation of assets to each class. The returns used for each class are net of investment tax and investment fees.

# Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

### 25 DEFINED BENEFIT SUPERANNUATION FUNDS

	SASS	SANCS	SSS
	\$ '000	\$ '000	\$ '000
(j) Actual return on Fund assets			
Financial year ended 30 June 2010	(4)	(1)	-
Financial year ended 30 June 2009	(52)	(12)	-

### (k) Valuation method and principal actuarial assumptions at the balance sheet date

#### i) Valuation Method

The Projected Unit Credit (PUC) valuation method was used to determine the present value of the defined benefit obligations and the related current service costs. This method sees each period of service as giving rise to an additional unit of benefit entitlement and measures each unit separately to build up the final obligation.

#### ii) Economic Assumptions

##### as at 30 June

	2010	2009
Salary increase rate (excluding promotional increases)	3.5% pa	3.5% pa
Rate of CPI Increase	2.5% pa	2.5% pa
Expected rate of return on assets	8.60%	8.13%
Discount rate	5.17%	5.59%

#### iii) Demographic Assumptions

The demographic assumptions at 30 June 2010 are those that will be used in the 2010 triennial actuarial valuation. The triennial review report will be available from the NSW Treasury website.



## Notes to the Financial Statements

For the year ended 30 June 2010

### 25 DEFINED BENEFIT SUPERANNUATION FUNDS

#### (l) Historical Information

##### 2010

Present value of defined benefit obligations

Fair value of fund assets

**(Surplus)/deficit in fund**

Experience adjustments - fund liabilities

Experience adjustments - fund assets

##### 2009

Present value of defined benefit obligations

Fair value of fund assets

**(Surplus)/deficit in fund**

Experience adjustments - fund liabilities

Experience adjustments - fund assets

##### 2008

Present value of defined benefit obligations

Fair value of fund assets

**(Surplus)/deficit in fund**

Adjustment for limitation on net assets

##### 2007

Present value of defined benefit obligations

Fair value of fund assets

**(Surplus)/deficit in fund**

Experience adjustments - fund assets

##### 2006

Present value of defined benefit obligations

Fair value of fund assets

**(Surplus)/deficit in fund**

Experience adjustments - fund assets

	SASS	SANCS	SSS
	\$ '000	\$ '000	\$ '000
2010			
Present value of defined benefit obligations	292	247	-
Fair value of fund assets	(238)	(146)	-
<b>(Surplus)/deficit in fund</b>	<b>54</b>	<b>101</b>	<b>-</b>
Experience adjustments - fund liabilities	62	18	-
Experience adjustments - fund assets	(51)	4	-
2009			
Present value of defined benefit obligations	64	110	-
Fair value of fund assets	(26)	(31)	-
<b>(Surplus)/deficit in fund</b>	<b>38</b>	<b>79</b>	<b>-</b>
Experience adjustments - fund liabilities	(79)	30	-
Experience adjustments - fund assets	231	22	-
2008			
Present value of defined benefit obligations	465	143	-
Fair value of fund assets	(464)	(114)	-
<b>(Surplus)/deficit in fund</b>	<b>1</b>	<b>29</b>	<b>-</b>
Adjustment for limitation on net assets	-	-	-
2007			
Present value of defined benefit obligations	56	81	-
Fair value of fund assets	(308)	(112)	-
<b>(Surplus)/deficit in fund</b>	<b>(252)</b>	<b>(31)</b>	<b>-</b>
Experience adjustments - fund assets	223	27	-
2006			
Present value of defined benefit obligations	256	101	-
Fair value of fund assets	(280)	(90)	-
<b>(Surplus)/deficit in fund</b>	<b>(24)</b>	<b>11</b>	<b>-</b>
Experience adjustments - fund assets	-	-	-

# Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

### 25 DEFINED BENEFIT SUPERANNUATION FUNDS

#### (m) Expected contributions

##### 2010

to be paid in next reporting period

SASS	SANCS	SSS
\$ '000	\$ '000	\$ '000

3	3	-
---	---	---

##### 2009

to be paid in next reporting period

23	8	-
----	---	---

#### (n) Funding arrangements for employer contributions

##### (i) Surplus/deficit

The following is a summary of the 30 June 2010 financial position of the fund calculated in accordance with AAS 25 "Financial Reporting by Superannuation Plans":

##### 2010

Accrued benefits

Net market value of Fund assets

**Net (surplus)/deficit**

SASS	SANCS	SSS
\$ '000	\$ '000	\$ '000

261	217	-
-----	-----	---

(238)	(146)	-
-------	-------	---

<b>23</b>	<b>71</b>	<b>-</b>
-----------	-----------	----------

##### 2009

Accrued benefits

Net market value of Fund assets

**Net (surplus)/deficit**

61	102	-
----	-----	---

(26)	(31)	-
------	------	---

<b>35</b>	<b>71</b>	<b>-</b>
-----------	-----------	----------

##### (ii) Contribution recommendations

Recommended contribution rates for the entity are:

##### 2010

##### 2009

SASS	SANCS	SSS
multiple of member contributions	% member salary	multiple of member contributions

1.90	2.50	-
------	------	---

1.90	2.50	-
------	------	---

##### (iii) Funding method

Contribution rates are set after discussions between the employer, STC and NSW Treasury.

