



**2017—2018**

**Annual Report**

**Wentworth Park Sporting  
Complex Trust**



## Wentworth Park Sporting Complex Trust

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(The office is open during sporting events)

Auditor: The Audit Office of New South Wales

Bankers: National Australia Bank, Eastwood

Solicitors: Manion McCosker

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# Administrator's Report

**The Hon. Paul Toole MP, Minister for Lands and Forestry and Minister for Racing**

**Dear Minister**

This is the last Annual Report to be presented by the Trust. As a result of revised legislation effective from 1 July 2018, the Trust will become the Wentworth Park Sporting Complex Land Manager. I would like to thank officials responsible for Crown Lands for the provision of information and personal briefings that have facilitated a very smooth transition.

The term of the previous Trust Board expired on 26 May 2016. From 27 May 2016 pursuant to the Crown Lands Act 1989, The Minister Responsible for Crown Lands appointed an Administrator in the absence of a Trust Board. My appointment as Administrator commenced on 27 August 2016 for a period of two years.

Following the Government's decision in November 2016 to enable Greyhound Racing to continue in NSW, revised regulatory arrangements were introduced. After consultation with the then Administrator of Greyhound Racing NSW (GRNSW), agreement was reached with the Greyhound Breeders Owners and Trainers Association (GBOTA) for the transfer, during the first quarter of the reporting year, of responsibilities for track and ground preparation and maintenance from the Trust to GBOTA. This has proved to be very successful and has provided for clearer lines of responsibility and accountability in relation to greyhound racing activities. The relationship with GBOTA has been cordial and productive – I would like to thank GBOTA Executive Officer, Brenton Scott and Board Members for their cooperation and assistance.

This year ended the involvement of Peter Mann at Wentworth Park after 27 years. During this time, Peter held the key leadership role at the Trust and he was the Chief Executive Officer (CEO) at his retirement. I would like to record the Trust's appreciation for Peter's contribution to Wentworth Park. Following the transfer of functions to GBOTA, the CEO role was revised and Anne Lloyd was appointed as General Manager of the Trust.

A key priority during the year was to ensure that the facilities and equipment are maintained to a satisfactory standard to meet the needs of users of Wentworth Park.

Significant activities during the year included:

The temporary Ultimo Public School, partly on Trust land, was completed and commenced operation for the 2018 School Year.

The replacement of the air-conditioning system servicing the ground floor of the Grandstand was completed in September 2017.

Replacement and upgrading of kitchen equipment in the Bistro and new furniture for the ground floor of the Grandstand.

Replacement and upgrading of electrical boards and fire safety systems.

Refurbishment of change rooms in the Trust Office building for users of the oval - the cooperation of St Andrews School in this initiative is appreciated.

Internal and exterior painting of some buildings was undertaken and, together with improved landscaping, the overall presentation of Wentworth Park has been significantly enhanced.

I would a like to express my thanks to officers of the Department of Industry-Lands responsible for administering Crown Lands for their assistance and advice during the year. I would like to thank the General Manager, Anne Lloyd and staff of the Trust for their contribution to the operation and management of the Trust and Wentworth Park. I would also extend my appreciation to the users of the Trust facilities for their cooperation during the year.

**Rod Gilmour**  
**Administrator**

# OUR MISSION

To manage and administer the affairs of the Trust so the care, control and management of the Wentworth Park Sporting Complex is handled in a professional, competent and accountable manner.



# PROFILE OF WENTWORTH PARK AND TRUST

## Charter

The Wentworth Park Sporting Complex Trust has its legislative base within sections 92 and 93 of the Crown Lands Act 1989, which authorises the Minister responsible for Crown Lands to establish and name a Reserve Trust, appoint it as trustee of specified reserves, and constitute the Trust as a corporation.

The Trust Board Members or Administrator are appointed by the Minister responsible for Crown Lands under section 93 of Crown Lands Act 1989 which specifies that a Trust Board shall consist of at least three, but not more than seven members as well as any Ex-Officio members representing organisations as the Minister responsible for Crown Lands may appoint.

## Historical Summary

Wentworth Park commenced life as a creek and swamp variously known, from the 1830s, as Blackwattle Cove, Swamp, Brook etc. Between the 1830s and 1860 various noxious industries were established along the shore, including abattoirs and boiling down works. The pollution from these works so befouled the swamp that, even after the removal of these establishments from the area, the local council lobbied to have the area infilled because of the stench that continued to rise from the water and mud.

Infilling of the creek and head of the swamp commenced in 1876 and continued until 1880. Silt dredged from the harbour was used to carry out the process and numerous sea walls and dykes were constructed as part of the programme. When the area was filled, Trustees were appointed to manage the new Park and a competition was announced to design the new facility. After numerous complaints regarding the management of this competition the construction commenced and, by 1882, opinion had turned favourably to the new ovals, greens, paths, lakes and other facilities offered in the Park, now named Wentworth after the politician of the same name.

The commencement of hostilities for World War I led to a downturn in patronage of the Park's amenities, although community functions, such as stretcher drills and polling, were carried out here. The main effect on the Park of World War I was the introduction of many timber sheds used to store wool for the war effort. These sheds lingered on at the Park for several years after the war.

The early years of the twentieth century saw the beginning of the removal of the nineteenth century landscape features. The lakes were removed in 1910 and the construction of the wool sheds led to the removal of the northern sports ground. During this period the railway also contributed to this trend; the rail was run through the Park on a viaduct thereby cutting off the northern end of the Park.

After World War I the Trustees began to experience serious financial difficulties; income was limited, and expenses were considerable. Various avenues were

explored to remedy the situation, including speedway proposals, tin hare coursing, fun park proposals and the lease and sale of various sections of the Park. Naive handling of these arrangements, as well as the onset of the Depression, led to the eventual failure of most of these enterprises and one legal case. The speedway, however, did get off the ground and continued through to the 1930s.



In 1932 greyhounds made their first appearance at the Park and from then onwards the facilities supporting this activity assumed greater importance.

The commencement of World War II caused the alienation of the oval and most of the open space. It was used by the American Army as a camp. They remained for the duration of the war. The rest of the Park was again taken over by wool stores. The only section remaining in direct control of the Trust was the playground associated with a kindergarten established in 1916.

After World War II the Trust acted to remove the wool stores and landscape the area. This was not successfully completed until the 1950s. Meanwhile, the Park facilities continued to decline with rooms and amenities created in the infilled viaduct arches thus compromising the architectural integrity of the structure.

The Trust, in an effort to provide funding, entered into a lease agreement with the New South Wales National Coursing Association (NCA) in 1939. The lease continued until 1985. By the 1970s large crowds attended race meetings and the outer park was utilised extensively for car parking, a practice that in later years would divide local opinion. The NCA undertook construction of a large grandstand to accommodate what it envisaged would be the continued expansion of patronage. As it turned out, the decision proved unwise and was the catalyst for significant change in fortune for the NCA. Ultimately NCA ceased trading as a greyhound racing club.

