

INQUIRY INTO AGISTMENT OF HORSES AT YARALLA ESTATE

Organisation: NSW Police Force

Date received: 2/08/2013

NSW POLICE FORCE SUBMISSION

The following information relates to *Terms of Reference Item D - Any other related matter*:

1. Background information

In January 2013 NSW Mounted Police (NSWMP) were approached by Sydney Local Health District (SLHD) in relation to agistment paddocks located at the Dame Eadith Walker Estate in Concord in which SLHD were the lessor. NSWMP had been scoping proposals for agistment paddocks since March 2009 and the property at Concord was deemed suitable for the needs of NSWMP. NSWMP has been dealing with the SLHD representative Ms Deborah Flood, Director Capital Asset and Contract Services for all enquires relating to 'Yaralla Estate' and Mr Ron Turner from Blue Visions.

On 18 January NSWMP attended the 'Yaralla Estate' with SLHD representatives to view the property for assessment of usage and suitability for NSWMP. As a result of the inspection NSWMP deemed the property to be a suitable location for agistment and training for the horses. The property had major advantages for the NSWMP in that:

- There would be a dramatic reduction in the travelling times for spelling of horses, only 15 kilometres from Redfern
- Consolidation of spelling paddocks to one location (Currently 6 separate locations)
- Closer location to operational jobs in the South West and North West Regions
- The advantage of not having to exercise/ride horses as often on a daily basis day as currently horses have to be exercised twice daily at Redfern, due to no paddocks or ability to self exercise.
- A reduction in Work Health and Safety (WHS) riding accidents from horses being self worked as opposed to ridden.

- As NSWMP do not spell all their horses at one time, paddock usage would be on a rotating basis, which would thereby allow paddock regeneration.

As a result of the inspection of the 'Yaralla Estate', Inspector McFadden sought internal approval for the NSWMP to negotiate a lease agreement with SLHD for the property. A copy of this report is attached as Attachment 1.

A meeting was held on 15 February 2013 at Royal Prince Alfred Hospital between SLHD and NSWMP where a proposal to progress a 'Heads of Agreement' prior to a lease agreement between both organisations progressed.

The NSW Police Force (NSWPF) signed an 'Offer to Licence Part Property: Dame Eadith Walker Estate Nullawarra Ave Concord' on 18 April 2013. A meeting was held on 13 May 2013 between NSWPF and SLHD. On 14 May 2013 the Offer to Licence Part Property: Dame Eadith Walker Estate Nullawarra Ave Concord was rescinded by SLHD. On 15 May 2013 NSWPF attended a meeting chaired by SLHD for the 'Yaralla Agisters' where an Open Tender for the 'Yaralla Estate' was announced.

2. Offer to Licence Part property between New South Wales Mounted Police and Sydney Local Health District

NSWPF signed an 'Offer to Licence Part Property: Dame Eadith Walker Estate Nullawarra Ave Concord' with SLHD for the agistment of land and buildings located at the Yaralla Estate. This agreement was made between two government agencies which is a normal and usual process. The process involved detailed negotiation, investigation and approval from a number of areas

within the NSWPF organisation. The agreement was negotiated between March and April 2013 with finalisation of the agreement reached and signed on 18 April 2013.

The offer to licence document was drafted over a number of months with continual negotiation and discussions occurring between NSWPF and SLHD. The document proceeded through the normal internal approval process with final sign off by the Director of Finance and Business Services, NSWPF. It was NSWPF's understanding that any consultation with the stakeholders was the responsibility of SLHD.

At the same time that NSWPF were negotiating with SLHD regarding the leasing arrangements, SLHD held a meeting with the 'Yaralla Agisters' on 28 March to announce the plans for leasing of the premises. The signed an 'Offer to Licence Part Property: Dame Eadith Walker Estate Nullawarra Ave Concord' was not signed prior to the announcement to the 'Yaralla Agisters' and there was a further three weeks before that document was signed by both parties (NSWPF and SLHD).

3. *Costs associated with lease agreement between NSWMP and SLHD*

NSWPF entered into detailed arrangements with SLHD for the lease of the 'Yaralla Estate' prior to being advised by SLHD on 14 May 2013 that the site would be subject to an Open Tender. NSWPF agreed to pay costs of \$18,200 for lease of the agistment paddocks. NSWPF was charged additional costs for other areas the previous tenant did not use, these areas being the Hardstand, Dairy Shed and other small buildings. Table one below shows the cost breakdowns.