## Notes to the Financial Statements

For the year ended 30 June 2010

### 25 DEFINED BENEFIT SUPERANNUATION FUNDS

#### (o) Economic assumptions

The economic assumptions adopted for the 2010 actuarial review of the fund are:

#### Weighted-Average Assumptions

	30-Jun-10	30-Jun-09
Expected rate of return on fund assets backing current pension liabilities	8.3% pa	8.3% pa
Expected rate of return on fund assets backing other liabilities	7.3% pa	7.3% pa
Expected salary increase rate	4.0% pa	4.0% pa
Expected rate of CPI increase	2.5% pa	2.5% pa

#### (p) Nature of asset/liability

If a surplus exists in the employer's interest in the fund, the employer may be able to take advantage of it in the form of a reduction in the required contribution rate, depending on the advice of the fund's actuary.

Where a deficiency exists, the employer is responsible for any difference between the employer's share of fund assets and the defined benefit obligation.

### 26 EVENTS OCCURRING AFTER THE REPORTING PERIOD

During September 2010, the NSW Government announced its intention to create the Sydney Metro Development Authority (SMDA). It is currently expected that the present operations, and the present assets and liabilities, of the Redfern-Waterloo Authority will be absorbed into SMDA when it is formed.

Plans and relevant legislation are currently being prepared, and it is currently expected legislation to form SMDA will be in place by the end of calendar 2010.

The legal status and operations of the Authority's controlled entity (Australian Technology Park Precinct Management Limited) are not expected to be affected by this administrative restructure within government.

END OF AUDITED FINANCIAL STATEMENTS



GPO BOX 12  
Sydney NSW 2001

## INDEPENDENT AUDITOR'S REPORT

### Office of the Redfern-Waterloo Authority

To Members of the New South Wales Parliament

I have audited the accompanying financial statements of Office of the Redfern-Waterloo Authority (the Office), which comprises the statement of financial position as at 30 June 2010, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, a summary of significant accounting policies and other explanatory notes.

#### Auditor's Opinion

In my opinion, the financial statements:

- present fairly, in all material respects, the financial position of the Office as at 30 June 2010, and its financial performance for the year then ended in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations)
- are in accordance with section 41B of the *Public Finance and Audit Act 1983* (the PF&A Act) and the Public Finance and Audit Regulation 2010

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

#### The Board's Responsibility for the Financial Statements

The members of the Board are responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the PF&A Act. This responsibility includes establishing and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

#### Auditor's Responsibility

My responsibility is to express an opinion on the financial statements based on my audit. I conducted my audit in accordance with Australian Auditing Standards. These Auditing Standards require that I comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal controls relevant to the Office's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Office's internal controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the members of the Board, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

My opinion does *not* provide assurance:

- about the future viability of the Office
- that it has carried out its activities effectively, efficiently and economically
- about the effectiveness of its internal controls.

#### Independence

In conducting this audit, the Audit Office of New South Wales has complied with the independence requirements of the Australian Auditing Standards and other relevant ethical requirements. The PF&A Act further promotes independence by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- 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 of New South Wales are not compromised in their role by the possibility of losing clients or income.

Peter Achterstraat  
Auditor-General

1 November 2010  
SYDNEY

## Statement by Members of the Board

Statement by Members of the Board of the Office of the Redfern-Waterloo Authority on the adoption of the financial statements for the year ended 30 June 2010.

Pursuant to Section 41C (1B) of the *Public Finance and Audit Act 1983* and in accordance with a resolution of the members of the Board of the Redfern-Waterloo Authority, we declare that in our opinion:

1. The accompanying financial statements exhibit a true and fair view of the financial position and financial performance of Office of the Redfern-Waterloo Authority as at 30 June 2010.
2. The financial statements have been prepared in accordance with the Australian Accounting Standards and Interpretations and the provisions of the *Public Finance and Audit Act 1983*, the Public Finance and Audit Regulation 2010 and the Treasurer's Directions; and
3. We are not aware of any circumstances that would render any particulars included in the financial statements to be misleading or inaccurate.



**Dr Col Gellatly AO**

Chairman  
Redfern-Waterloo Authority



**Roy Wakelin-King AM**

Chief Executive Officer  
Redfern-Waterloo Authority

Sydney, dated 29 October 2010

# Office of the Redfern-Waterloo Authority Financials

## Statement of Comprehensive Income

For the year ended 30 June 2010

	Notes	2010	2009
		\$'000	\$'000
<hr/>			
<b>Revenue from continuing operations</b>			
Personnel services income		2,132	2,645
<b>Expenditure</b>			
Employee and related costs		(2,094)	(2,307)
Defined benefit super. fund contributions		(5)	(134)
<b>SURPLUS FOR THE YEAR</b>		<b>33</b>	<b>204</b>
<hr/>			
<b>Other comprehensive income</b>			
Actuarial losses on defined benefit super funds	5(f)	(33)	(204)
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>		<b>-</b>	<b>-</b>

The above statement should be read in conjunction with the accompanying notes.