In the mid-1980s construction costs for the new grandstand blew out, resulting in a financial rescue package being provided through the Racecourse Development Fund, a TAB administered fund. A further consequence was that the Government moved the NSW Greyhound Breeders Owners and Trainers Association (GBOTA), who at that time were racing at nearby Harold Park, into Wentworth Park to share the Complex and running costs. The lease previously held by the NCA was at this time terminated. The current Deed is with GBOTA.

In November 2008 the NCA terminated its Licence pursuant to Clause 23A of the Deed, to relocate its racing operation to Newcastle. The termination ended a 70 year history of racing at Wentworth Park by NCA and represents a milestone in the story of Glebe. The NCA was responsible for the introduction of greyhound racing to Sydney and in particular the association of the sport with Wentworth Park. Under various lease arrangements the NCA was responsible for construction of heritage



buildings within the Complex as well as the current grandstand. The Licence continues today with the GBOTA as sole licensee. The NCA has since discontinued its racing operations.



In 1990 trusteeship of the outer areas of the Park, both north and south of the Sporting Complex, passed to the Council of the City of Sydney (as Trustees of Crown Land). In 2009, however, the Minister responsible for Crown Lands returned a portion of the southern outer park to the control of the Trust.

Since 1991 the upper levels of the grandstand have been fitted out as office accommodation, originally to house the Department of Sport and Recreation and more recently under lease to educational, examination, testing and computer software development organisations, as well as the GBOTA.

The Department of Education approached the Trust in 2015 regarding the possibility in using part of Trust land along the Southern Perimeter as part of the temporary relocation of Ultimo Public School. Permission was granted and demolition of buildings in that area began in 2016. Construction of the temporary school was completed in February 2018.

Currently, as well as greyhound racing, the Complex is utilised for sport, functions and community events. Local schools receive use of the facilities at no charge

and the Trust encourages interaction with the community. The Complex is also used extensively for the conduct of tertiary examinations. The income from all events is distributed to the NSW GBOTA pursuant to its deed with the Trust.

Concurrent with the NSW Government's decision to ban greyhound racing (since reversed) an administrator was appointed in place of the Trust Board in May 2016. The current Administrator, Mr Rod Gilmour, was appointed in August 2016.

## Objectives

The basic concepts from which the principal objectives of the Trustees are derived, are:

- efficiency and effectiveness in the administration of a significant public asset
- maintenance of facility standards
- recognition of the historical importance of the Reserve
- the encouragement and integration of community based sporting activities within the Complex.

### In summary the Trust aims for:

- **Maximisation of use**
- **Diversification of use**
- **Sports Focus**
- **Community Benefit**

### Specific objectives are:

- to operate the Complex as a commercially viable entity directed to fostering improved facilities for greyhound racing, sporting, recreational, and function centre activities.

- to maintain the Complex in a systematic and professional manner by implementing approved maintenance programmes to sustain the commercial value of an important public asset.
- to operate efficiently and effectively, managing the resources of the Complex in a manner consistent with Government policy initiatives.
- to develop sporting links with the community and provide appropriate recreational facilities and services.
- to ensure the adoption and implementation of sound personnel and industrial relations practices.
- to exercise a responsible duty of care by ensuring that the Complex conforms to all relevant safety and health regulations.

- the entrance tower
- the kennels
- the store building (Chapel).

In addition to the architectural features the mature fig trees within the Complex are identified as being of landscape heritage significance. In the outer areas of the Park the railway viaduct is considered to be of significant heritage value.

## Grounds and Facilities

Under the terms of its appointment, the Trust is empowered to manage Wentworth Park Sporting Complex, comprising the area described in Lot 678 and Part Lot 679 DP 729635, the illustration below depicting the location, layout and facilities.



The Complex is capable of seating more than 3,000 patrons, and is complete with bars, bistro, multipurpose function area and a betting ring inside the grandstand.

More than 30,000 patrons utilise the Complex each year.

## Consent Authority

The consent authority for development works is the Council for the City of Sydney.

## Heritage Items



The portion of Wentworth Park under management of the Trust contains three buildings of heritage significance:

## Trust Management

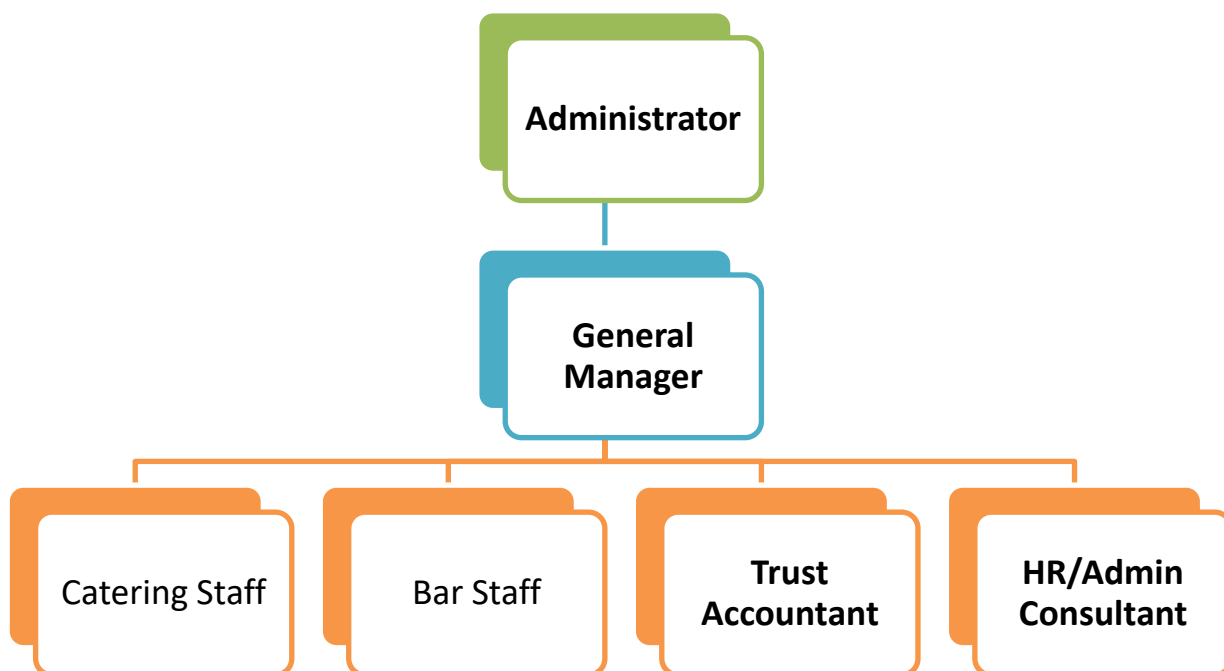
### Anne Lloyd

#### General Manager

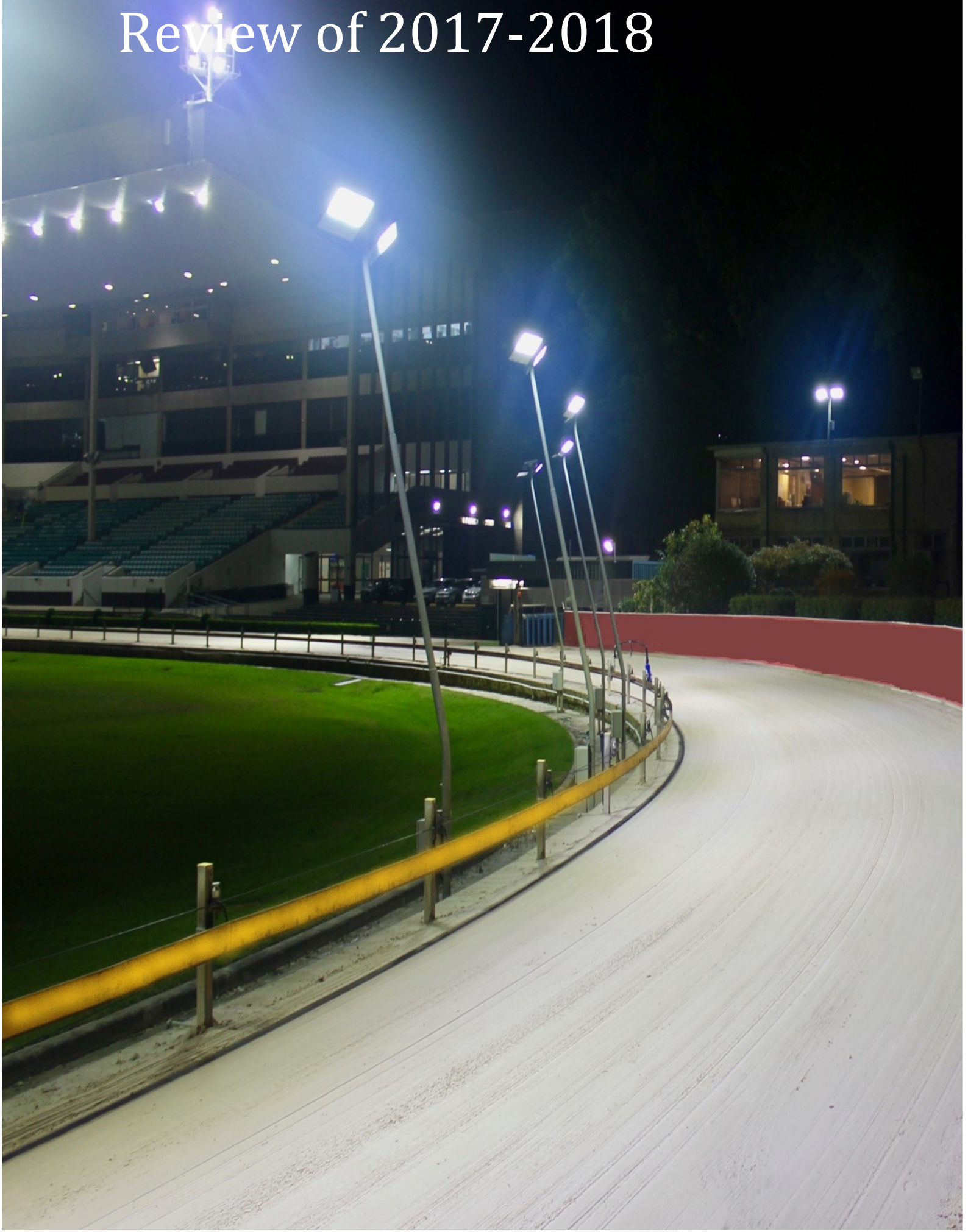
Ms Lloyd joined the Trust in 1991 as a Senior Bar and Catering Supervisor. In 1998 Ms Lloyd was appointed Operations Manager – Hospitality to oversee the transfer of catering operations from outside contractors to Trust Management. When the Chief Executive retired in 2018, Ms Lloyd became General Manager of the entire facility.

Ms Lloyd is responsible for all areas of the food and bar operations at race meetings, functions and events. Ms Lloyd is also responsible for all operations relating to greyhound racing and for the oversight and management of operations within the Complex on a day to day basis.

### Organisation Flowchart



# Review of 2017-2018



## Use of the Sporting Complex

Wentworth Park is a Crown Land Reserve and dedicated as a Public Park in 1885. The Trust Board focused on creating and implementing policies to maintain and improve facilities to accommodate existing user groups and to facilitate increased awareness and use of the Complex by the community.

In 2008 the Minister responsible for Crown Lands authorised “office accommodation and student examinations” as approved uses of the Complex.

The primary thrust of activity over this year was:

- Continue to provide race track conditions commensurate with the status of Wentworth Park as the principal greyhound racing venue in NSW.
- Continue to maintain the sporting oval to the highest standard as reflected in the professional interest in utilising the facility.
- Continue to implement works to improve the perimeters of the Reserve and increase public awareness of the activities within. This work is on-going with the final stage the Southern boundary to be completed following the use of the area by the Department of Education.
- Expand the corporate use of the function facilities specifically for conduct of tertiary examinations to ensure the viability of the Complex.

- Expand use of the Complex by community groups, in particular encourage local schools to avail themselves of the facilities.
- Diversification of use of the Complex.

At the core of activity was the Trust’s exercise of its responsibility on behalf of the Minister responsible for Crown Land, for the care control and management of the Complex.

There was a major emphasis placed on safeguarding the self-sufficiency of the Trust, ensuring the viability of the Reserve and protecting the interests of tenants, licensees and the community.

## Grandstand Leased Area

Levels 2 and 3 of the Grandstand are designated Trustee Areas in the current Licence Deed with the GBOTA. The levels are separately leased with the Trust retaining the income to fund maintenance and improvements to the Complex.



Level 2 of the Complex is leased to the Academy of Interactive Entertainment for training in computer game development, including 3D animation and visual FX. AIE train up to 200 students in six fully equipped classrooms.



GBOTA Head Office is also situated on Level 2 under a lease arrangement.



Level 3 is leased to Language and Testing Consultants for the conduct of examinations and associated administration.

The Trustee areas are fully leased to ensure the viability of the Trust in coming years. The income stream ensures that the Trust can continue to fund improvements to the Reserve that are not specifically related to greyhound racing.

## Greyhound Racing – Licence Agreement

Greyhound racing at Wentworth Park is conducted under the terms of a Licence Deed that permits the licensee to conduct 104 meetings each year within a prescribed licensed area. The Licence Deed also provides for the conduct of public trials and qualifying heats on a regular basis

In 2007 the GBOTA (and NCA) together applied to exercise a twenty year option to extend the Licence to expire in September 2027. Subsequently, NCA

Wentworth Park Sporting Complex Trust

terminated its Licence. The Trust has approved a licence with GBOTA that expires in 2027.

The Licence Deed stipulates that the Trust is required to establish and be responsible for the administration of funds for the operation of the licensed area.

The Licence Deed terms also specify that, acting on behalf of the licensee, the Trust shall manage the bar, catering, stand, and necessary maintenance. It is the responsibility of the licensee to provide the funding to cover this range of operational activity.

In financial terms, the profit derived from events and activities within the area designated for greyhound racing (the Licensed Area) is paid to the licensee at the close of the financial year. These events are termed Trustee Events and the Trust retains no profit from the activities.

The Licensed Area Financial Accounts are audited and clearance payments made to the GBOTA at the end of the financial year.

These financial arrangements and associated activities do not form part of the Trust's financial accounts and do not form part of this report.

## Telecommunications Licenses

The Trust approved telecommunications licenses for stations on the grandstand roof. The licences have been in place for more than ten years and provided important income to the Trust for funding of capital works on the Reserve. In 2009 the Trust was advised that government intended to directly licence

communications sites on Crown Land under section 34A of the Crown Lands Act 1989. The policy applied to Wentworth Park Sporting Complex from 1 July 2014. From that date the income was subsumed by the Department. To date funds are accrued by the Trust pending transfer to Crown Lands.

## Outer Park - Southern Parking Area

By notice in the NSW Government Gazette on 2 October 2009 the then Minister for Lands appointed the Trust as Trustee of a portion of the “Outer Area” park, being Part Lot 679 in DP 729635. The land was previously under the control of the Council of the City of Sydney and was utilised for parking during race meetings.

The decision of the Minister for Lands provided a degree of legal certainty for the greyhound racing industry in terms of being able to provide parking for patrons and participants. The decision of the Minister responsible for Crown Land ensures that the parking area is a defined area and cannot be expanded. The Minister imposed conditions with the decision; namely to maximise parking within the Complex and to landscape the outer area including installation of hard surface sports courts to provide some community benefit and provide a proper surface for parking.

The Trust has approved a Licence Agreement with the GBOTA that permits parking at race meetings. The Agreement provides for GBOTA to pay an annual fee to cover the cost of maintenance of the area. The Agreement also provides for

GBOTA to retain any income from parking fees.

The Trust commissioned Tract to prepare conceptual plans for the development of the hard surface sports courts in the area. Following consultation with the Trust a Development Application was lodged. The Application was refused on the grounds that soil contamination issues would need to be addressed possibly including remediation work to the site. The Trust determined that the potential cost of further testing and remediation work would be prohibitively expensive proportionate to the original cost estimate for the work. The Trust Board resolved to incorporate the proposed work into the planning for the Southern Perimeter Project. The two projects share a common boundary and the draft plans for the two projects share overlapping features.

The Trust and GBOTA have jointly funded improvements to the pedestrian footpaths in the area, including installation of decorative brick paving to match work previously completed further along the Southern perimeter and along Wattle Street. The work as well as being functional and decorative, removed trip hazards.

## Temporary Primary School



The Trust, in consultation with the Department of Education, agreed to permit construction of a temporary school (Ultimo Public School) on a portion of the Reserve. The proposal required the demolition of redundant buildings. The school straddles the border between Trust land and land under the trusteeship of the City of Sydney. Work was completed in February 2018 and the school is currently in use.

## Bar and Catering Operations

The Trust continued to manage bar and catering operations within the Complex throughout 2017-2018. The hospitality operation traded at a profit with the proceeds distributed to the GBOTA under the terms of the Licence Deed. Gross hospitality income for the financial year was \$768,897 providing a net profit of \$77,666.

The Trust holds an On-Premises Licence for the sale of liquor with the General Manager designated as Licensee.

The Trust continued to strongly support the Government's Harm Minimisation Policy in respect of responsible service of alcohol. The use of a Harm Minimisation

Officer and professional security personnel was maintained.

## Loan Liabilities

A loan of \$6,477,878 is outstanding which relates to monies paid from the Racecourse Development Fund between 1985 to 1987 to finalise construction of the grandstand. The then Racecourse Development Committee, at the time of approving the necessary finance, did not attach grant status to the funding, but instead opted to leave open the funding position.

Following privatisation of the TAB and the winding up of the Racecourse Development Fund, the outstanding loan was transferred to the Greyhound Racing Authority (now Greyhound Racing NSW (GRNSW)). Since transfer of the loan, a number of approaches were made to GRNSW to approve conversion of the loan to grant status having regard to the historical aspects of the loan arrangements and the period involved (32 years) since it was incurred.

The Office of the Auditor General of NSW highlighted the loan arrangement as being a "significant matter".

In 2002 the Minister for Gaming and Racing amended the structure of greyhound racing administration in NSW with the appointment of GRNSW, a statutory authority to oversee the commercial and regulatory aspects of the industry. The loan was subsumed by that organisation. In January 2007 GRNSW requested payment of the loan. The Trust requested that GRNSW convert the status of the loan to a grant.



In July 2015 the Trust received Notice from GRNSW in respect of the Claim. Based on legal advice the Trust notified in writing to Greyhound Racing NSW the claim was denied, and payment would not be made.

## Community Activities and Involvement

The Trust continued to place great importance on community consultation recognising the significance of the Complex within the confines of the Glebe/Ultimo area. The Trust provided use of the Complex free of charge to the following groups:

- Ultimo Public School
- Starlight Foundation
- Barnado's Australia
- Leichhardt Area Command, NSW Police
- Animal Welfare League NSW



The Trust provided use of the oval and facilities at no charge to Ultimo Public School for their annual sports carnival and cross country run.

## Website

The Trust's website presents information to the public on what is offered at Wentworth Park and gives easy access to

Wentworth Park Sporting Complex Trust

the answers to frequently asked questions. The Trust's annual report is also available on the site.

## Sporting Events

There was continued strong demand for use of the sporting oval throughout the year. The playing surface is maintained to a high standard which attracts interest from both professional and amateur sports clubs.

St Andrews Cathedral School used the oval on a daily basis for school sport and also for competition sport at weekends. The use of the Complex by St Andrews is under the terms of a 5-year licence agreement.

Amateur football teams utilised the pitch for competitive matches over the year including Balmain Tigers Football Club, Balmain & Districts Football Club and Glebe Rugby League Football Club. Glebe played a special commemorative match at Wentworth Park which celebrated their history with the facility.

The oval was again used for various community sporting events and local school carnivals.

The Trust's approach to management of the sporting oval is to have commercial hire agreements in place to support the provision of a professional grade pitch and allow the provision of free access to local schools and community groups for special events. Hiring charges are reviewed annually and approved by the Administrator.

## Functions and Events



Regular corporate functions were held throughout the year including antique and investment jewellery auctions conducted by Combined Auctions, monthly antique and collectable fairs organised by Sydney Collectables & Antiques Fairs and open days for the Academy of Interactive Entertainment.

The Complex was extensively utilised for the conduct of examinations under the management of Language and Testing Consultants Pty Ltd. Their clients included the NSW Police, Deakin University and University of South Africa. The University of Technology Sydney also utilised the Complex and has entered into a three year Licence Agreement for the continued conduct of exams. Examinations were also conducted by Insearch and the Legal Professional Admissions Board.

Income from functions and events increased this year providing a gross income of \$563,613. Under the terms of the Licence Deed the profits are distributed to the GBOTA with the Trust retaining no income. Accordingly the income does not form part of the Trust's audited accounts contained in this Annual Report.