## Statement of Financial Position

As at 30 June 2010

	Notes	2010 \$'000	2009 \$'000
<b>ASSETS</b>			
<b>Current assets</b>			
Receivables	2	842	775
<b>TOTAL CURRENT ASSETS</b>		<b>842</b>	<b>775</b>
<b>TOTAL ASSETS</b>		<b>842</b>	<b>775</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Payables	3	16	18
Provisions	4	629	613
<b>TOTAL CURRENT LIABILITIES</b>		<b>645</b>	<b>631</b>
<b>Non-current liabilities</b>			
Defined Superannuation Benefit Plan	5(a)	156	117
Provisions	4	41	27
<b>TOTAL NON-CURRENT LIABILITIES</b>		<b>197</b>	<b>144</b>
<b>TOTAL LIABILITIES</b>		<b>842</b>	<b>775</b>
<b>NET ASSETS</b>		<b>-</b>	<b>-</b>
<b>EQUITY</b>			
Accumulated funds		-	-
Contributed equity		-	-
<b>TOTAL EQUITY</b>		<b>-</b>	<b>-</b>

The above statement should be read in conjunction with the accompanying notes.

# Office of the Redfern-Waterloo Authority Financials

## Statement of Changes in Equity For the year ended 30 June 2010

Notes	2010	2009
	\$'000	\$'000
<b>BALANCE OF EQUITY AT THE START OF YEAR</b>		
Adjustment on change in accounting policy	-	-
Total comprehensive income for the year	-	-
Transactions with owners in their capacity as owners	-	-
<b>BALANCE OF EQUITY AT THE END OF YEAR</b>	-	-

The above statement should be read in conjunction with the accompanying notes.

## Statement of Cash Flows

As at 30 June 2010

Notes	2010	2009
	\$'000	\$'000
<b>Cash flows from operating activities</b>		
Receipts from customers	-	-
Payments to suppliers and employees	-	-
<b>NET CASH FLOWS FROM OPERATING ACTIVITIES</b>	-	-
<b>Cash flows from investing activities</b>		
<b>NET CASH FLOWS USED IN INVESTING ACTIVITIES</b>	-	-
<b>Cash flows from financing activities</b>		
<b>NET CASH FLOWS FROM FINANCING ACTIVITIES</b>	-	-
<b>NET INCREASE/(DECREASE) IN CASH &amp; CASH EQUIVALENTS</b>	-	-
Cash and cash equivalents at the start of the financial year	-	-
<b>CASH AND CASH EQUIVALENTS AT THE END OF YEAR</b>	-	-

The above statement should be read in conjunction with the accompanying notes.

# Office of the Redfern-Waterloo Authority Financials

## Notes to the Financial Statements For the year ended 30 June 2010

### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### (a) Reporting entity

Office of Redfern-Waterloo Authority (the Office) is a Division of the Government Service, established pursuant to Part 2 of Schedule 1 to the *Public Sector Employment and Management Act 2002*. It is a not for profit entity as profit is not the principal objective. It is considered as part of the NSW Total State Sector Accounts. It is domiciled in Australia and its principal office is at Level 11, Tower 2, 1 Lawson Square, Redfern NSW 2016.

The Office's objective is to provide personnel services to the Redfern-Waterloo Authority (the Authority).

The Office commenced operations on 17 March 2006 with effect from 1 July 2005 when it assumed responsibility for the employees and employee-related liabilities of the Authority. The assumed liabilities were recognised on 17 March 2006 together with an offsetting receivable representing the related funding due from the former employer.

The Authority (and therefore the Office) is currently funded by the NSW Government through to 30 June 2011. As disclosed in Note 6, on the 23 September 2010, the NSW Government announced its intention to create the Sydney Metro Development Authority (SMDA). It is currently expected that the present operations of the Redfern Waterloo Authority and the Office of the Redfern Waterloo Authority, will be absorbed into SMDA when it is formed. Plans and relevant legislation are currently being prepared and it is expected legislation to form SMDA will be in place by the end of calendar 2010.

The financial statements for the year ended 30 June 2010, have been authorised for issue by the Board on 29th October, 2010.

#### (b) Basis of preparation

The financial statements are general purpose financial statements which have been prepared in accordance with :

- Australian Accounting Standards and Australian Accounting Interpretations
- Public Finance and Audit Act 1983
- Public Finance and Audit Regulation 2010
- Financial Reporting Directions issued by the Treasurer

The financial statements have been prepared on the basis of full accrual accounting using historical cost accounting conventions except when an Australian Accounting Standard permits or requires otherwise, comparative information is disclosed in respect of the previous period for all amounts reported in the financial statements.

The financial statements are presented in Australian dollars and all values are rounded to the nearest thousand dollars (\$000) unless otherwise stated.

#### (c) Income

Income is measured at the fair value of the consideration received or receivable. Revenue from the rendering of personnel services is recognised when the service is provided and only to the extent that the associated recoverable expenses are recognised.

#### (d) Receivables

Trade receivables are recognised initially at fair value and subsequently measured at cost using the effective interest method, less provision for impairment.

Collectability of trade receivables is reviewed on an ongoing basis. Debts which are known to be uncollectible are written off by reducing the carrying amount directly. An allowance for impairment account is used when there is objective evidence that the corporation will not be able to collect all amounts due according to the original terms of the receivables. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments are considered indicators that the trade receivable is impaired.