## Security

In 2017/2018 the Trust, aware of its duty of care to employees, patrons, licensees, tenants and visitors, continued to address security issues. The Trust maintains a strict policy of "no cash on site" and engages uniformed professional security personnel at events and race meetings for cash handling. NSW Police are also engaged at all race meetings.



In relation to the sale of liquor the Trust continued to meet its legal obligations under the *Liquor Act 2007*, the *Liquor Regulation 2008* and the *Racecourse Invasions Act 2009*. The Trust particularly focused on regulations relating to Responsible Service of Alcohol to ensure that anti-social behaviour at race meetings was not tolerated. On this issue the Trust worked with GBOTA, Police and security. The issue is a permanent agenda item at meetings of the Combined Stand and Grounds Sub-Committee.

The Trust in consultation with GBOTA has installed CCTV cameras to assist Police and security with issues that may arise during race-meetings and at events.

# Corporate Services and Operational Support

## Human Resources

The Trust management has been able to minimise the number of staff required to operate the facility.

Maintenance of the Track and Grounds is now under the control of GBOTA to ensure they meet the regulatory standard for the safe conduct of racing. The staff previously employed by the Trust either accepted a redundancy or were offered a role with GBOTA in the new structure.

Previously the cleaning of the facility was looked after by multiple companies and two staff members. To improve the efficiency the Trust management sent the cleaning contract to tender. The permanent employee was offered and accepted redundancy. The accepted tender was from BuyAbility, an initiative of National Disability Services.

The contract for the Chief Executive expired in September. This was extended to the end of the financial year. After this time the position will no longer be required following the transfer of some responsibilities to GBOTA. The duties have been merged into the role of General Manager.

In terms of the Licence Deed with the GBOTA, the Trust is the employer for personnel and industrial relations purposes. As at 30 June 2018 there was one permanent full-time staff member, ten casual staff and two contract staff engaged by the Trust as follows:

- Administration 3
- Hospitality 10

Staff numbers are supplemented by the engagement of over 100 additional casuals provided by an employment agency. Legally the Trust is not the employer of these casuals. They are employed by the agency.

Personnel policies were in conformity with public sector requirements.

The Trust's industrial relations policies and practices accord with the direction and guidance of the NSW Industrial Relations, public sector requirements, and the policies of the Government.

## Equal Employment Opportunity

The Trust has a continuing commitment to the implementation of Equal Employment Opportunity (EEO) in the workplace. It understands that EEO is the most effective means of getting the best people working at their best levels to serve the Trust's clients and to achieve Trust objectives.

Throughout the year, the integration of equal employment opportunity into day to day practices and procedures in the workplace was closely monitored. Formal policies on harassment and Staff Code of Conduct requirements were maintained.

A statistical analysis of current employee representation is as follows:

Total permanent and casual staff - 11

Male - 6

Female - 5

The Trust did not have any Aboriginal employees or employees with a physical disability during the year under review.

## Guarantee of Service

The Trust is committed to providing its clients with the best possible service and facilities. The Trust is committed to the following principles:

- highest priority given to clients' needs
- equity of access to services without discrimination, subject to Trust commitments under existing agreements
- sensitivity to the cultural differences of clients
- clearly informed customers as to what they can expect from the use of services and facilities
- incorporation of the highest possible levels of safety and security
- prompt and fair response to inquiries and complaints
- respect of privacy.

It is the expectation of the Trust that staff members will perform their duties with honesty, integrity, commitment to the public interest, fairness and timeliness.

Standards of service are monitored regularly.

## Risk Management

The Trust is a member of the Treasury Managed Fund which provides cover for all risks as well as workers' compensation. The two identified areas of highest risk are industrial special risks related to the grandstand, for which specific cover is maintained, and public liability. The risks associated with public liability stem from the large numbers of people exposed to the activities undertaken at Wentworth Park. Fortunately, there is a very low incidence of claims directly attributable to

the strict safety procedures and security implemented throughout the Complex.

## Internal Audit and Risk Management Statement

The Trust was incorporated within The Land and Property Management Authority cluster to comply with NSW Treasury TPP 09-05 (replaced by TPP 15-03) policy requirements in March 2011.

In September 2011, the Trust sought an exemption from TPP 09-05 from the then Minister for Primary Industries because it lacked the resources to implement the policy. The application was made following receipt of a letter from Treasury NSW indicating that an application for exemption by Wentworth Park Sporting Complex Trust may have merit. In May 2012 the Trust received confirmation from the then Minister for Primary Industries that it had been granted an exemption. A further exemption was granted in 2015. This exemption was to remain in force until the following occurred:

- Any major changes to the Trust's structure, or
- The Trust receive a direct appropriation, or
- The Trust's revenues include taxes, or
- The Trust's revenue, expenses, assets or liabilities individually increase by more than 20% from the baseline total/balance at 30 June 2013, or
- The Trust's risk profile materially changes.

In 2016-17 and 2017-18, the Trust's expenses individually increased by more than 20 percent from the baseline balance

in 2012-13 rendering the exemption inoperative. The Trust plans to reapply for the exemption in April 2019.

In February 2018 Manser, Tierney & Johnston, Chartered Accountants and Auditors conducted a mid-year internal audit of the Trust upon the recommendation by the Audit Office of NSW.

## Accounting Services

The Trust engages True Accounts Pty Ltd to provide accounting services including all bookkeeping, taxation management, financial reporting and audit preparation.

## Payment of Accounts

The Trust dealt with all accounts promptly according to the provisions of the Public Finance and Audit Regulation 2000. Payment details are provided in the accompanying chart as required under the Annual Reports (Statutory Bodies) Regulation 2000.

Quarter	Current (ie. within due date) \$	Less than 30 days overdue \$	Between 30 and 60 days overdue \$	Between 60 and 90 days overdue \$	More than 90 days overdue \$
September Quarter	NIL	NIL	NIL	NIL	NIL
December Quarter	NIL	NIL	NIL	NIL	NIL
March Quarter	NIL	NIL	NIL	NIL	NIL
June Quarter	NIL	NIL	NIL	NIL	NIL

## Freedom of Information

During the course of 2017-2018 the Trust did not receive any requests for material falling within the provision of the Freedom of Information Act 1982.

## Legal Issues

The Trust was not subject to any legal claims in the current year.

## Workplace Health and Safety

The safety of sporting participants, patrons and staff members is of foremost importance to the Trust. Appropriate attitudes to safety and the recognition of

potential danger are intrinsic to the work practices and procedures adopted by the Trust. Because the Trust operates within an environment of high volume people activity, all practices and procedures are under constant examination to ensure effectiveness and compliance with Government requirements.

An Emergency Control Organisation established by the Trust is entrusted with the responsibility for undertaking key safety tasks associated with:

- the preparation and establishment of emergency plans
- the appointment of personnel to assigned duties
- the arrangement of training and exercises

- the appropriate liaison with local Police, fire authorities and other emergency organisations.
- The Emergency Control Organisation is made up of representatives of the key tenants at Wentworth Park - the Trust, the GBOTA, LTC and AIE.

The emergency procedures adopted by the Trust comply with Standard AS3745 1995 for Emergency Control Organisations, and procedures for buildings.

## Multicultural Strategy

In 2009, the Community Relations Commission amended requirements for agencies relating to preparation and adoption of Ethnic Affairs Priority Statements. Under new guidelines contained in the Commission's Multicultural Policies and Services Programme small agencies such as Wentworth Park Sporting Complex Trust can prepare and submit a Multicultural Strategy.

The Trust's strategy was formulated and adopted by the Trust Board. The strategy will be subject to review and updated on an annual basis. Initial feedback from the Community Relations Commission has been very positive with the Commission indicating that the Trust's strategy may be used as a model for similar agencies.

### Multicultural Statement:

The Trust Board will take a proactive approach to the development and implementation of a multicultural strategy.

The Wentworth Park Sporting Complex Trust is committed to multicultural inclusiveness.

The Trust will continue to recognise the importance of an effective and responsible policy on multicultural issues and will maintain an ongoing policy of developing and implementing strategies that maximise this venue's accessibility to New South Wales' multicultural population.

The Trust will highlight multicultural awareness in its employment advertisements.

The Trust has surveyed its permanent staff to assess the resources available to assist users of the venue who require translation services and will assist with the provision of services.

The Trust website contains a link to the government interpreter service to further assist users of the venue who require translation services.

The Trust has installed foreign language signage for the assistance of non-English speaking examination visitors to the Complex.

To encourage a response from a wider population, the Trust will in future consider the appropriateness of preparing community consultation documents in several languages.

The Complex is used to conduct IELTS examinations throughout the year. The Trust will adopt policies that help facilitate conduct of language testing within the Complex.

The Complex will be made available to local primary schools to host events such as their art shows, which events allow the

local school children to express their varied values, beliefs and worldviews.

## Passive Smoking

The Trust policy of providing a smoke-free environment continued throughout the year in the interests of both employees and patrons. Strategies were adopted to ensure compliance with the relevant legislation.

The Trust has taken steps to implement the requirements of the Tobacco Legislation Amendment Act 2012 in consultation with GBOTA and other users of the Reserve. Smoking is no longer permitted in the outside spectator areas of the grandstand.

## Privacy

Under the provisions of the *Privacy and Personal Information Protection Act 1998* the Trust adopted a Privacy Management Plan. The Plan confirmed compliance with provisions of that Act.

Appropriate education of personnel and agents guaranteed confidentiality of personal information. An annual review of privacy policy was undertaken. The policy was adopted by the Trust Board.

## Asset Management

In 2009 the Trust commissioned Jacobs (SKM) to review its previous Infrastructure Review and provide a progress report on

implementation. The Review has been used to prioritise further works and to undertake work of a more urgent nature. The Review has also provided an opportunity to separate the maintenance obligations of the Trust and the Licensee on an item by item basis.

The Trust further commissioned Jacobs (SKM) to undertake a comprehensive asset and infrastructure review in September 2013. The review has formed an important basis for assessments and costs for major maintenance and infrastructure works over the next 20 years. GHD was engaged in 2014 to peer review the Jacobs (SKM) report.

A projected capital works plan is reviewed annually. Priority is given to works which ensure the complex is maintained to high health, safety and security standards.



# WIP

## COMPLEX

# Financial Statements

Statements for the year ended 30 June 2018

Report by the Trust Board (Administrator)  
Independent Auditor's Report  
Statement of Comprehensive Income  
Statement of Financial Position  
Statement of Changes in Equity  
Statement of Cash Flows  
Notes to and forming part of  
The Financial Statements





Wentworth Park Sporting Complex Trust  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2018

STATEMENT IN ACCORDANCE WITH

**Section 41C (IC) of the Public Finance and Audit Act, 1983**

Pursuant to Section 41C (IC) of the Public Finance and Audit Act 1983, I declare on behalf of the Wentworth Park Sporting Complex Trust, in my opinion:

- a. The accompanying financial report has been prepared in accordance with applicable Australian Accounting Standards and other mandatory professional reporting requirements, the requirements of the Public Finance and Audit Act 1983 and Public Finance and Audit Regulation 2015 and Treasurer's Directions issued by the Treasurer under section 9(2)(n) of the Act.
- b. The accompanying financial report exhibits a true and fair view of the financial position and the financial performance of the Wentworth Park Sporting Complex Trust as at 30 June 2018 and transactions for the year then ended.
- c. There are no circumstances which would render any particulars included in the financial report to be misleading or inaccurate.



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Administrator

Wentworth Park Sporting Complex Trust

Sydney 17 October 2018



# INDEPENDENT AUDITOR'S REPORT

## Wentworth Park Sporting Complex Trust

To Members of the New South Wales Parliament

### Opinion

I have audited the accompanying financial statements of Wentworth Park Sporting Complex Trust (the Trust), which comprise the Statement of Comprehensive Income for the year ended 30 June 2018, the Statement of Financial Position as at 30 June 2018, the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, notes comprising a Summary of Significant Accounting Policies and other explanatory information.

In my opinion, the financial statements:

- give a true and fair view of the financial position of the Trust as at 30 June 2018, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- are in accordance with section 41B of the *Public Finance and Audit Act 1983* (PF&A Act) and the Public Finance and Audit Regulation 2015

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

### Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Trust in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110.

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles 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
- precluding the Auditor-General from providing non-audit services.

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

### **Other Information**

Other information comprises the information included in the Trust's annual report for the year ended 30 June 2018, other than the financial statements and my Independent Auditor's Report thereon. The Administrator of the Trust is responsible for the other information.

My opinion on the financial statements does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

### **The Administrator's Responsibilities for the Financial Statements**

The Administrator is responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards and the PF&A Act, and for such internal control as the Administrator determines is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Administrator is responsible for assessing the Trust's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting except where the Trust will be dissolved by an Act of Parliament or otherwise cease operations.

## Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at: [www.auasb.gov.au/auditors\\_responsibilities/ar4.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf). The description forms part of my auditor's report.

My opinion does *not* provide assurance:

- that the Trust carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.



Dominika Ryan  
Director, Financial Audit Services

23 October 2018  
SYDNEY

# WENTWORTH PARK SPORTING COMPLEX TRUST

## Statement of Comprehensive Income For the Year Ended 30 June 2018

	Notes	2018 \$'000	2017 \$'000
<b>Revenue</b>			
Hire of Facilities	3, 16	900	765
Grants and contributions	3	85	500
Interest	3	45	42
<b>Total Revenue</b>		<b>1,030</b>	<b>1,307</b>
<b>Expense</b>			
Depreciation expense	7	2,592	2,571
Salaries and associated costs		327	198
Administration expenses		31	49
Other expenses	4	837	539
<b>Total Expense</b>		<b>3,787</b>	<b>3,357</b>
<b>Gain/(Loss) on disposal</b>		<b>(3)</b>	<b>-</b>
<b>Surplus/(Deficit) for the Year</b>		<b>(2,760)</b>	<b>(2,050)</b>
<b>Other comprehensive income</b>			
<i>Items that will not be reclassified to profit or loss</i>			
Net Increment/(Decrement) on asset revaluation		828	1,200
<b>Total other comprehensive income</b>		<b>828</b>	<b>1,200</b>
<b>Total comprehensive income for the year</b>		<b>(1,932)</b>	<b>(850)</b>