#### (e) Payables

Payables include accrued wages, salaries, and related on costs (such as payroll tax, fringe benefits tax and worker's compensation insurance) where there is certainty as to the amount and timing of settlement.

A payable is recognised when a present obligation arises under a contract or otherwise. It is derecognised when the obligation expires or is discharged, cancelled or substituted.

A short-term payable with no stated interest rate is measured at historical cost if the effect of discontinuing is immaterial.

## Notes to the Financial Statements

### For the year ended 30 June 2010

#### (f) Employee benefits

##### (i) Wages and salaries, annual leave and sick leave

Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulating sick leave expected to be settled within 12 months of the reporting date are recognised in respect of employees' service up to the reporting date and are measured at the amounts expected to be paid when the liabilities are settled.

##### (ii) Long service leave

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the discount method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

Provisions made in respect of employee benefits which are not expected to be settled within 12 months are measured at the present value of the estimated future cash outflows to be made by the consolidated entity in respect of services provided by employees up to reporting date. The government bond rate of 5.50% was applied for discounting purposes.

The outstanding amounts of payroll tax, workers' compensation, insurance premiums and fringe benefits tax, which are consequential to employment, are recognised as liabilities and expenses when the employee benefits to which they relate have been recognised.

##### (iii) Retirement benefit obligations

All employees of the Office are entitled to benefits from the Office's superannuation plan on retirement, disability or death. The Office has a defined benefit plan and a defined contribution plan. The defined contribution plan receives fixed contributions from the Office and the Office's legal or constructive obligation is limited to these contributions. Contributions to the defined contribution fund are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

A liability or asset of defined benefits superannuation plans is recognised in the Statement of financial position, and is measured as the present value of the defined benefit obligation at the reporting date less the fair value of the superannuation fund's assets at that date and any unrecognised past service cost. The present value of the defined benefit obligations is based on expected future payments which arise from membership of the fund to the reporting date, calculated annually by independent actuaries using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service.

Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

Past service costs are recognised immediately in income, unless the changes to the superannuation fund are conditional on the employees remaining in service for a specified period of time (the vesting period). In this case, the past service costs are amortised on a straight-line basis over the vesting period.

Contributions to the defined contribution fund are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

#### (g) Change in accounting policy

When the presentation or classification of items in the financial statements is amended, comparative

amounts are reclassified unless the reclassification is impracticable. When comparative amounts are reclassified, the Authority discloses:

- i) The nature of the reclassification;
- ii) The amount of each item or class of items that is reclassified; and
- iii) The reason for the reclassification.

# Office of the Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

### (h) New Australian Accounting Standards Issues

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2010 reporting period. The Office did not early adopt any of these Accounting Standards and Interpretations that are not yet effective:

- AASB 5 *Non-current Assets Held for Sale and Discontinued Operations* (1 January 2011);
- AASB 7 *Financial Instruments: Disclosures* (1 July 2010);
- AASB 9 *Financial Instruments* (1 January 2013);
- AASB 101 *Presentation of Financial Statements* (1 January 2010);
- AASB 107 *Statement of Cash Flows* (1 January 2010);
- AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors* (1 January 2011);
- AASB 110 *Events after the Reporting Period* (1 January 2011);
- AASB 112 *Income Taxes* (1 January 2011);
- AASB 117 *Leases* (1 January 2010);
- AASB 118 *Revenue* (1 January 2010);
- AASB 119 *Employee Benefits* (1 January 2011);
- AASB 132 *Financial Instruments: Presentation* (1 February 2010);
- AASB 136 *Impairment of Assets* (1 January 2010);
- AASB 137 *Provisions, Contingent Liabilities and Contingent Assets* (1 January 2011);
- AASB 139 *Financial Instruments: Recognition and Measurement* (1 January 2011);
- AASB 1031 *Materiality* (1 January 2011);
- AASB 1053 *Application of Tiers of Australian Accounting Standards* (1 July 2013);
- AASB 2009-11 *Amendments to Australian Accounting Standards arising from AASB 9* (1 January 2013);
- AASB 2010-2 *Amendments to Australian Accounting Standards arising from Reduced Disclosure Requirements* (1 July 2013);
- AASB 2010-3 *Amendments to Australian Accounting Standards arising from the Annual Improvements Project* (1 July 2010);
- AASB 2010-4 *Further Amendments to Australian Accounting Standards arising from the Annual Improvements Project* (1 January 2011);
- AASB 2009-12 *Amendments to Australian Accounting Standards* (1 January 2011);
- AASB 2009-13 *Amendments to Australian Accounting Standards arising from Interpretation 19* (1 July 2010); and
- AASB 2010-1 *Amendments to Australian Accounting Standards-Limited Exemption from Comparative AASB 7 Disclosures for First-time Adopters* (1 July 2010).

It is considered that the impact of these new Standards and Interpretations in future periods, will have no material impact on the financial statements of the Office.