The accompanying notes form part of these financial statements

# WENTWORTH PARK SPORTING COMPLEX TRUST

## Statement of Financial Position

As at 30 June 2018

	Notes	2018 \$'000	2017 \$'000
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and cash equivalents	5	1,443	1,487
Receivables	6, 16	20	70
Other financial asset		623	608
<b>Total Current Assets</b>		<b>2,086</b>	<b>2,165</b>
<b>Non-Current Assets</b>			
Property, plant and equipment	7	49,800	51,490
<b>Total Non-Current Assets</b>		<b>49,800</b>	<b>51,490</b>
<b>TOTAL ASSETS</b>		<b>51,886</b>	<b>53,655</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Payables	8	145	74
Provisions	9	59	80
Other	10	474	361
<b>Total Current Liabilities</b>		<b>678</b>	<b>515</b>
<b>Non-Current Liabilities</b>			
Non interest bearing liabilities	11	6,478	6,478
<b>Total Non-Current Liabilities</b>		<b>6,478</b>	<b>6,478</b>
<b>TOTAL LIABILITIES</b>		<b>7,156</b>	<b>6,993</b>
<b>NET ASSETS</b>		<b>44,730</b>	<b>46,662</b>
<b>EQUITY</b>			
Accumulated Funds		(14,608)	(11,848)
Asset Revaluation Reserve		59,338	58,510
<b>TOTAL EQUITY</b>		<b>44,730</b>	<b>46,662</b>

The accompanying notes form part of these financial statements

# WENTWORTH PARK SPORTING COMPLEX TRUST

## Statement of Changes in Equity For the Year Ended 30 June 2018

	2018 \$`000	2017 \$`000
<b>Accumulated Funds as at 1 July</b>	<b>(11,848)</b>	<b>(9,798)</b>
Surplus/(deficit) for the year	<u>(2,760)</u>	<u>(2,050)</u>
<b>Accumulated Funds as at 30 June</b>	<b><u>(14,608)</u></b>	<b><u>(11,848)</u></b>
<b>Asset Revaluation Reserve as at 1 July</b>	<b>58,510</b>	<b>57,310</b>
Net Increment/(Decrement) on asset revaluation	<u>828</u>	<u>1,200</u>
<b>Asset Revaluation Reserve as at 30 June</b>	<b><u>59,338</u></b>	<b><u>58,510</u></b>
<b>Total Equity as at 1 July</b>	<b>46,662</b>	<b>47,512</b>
Surplus/(deficit) for the year	<u>(2,760)</u>	<u>(2,050)</u>
Net Increment/(Decrement) on asset revaluation	<u>828</u>	<u>1,200</u>
<b>Total Comprehensive Income for the year</b>	<b><u>(1,932)</u></b>	<b><u>(850)</u></b>
<b>Total Equity as at 30 June</b>	<b><u>44,730</u></b>	<b><u>46,662</u></b>

The accompanying notes form part of these financial statements

# WENTWORTH PARK SPORTING COMPLEX TRUST

## Statement of Cash Flows For the Year Ended 30 June 2018

	Notes	2018 \$`000	2017 \$`000
<b>Net Cash Flows from/(used in) operating activities</b>			
Receipts from customers		1,170	1,021
Payments to suppliers and employees		(1,187)	(793)
Interest received		45	32
<b>Net Cash used in operating activities</b>	12(a)	<u>28</u>	<u>260</u>
<b>Net Cash from/(used in) investing activities</b>			
Purchase of Property, Plant, and Equipment		(106)	(152)
Proceeds from sale of Property, Plant and Equipment		49	0
Other financial asset		(15)	(608)
<b>Net cash used in investing activities</b>		<u>(72)</u>	<u>(760)</u>
<b>There were no financing activities</b>			
<b>Net Increase/(Decrease) in Cash and Cash Equivalents</b>		(44)	(500)
Cash and Cash Equivalents at beginning of the year		<u>1,487</u>	<u>1,987</u>
<b>Cash and Cash Equivalents at end of the year</b>	12(b)	<u>1,443</u>	<u>1,487</u>

The accompanying notes form part of these financial statements



# WENTWORTH PARK SPORTING COMPLEX TRUST

## Notes to and forming part of the Financial Statements

For the Year Ended 30 June 2018

### 1 Reporting entity

The Wentworth Park Sporting Complex Trust ("the Trust") was constituted under sections 92 and 93 of the Crown Lands Act, 1989 which authorises the Minister for Primary Industries to establish and name a reserve trust. Wentworth Park was proclaimed as a public reserve on 10 November 1885.

The Trust is a not for profit entity (as profit is not its principal objective) and has no cash generating units.

The financial statements for the year ended 30 June 2018 have been authorised for issue by the Administrator on 17/10/2018.

The Reserve is currently used for greyhound racing, sports, events, functions and office accommodation. The land is under the management of Wentworth Park Sporting Complex Trust.

Greyhound racing at Wentworth Park is conducted under the terms of the Licence Deed between the Trust and the NSW Greyhound Breeders Owners and Trainers Association (GBOTA). The Licence Deed expires in 2027. The Licence Deed stipulates that the Trust is required to establish and be responsible for the administration of funds for the operation of the Licenced Area. The Licenced Area financial accounts are audited and clearance payments are made to GBOTA at the end of each financial year. These financial arrangements do not form part of the Trust's financial accounts and do not form part of this report.

### 2 Summary of significant accounting policies

#### (a) Basis of Preparation

The Trust's Financial Statements are a general purpose financial statements and have been prepared in accordance with Australian Accounting Standards (which include Australian accounting interpretations), the requirements of the Public Finance and Audit Act 1983 and Public Finance and Audit Regulations 2015.

These statements have been prepared on an accrual basis and in accordance with the historical cost convention except where stated. Comparative information is reclassified where appropriate to enhance comparability.

The Trust prepares the financial statements on a going concern basis.

All amounts are expressed in Australian currency. The accounting policies adopted are consistent with those of the prior reporting period.

Judgements, key assumptions and estimations management has made are disclosed in the relevant notes to the financial statements.

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

#### (b) Revenue Recognition

Revenue is measured at fair value of the consideration or contribution received or receivable. Additional comments regarding the accounting policies for recognition of income are discussed below.

##### *Sale of Goods*

Revenue from the sale of goods is recognised as revenue when the Trust transfers the significant risks and rewards of ownership of assets.

### *Rendering of Services*

The Trust recognises revenue when the service is provided or by reference to the stage of completion.

Rental income is recognised in accordance with AASB 117 Leases, i.e. On a straight line basis over the lease term.

### *Licence Fee*

Licence fee is recognised on the basis of the contract.

### *Interest Revenue*

Interest revenue is recognised using the effective interest method as set out in AASB 139 'Financial Instruments: Recognition and Measurement'.

### *Contributions*

Contributions are generally recognised as income when the entity obtains control over the assets comprising the contribution.