### 2 RECEIVABLES

Receivable from the Authority

Notes	2010	2009
	\$'000	\$'000
	842	775
	<b>842</b>	<b>775</b>

### 3 PAYABLES

PAYG Tax Payable  
Salary Package  
Salary Accruals  
Payroll Tax

	-	-
	5	2
	11	12
	-	4
	<b>16</b>	<b>18</b>



## Notes to the Financial Statements

For the year ended 30 June 2010

	Notes	2010	2009
		\$'000	\$'000
<b>4 PROVISIONS</b>			
(a) <b>Current</b>			
Annual Leave		278	244
Long service leave		351	369
		<b>629</b>	<b>613</b>
(b) <b>Non current</b>			
Long service leave		41	27
		<b>41</b>	<b>27</b>
<b>TOTAL PROVISIONS</b>		<b>670</b>	<b>640</b>

### 5. SUPERANNUATION FUNDS

#### Accounting policy for recognising actuarial gains/losses

Actuarial gains and losses are recognised immediate in other comprehensive income in the year in which they occur.

#### General description of the plans included in the Pooled Fund:

The Pooled Fund holds in trust the investments of the closed NSW public sector superannuation schemes:

- State Authorities Superannuation Scheme (SASS)
- State Superannuation Scheme (SSS)
- Police Superannuation Scheme (PSS)
- State Authorities Non-contributory Superannuation Scheme (SANCS).

These schemes are all defined benefit schemes – at least a component of the final benefit is derived from a multiple of member salary and years of membership.

All the Schemes are closed to new members.

# Office of the Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

### (a) Defined Benefit Scheme as at 30 June (AASB 119 Employee Benefits)

#### 2010

##### Member numbers:

	SASS	SANCS	SSS	Total
Contributors	2	2	-	4
Deferred benefits	-	-	-	-
Pensioners	-	-	-	-
Pensions fully commuted	-	-	-	-

##### Superannuation Position for AASB 119 purposes:

	\$'000	\$'000	\$'000	\$'000
Accrued liability	292	248	-	540
Estimated reserve account balance	(238)	(146)	-	(384)
	<b>54</b>	<b>102</b>	<b>-</b>	<b>156</b>
Future Service Liability (Note 1)	(56)	(150)	-	(206)
Surplus in excess of recovery available from schemes	-	-	-	-
<b>NET LIABILITY RECOGNISED IN STATEMENT OF FINANCIAL POSITION</b>	<b>54</b>	<b>102</b>	<b>-</b>	<b>156</b>

#### 2009

##### Member numbers:

Contributors	1	1	-	2
Deferred benefits	-	-	-	-
Pensioners	-	-	-	-
Pensions fully commuted	-	-	-	-

##### Superannuation Position for AASB 119 purposes:

	\$'000	\$'000	\$'000	\$'000
Accrued liability	64	110	-	174
Estimated reserve account balance	(26)	(31)	-	(57)
	<b>38</b>	<b>79</b>	<b>-</b>	<b>117</b>
Future Service Liability (Note 1)	(16)	(59)	-	(75)
Surplus in excess of recovery available from schemes	-	-	-	-
<b>NET LIABILITY RECOGNISED IN STATEMENT OF FINANCIAL POSITION</b>	<b>38</b>	<b>79</b>	<b>-</b>	<b>117</b>

## Notes to the Financial Statements

### For the year ended 30 June 2010

#### Note:

The Future Service Liability (FSL) does not have to be recognised by an employer. It is only used to determine if an asset ceiling limit should be imposed (AASB 119, para 58). Under AASB 119, any prepaid superannuation asset recognised cannot exceed the total of any unrecognised past service cost and the present value of any economic benefits that may be available in the form of refunds from the plan or reductions in future contributions to the plan. Where the “surplus in excess of recovery” is zero, no asset ceiling limit is imposed.

#### Accounting Policy

Actuarial gains and losses are recognised immediately in other comprehensive income in the year in which it occurs.

#### Fund information

The Pooled Fund holds in trust the investments of the closed NSW public sector superannuation schemes:

- State Authorities Superannuation Scheme (SASS)
- State Superannuation Scheme (SSS)
- Police Superannuation Scheme (PSS)
- State Authorities Non-contributory Superannuation Scheme (SANCS).

These schemes are all defined benefit schemes - at least a component of the final benefit is derived from a multiple of member salary and years of membership.

All these schemes are now closed to members.

# Office of the Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

### (b) Reconciliation of the present value of the defined benefit obligation:

	SASS	SANCS	SSS
	\$'000	\$'000	\$'000
<b>2010</b>			
Present value of partly funded defined benefit obligations at the beginning of the year	64	110	-
Current service cost	5	1	-
Interest cost	4	6	-
Contribution by fund participants	1	-	-
Actuarial (gains)/losses	62	17	-
Benefits paid	156	114	-
Past service cost	-	-	-
Curtailments	-	-	-
Settlements	-	-	-
Business combinations	-	-	-
Exchange rate changes	-	-	-
<b>PRESENT VALUE OF PARTLY FUNDED DEFINED BENEFIT OBLIGATIONS AT THE END OF THE YEAR</b>	<b>292</b>	<b>248</b>	<b>-</b>
<b>2009</b>			
Present value of partly funded defined benefit obligations at the beginning of the year	465	143	-
Current service cost	21	4	-
Interest cost	30	9	-
Contribution by fund participants	12	-	-
Actuarial (gains)/losses	(79)	30	-
Benefits paid	(385)	(76)	-
Past service cost	-	-	-
Curtailments	-	-	-
Settlements	-	-	-
Business combinations	-	-	-
Exchange rate changes	-	-	-
<b>PRESENT VALUE OF PARTLY FUNDED DEFINED BENEFIT OBLIGATIONS AT THE END OF THE YEAR</b>	<b>64</b>	<b>110</b>	<b>-</b>

## Notes to the Financial Statements

### For the year ended 30 June 2010

#### (c) Reconciliation of fair value of fund assets

##### 2010

Fair value of fund assets at beginning of year

Expected return on fund assets

Actuarial gains/(losses)

Employer contributions

Contributions by fund participants

Benefits paid

Settlements

Business combinations

Exchange rate changes

**FAIR VALUE OF FUND ASSETS AT END OF THE YEAR**

	SASS	SANCS	SSS
	\$'000	\$'000	\$'000
Fair value of fund assets at beginning of year	26	31	-
Expected return on fund assets	2	2	-
Actuarial gains/(losses)	51	(4)	-
Employer contributions	2	3	-
Contributions by fund participants	1	-	-
Benefits paid	156	114	-
Settlements	-	-	-
Business combinations	-	-	-
Exchange rate changes	-	-	-
<b>FAIR VALUE OF FUND ASSETS AT END OF THE YEAR</b>	<b>238</b>	<b>146</b>	<b>-</b>

##### 2009

Fair value of fund assets at beginning of year

Expected return on fund assets

Actuarial gains/(losses)

Employer contributions

Contributions by fund participants

Benefits paid

Settlements

Business combinations

Exchange rate changes

**FAIR VALUE OF FUND ASSETS AT END OF YEAR**

Fair value of fund assets at beginning of year	464	114	-
Expected return on fund assets	38	9	-
Actuarial gains/(losses)	(231)	(22)	-
Employer contributions	128	6	-
Contributions by fund participants	12	-	-
Benefits paid	(385)	(76)	-
Settlements	-	-	-
Business combinations	-	-	-
Exchange rate changes	-	-	-
<b>FAIR VALUE OF FUND ASSETS AT END OF YEAR</b>	<b>26</b>	<b>31</b>	<b>-</b>

# Office of the Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

### (d) Reconciliation of assets & liabilities recognised in Statement of financial position

	SASS	SANCS	SSS
	\$'000	\$'000	\$'000
<b>2010</b>			
Present value of partly funded defined benefit obligation at end of year	292	248	-
Fair value of fund assets at end of year	(238)	(146)	-
Sub-total	54	102	-
Unrecognised past service cost	-	-	-
Unrecognised gain/(loss)	-	-	-
Adjustment for limitation on net asset	-	-	-
<b>NET LIABILITY RECOGNISED IN STATEMENT OF FINANCIAL POSITION AT END OF YEAR</b>	<b>54</b>	<b>102</b>	<b>-</b>
<b>2009</b>			
Present value of partly funded defined benefit obligation at end of year	64	110	-
Fair value of fund assets at end of year	(26)	(31)	-
Sub-total	38	79	-
Unrecognised past service cost	-	-	-
Unrecognised gain/(loss)	-	-	-
Adjustment for limitation on net asset	-	-	-
<b>NET LIABILITY RECOGNISED IN STATEMENT OF FINANCIAL POSITION AT END OF YEAR</b>	<b>38</b>	<b>79</b>	<b>-</b>



## Notes to the Financial Statements

For the year ended 30 June 2010

### (e) Expense recognised in Statement of comprehensive income

#### 2010

##### Components recognised in Statement of comprehensive Income

	SASS \$'000	SANCS \$'000	SSS \$'000
Current service cost	5	1	-
Interest cost	3	6	-
Expected return on fund assets (net of expenses)	(2)	(3)	-
Actuarial losses/(gains) recognised in year	-	-	-
Past service cost	-	-	-
Movement in adjustment for limitation on net asset	-	-	-
Curtailment or settlement (gain)/loss	-	-	-
<b>EXPENSE/(INCOME) RECOGNISED</b>	<b>6</b>	<b>4</b>	<b>-</b>

#### 2009

##### Components recognised in Statement of comprehensive Income

Current service cost	21	4	-
Interest cost	30	9	-
Expected return on fund assets (net of expenses)	(38)	(9)	-
Actuarial losses/(gains) recognised in year	-	-	-
Past service cost	-	-	-
Movement in adjustment for limitation on net asset	-	-	-
Curtailment or settlement (gain)/loss	-	-	-
<b>EXPENSE/(INCOME) RECOGNISED</b>	<b>13</b>	<b>4</b>	<b>-</b>

### (f) Amounts recognised in other comprehensive income

#### 2010

Actuarial losses/(gains) recognised in year	11	22	-
Adjustment for limit on net asset	-	-	-

#### 2009

Actuarial losses/(gains) recognised in year	152	52	-
Adjustment for limit on net asset	-	-	-

# Office of the Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

### (g) Fund assets

Percentage of funds invested in each asset class at end of the year:

	30-Jun-10	30-Jun-09
Australian equities	31.0%	32.1%
Overseas equities	26.8%	26.0%
Australian fixed interest securities	6.1%	6.2%
Overseas fixed interest securities	4.3%	4.7%
Property	9.5%	10.0%
Cash	9.6%	8.0%
Other	12.7%	13.0%

### (h) Fair value of fund assets

All funds are invested by STC at arm's length through independent fund managers.

### (i) Expected rate of return

The expected return on assets assumption is determined by weighting the expected long-term return for each asset class by the target allocation of assets to each class. The returns used for each class are net of investment tax and investment fees.

### (j) Actual return on Fund assets

	SASS \$'000	SANCS \$'000	SSS \$'000
Financial year ended 30 June 2010	(4)	(1)	-
Financial year ended 30 June 2009	(52)	(12)	-

### (k) Valuation method and principal actuarial assumptions at the balance sheet date

#### (i) Valuation method

The Projected Unit Credit (PUC) valuation method was used to determine the present value of the defined benefit obligations and the related current service costs. This method sees each period of service as giving rise to an additional unit of benefit entitlement and measures each unit separately to build up the final obligation.

## Notes to the Financial Statements

### For the year ended 30 June 2010

#### ii) Economic assumptions

##### as at 30 June

	2010	2009
Salary increase rate (excluding promotional increases)	3.5% pa	3.5% pa
Rate of CPI Increase	2.5% pa	2.5% pa
Expected rate of return on assets	8.60%	8.13%
Discount rate	5.17%	5.59%

#### iii) Demographic assumptions

The demographic assumptions at 30 June 2010 are those that will be used in the 2010 triennial actuarial valuation.

The triennial review report will be available from the NSW Treasury website.

#### (I) Historical Information

	SASS \$'000	SANCS \$'000	SSS \$'000
<b>2010</b>			
Present value of defined benefit obligations	292	248	-
Fair value of fund assets	(238)	(146)	-
<b>(Surplus)/deficit in fund</b>	<b>54</b>	<b>102</b>	<b>-</b>
Experience adjustments - fund liabilities	62	18	-
Experience adjustments - fund assets	(51)	4	-

#### 2009

Present value of defined benefit obligations	64	110	-
Fair value of fund assets	(26)	(31)	-
<b>(Surplus)/deficit in fund</b>	<b>38</b>	<b>79</b>	<b>-</b>
Experience adjustments - fund liabilities	(79)	30	-
Experience adjustments - fund assets	231	22	-

#### 2008

Present value of defined benefit obligations	465	143	-
Fair value of fund assets	(464)	(114)	-
<b>(Surplus)/deficit in fund</b>	<b>1</b>	<b>29</b>	<b>-</b>
Adjustment for limitation on net assets	-	-	-

# Office of the Redfern-Waterloo Authority Financials

## Notes to the Financial Statements

For the year ended 30 June 2010

### 2007

Present value of defined benefit obligations

Fair value of fund assets

**(Surplus)/deficit in fund**

Experience adjustments - fund assets

SASS	SANCS	SSS
\$'000	\$'000	\$'000
56	81	-
(308)	(112)	-
<b>(252)</b>	<b>(31)</b>	<b>-</b>
223	27	-

### 2006

Present value of defined benefit obligations

Fair value of fund assets

**(Surplus)/deficit in fund**

Experience adjustments - fund assets

256	101	-
(280)	(90)	-
<b>(24)</b>	<b>11</b>	<b>-</b>
-	-	-

### (m) Expected contributions

#### 2010

to be paid in next reporting period

3	3	-
---	---	---

#### 2009

to be paid in next reporting period

23	8	-
----	---	---

### (n) Funding arrangements for employer contributions

(i) Surplus/deficit

The following is a summary of the 30 June 2010 financial position of the fund calculated in accordance with AAS 25 "Financial Reporting by Superannuation Plans":

#### 2010

Accrued benefits

Net market value of Fund assets

**NET (SURPLUS)/DEFICIT**

261	217	-
(238)	(146)	-
<b>23</b>	<b>71</b>	<b>-</b>

#### 2009

Accrued benefits

Net market value of Fund assets

**NET (SURPLUS)/DEFICIT**

61	102	-
(26)	(31)	-
<b>35</b>	<b>71</b>	<b>-</b>

## Notes to the Financial Statements

### For the year ended 30 June 2010

#### (ii) Contribution recommendations

Recommended contribution rates for the entity are:

	SASS	SANCS	SSS
	multiple of member contributions	% member salary	multiple of member contributions
2010	1.90	2.50	-
2009	1.90	2.50	-

#### (iii) Funding method

Contribution rates are set after discussions between the employer, STC and NSW Treasury.

#### (o) Economic assumptions

The economic assumptions adopted for the 2010 actuarial review of the Fund are:

##### Weighted-Average Assumptions

	30-Jun-10	30-Jun-09
Expected rate of return on fund assets backing current pension liabilities	8.3% pa	8.3% pa
Expected rate of return on fund assets backing other liabilities	7.3% pa	7.3% pa
Expected salary increase rate	4.0% pa	4.0% pa
Expected rate of CPI increase	2.5% pa	2.5% pa

#### (p) Nature of asset/liability

If a surplus exists in the employer's interest in the fund, the employer may be able to take advantage of it in the form of a reduction in the required contribution rate, depending on the advice of the fund's actuary.

Where a deficiency exists, the employer is responsible for any difference between the employer's share of Fund assets and the defined benefit obligation.

## 6. EVENTS AFTER REPORTING PERIOD

The Office of RWA has not identified any events or transactions after the reporting period that are material to require adjustments or disclosure in the financial statements.

On 23 September 2010, the NSW Government announced its intention to create the Sydney Metro Development Authority (SMDA). It is currently expected that the present operations of the Redfern-Waterloo Authority and the Office of the Redfern-Waterloo Authority, will be absorbed into SMDA when it is formed. Plans and relevant legislation are currently being prepared and it is expected legislation to form SMDA will be in place by the end of calendar 2010.

END OF AUDITED FINANCIAL STATEMENTS.

# Appendices

## Charter

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

## Chief and Senior Executive Officer

Mr Roy Wakelin-King AM was Chief and Senior Executive Officer with the RWA during the 2009-2010 Financial Year.

Staff Numbers by Employment Basis	Permanent	Temporary	Full-Time	Part-Time	Casual
Staff	15	6	21	-	1
%	68%	27%	95%	-	5%
Men	1	5	6	-	-
Women	6	3	7	2	0
Aboriginal Person or Torres Strait Islander	1	2	2	1	-
Person with a Disability	-	-	-	-	-
Person from a racial, ethnic or ethno-religious minority group	-	1	1	-	-
People whose first language is not English	1	1	2	-	-

Staff numbers by level	Men	Women	Total
\$60,584 - \$78,345	0	3	3
\$78,346 - \$97,932	2	-	2
\$>\$97,932	3	6	9
\$<\$97,932 (SES)	1	-	1

### Legislative Changes

Nil to report.

### Overseas Travel & Corporate Credit Cards

Nil overseas travel

Nil corporate credit cards

### Payment of Accounts

All agreed accounts were settled in a timely manner.

### Corporate Services

Finance, accounting services were provided to RWA by the finance division of the Australian Technology Park.

### Risk Management

The RWA has a Business Risk Map of its operations. The primary objective of the Business Risk Map is to coordinate risk management activities within the RWA to ensure the activity is focused on areas of greatest risk and is also used by Business Audit to derive its strategic audit plan.

Contributions are made by the RWA to the Treasury

Managed Fund for workers compensation, motor vehicle accidents, property loss, public liability and various other insurable risks.

RWA staff have assigned wardens and participated in emergency evacuation drills. No OH&S incidents have arisen.

### Internal Audit and Risk Management Attestation for the 2009-2010 Financial Year for the Redfern-Waterloo Authority

I, Roy Wakelin-King AM, am of the opinion that the Redfern-Waterloo Authority has internal audit and risk management processes in place that are, in all material respects, compliant with the core requirements set out in Treasury Circular NSW TC 09/08 Internal Audit and Risk Management Policy.

I, Roy Wakelin-King AM, am of the opinion that the Audit and Risk Committee for the Redfern-Waterloo Authority is constituted and operates in accordance with the independence and governance requirements of Treasury Circular NSW TC 09/0. The Chair and Members of the Audit and Risk Committee are:

- Ms Bonnie Boezeman AO, Independent Chair (three year term of appointment)
- Ms Victoria Weekes, Independent Member (two year term of appointment)
- Mr John Mulally, Non-independent Member (two year term of appointment)

I, Roy Wakelin-King AM, declare that this Internal Audit and Risk Management Attestation is made on behalf of the following controlled entity:

- Australian Technology Park Precinct Management Limited

These processes provide a level of assurance that enables the senior management of the Redfern-Waterloo Authority to understand, manage and satisfactorily control risk exposures.



**Roy Wakelin-King AM**

Chief Executive Officer  
Redfern-Waterloo Authority  
Managing Director  
Company Secretary  
Australian Technology Park Precinct Management Ltd



# Appendices

## Freedom of Information Procedure

During the reporting period, no requests were made to the RWA under the Freedom of Information Act. In the previous financial year no requests were received under the Freedom of Information Act. 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) 9202 9100

## Contact Details

Redfern-Waterloo Authority  
Level 11, Tower 2  
1 Lawson Square  
Redfern NSW 2016

Telephone: +61 2 9202 9100  
Reception 9am – 5pm  
Monday – Friday

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

## Following is a full list of RWA Plans and Policies:

- Risk Management Policy
- Risk Management Plan
- Risk Management Framework
- Information Management & Technology Disaster Recovery Strategy
- Internal Audit Plan
- External Audit Plan
- Staff Code of Conduct
- Code of Conduct for Board Members
- Protected Disclosure Act Policy Statement
- Equal Employment Opportunity Policy
- OH&S Management Plan
- Ethnic Affairs Priority Statement
- Disability Access Policy
- Action Plan for Women
- Aboriginal & Torres Strait Islander Employment Strategy
- Procurement Policy
- Complaints Handling Policy
- Business Ethics Statement
- Privacy Management Plan
- Corporate Credit Card Policy
- Energy Management Policy
- Fraud Corruption Control Strategy
- Environmental Management Policy
- New Starter Induction Program
- Waste Reduction and Purchasing Policy

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