## **(c) Acquisitions of Assets**

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

The agency has adopted a capitalisation threshold of \$5,000 for plant and equipment. Items purchased with a fair value of \$5,000 or under are expensed.

Assets acquired at no cost, or for nominal consideration, are initially recognised at their fair value at the date of acquisition.

## **(d) Asset Revaluation of Property, Plant & Equipment**

Physical non-current assets are valued in accordance with the "Valuation of Physical Non-current Assets at Fair Value " Policy and guidelines Paper (TPP 14-01). This policy adopts fair value in accordance with AASB 116 Property, Plant and Equipment and AASB 13 Fair Value Measurement.

Property, plant and equipment is measured at the highest and best use by market participants that is physically possible, legally permissible and financially feasible. The highest and best use must be available at a period that is not remote and take into account the characteristics of the asset being measured, including any socio-political restrictions imposed by government. In most cases, after taking into account these considerations, the highest and best use is the existing use. In limited circumstances, the highest and best use may be a feasible alternative use, where there are no restrictions on use or where there is a feasible higher restricted alternative use.

Fair value of property, plant and equipment is based on a market participants' perspective, using valuation techniques (market approach, cost approach, income approach) that maximise relevant observable inputs and minimise unobservable inputs.

The agency revalues each class of property, plant and equipment at least every five years or with sufficient regularity to ensure that the carrying amount of each asset in the class does not differ materially from its fair value at reporting date. The last revaluation effected after the following dates:

Land	30 June 2018	FPV Consultants
Grandstand	31 March 2016	FPV Consultants
Buildings and Improvements	31 March 2016	FPV Consultants
Racetrack Surface	30 June 2018	International Valuation & Property Services

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 Statement of Comprehensive Income, the increment is recognised as revenue in the Statement of Comprehensive Income.

Revaluation decrements are recognised immediately as expenses in the surplus / deficit, except, 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.

Non-specialised assets with short useful lives are measured at depreciated historical cost as an approximation of fair value.

#### **(e) Impairment of property, plant and equipment**

As a not-for-profit entity with no cash generating units, impairment under AASB 136 Impairment of Assets is unlikely to arise. As property, plant and equipment is carried at fair value, impairment can only arise in the rare circumstances where the costs of disposal are material. Specifically, impairment is unlikely for not-for-profit entities given that AASB 136 modifies the recoverable amount test for non-cash generating assets of not-for-profit entities to the higher of fair value less costs of disposal and depreciated replacement cost, where depreciated replacement cost is also fair value.

#### **(f) Depreciation of Property, Plant and Equipment**

Depreciation is provided on a straight line basis against all depreciable assets so as at write-off the depreciable amount for each asset is consumed over its useful life to the entity.

All material separately identifiable components of assets are depreciated over their shorter useful lives.

According to AASB 116 Property Plant and Equipment, the Land and Racetrack Surface have an unlimited useful life and are therefore, not depreciable assets. The Racetrack Surface is maintained by the Licensee.

The Rates of Depreciation are as follows:

	2018	2017
Grandstand	5%	5%
Buildings and Improvements	3-15%	3-15%
Plant and Equipment	10-25%	10-25%

#### **(g) Maintenance and repairs**

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

#### **(h) Receivables**

Receivables are recognised initially at fair value. Subsequent measurement is at amortised cost using the effective interest method, less an allowance for any impairment of receivables.

#### **(i) New Australian Accounting Standards issued**

##### **Effective for the first time in 2017-18:**

AASB 2016-2 Amendments to Australian Accounting Standards - Disclosure Initiative:  
Amendments to AASB 107 Statement of Cash Flows to require additional disclosures for financing activities in the Statement of Cash Flows. It did not impact this year's financial statements as the Trust did not have any financing activities.

**Issued but not yet effective:**

NSW public sector entities are not permitted to early adopt new Australian Accounting Standards, unless NSW Treasury determines otherwise. The following new Australian Accounting Standards, excluding standards not considered applicable or material to the Trust, have not been applied and are not yet effective:

(a) AASB 9 Financial Instruments applies to annual reporting period beginning on or after 1 January 2018. AASB 9 will replace AASB 139 Financial Instruments: Recognition and Measurement and establishes new principles for the financial reporting of financial assets, financial liabilities and hedge accounting. AASB 9 also introduces a forward-looking expected credit losses' impairment model, which may significantly impact the timing and amount of impairment recognition. No expected material impact on financial statements.

(b) AASB 16 Leases applies to annual periods beginning on or after 1 January 2019. The standard introduces a new approach to lease accounting that requires a lessee to recognise assets and liabilities for the rights and obligations created by leases. May have an impact on the financial statements.

(c) AASB 15 Revenue from Contracts with Customers (and associated amending standards AASB 2014-5, AASB 2015-8, AASB 2016-3, AASB 2016-7 and AASB 2016-8) applies to annual periods beginning on or after 1 January 2019 for not-for-profit entities. AASB 15 establishes a contract-based five-step analysis of transactions to determine the nature, amount and timing of revenue arising from contracts with customers. This new standard requires revenue to be recognised when control of the goods or services are transferred to the customer at the transaction price. May have an impact on the financial statements.

(d) AASB 1058 Income of Not-for-Profit Entities applies to not-for-profit entities and is effective for annual periods beginning on or after 1 January 2019. This standard requires entities to recognise income where the consideration to acquire an asset, including cash, is significantly less than the fair value principally to enable the entity to further its objectives. Under this standard, the timing of income recognition may be impacted depending on whether there is a liability or other performance obligation associated with the acquired asset, including cash. AASB 1058 also requires government agencies to recognise income for volunteer services received if the fair value of those services can be measured reliably and the services would have been purchased if they had not been donated. May have an impact on the financial statements.

**(j) Trade and Other Payables**

These amounts represent liabilities for goods and services provided to the agency 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.

**(k) Goods and services tax (GST)**

Revenues, expenses and assets are recognised net of the amount of GST, except where:

- the amount of GST incurred by the agency as a purchaser that is not recoverable from the Australian Taxation Office is recognised as part of the cost of acquisition of an asset or as part of an item of expense; or
- receivables and payables are recognised inclusive of GST.

Cash flows are included in the Statement of Cash Flows on a gross basis. The GST components of cash flows arising from investing and financing activities that are recoverable from, or payable to, the ATO are classified as operating cash flows.

**(l) Employee benefits**

Salaries and wages (including non-monetary benefits) and paid sick leave that are expected to be settled wholly within 12 months after the end of the period in which the employees render the service are recognised and measured at the undiscounted amounts of the benefits.

Annual leave is not expected to be settled wholly before twelve months after the end of the annual reporting period in which the employees render the related service. As such, it is required to be measured at present value in accordance with AASB 119 Employee Benefits.

Long service leave is measured at present value in accordance with AASB 119 Employee Benefits.

NSWTC 18/13 Accounting for Annual Leave and Long Service Leave provides that the Trust may use either the net present value method or the nominal method for calculation of long term employee benefits on the assumption that the difference between the two would not be material. The Trust has chosen to use the nominal method for recognition of employee benefits as at 30 June 2018. Consequential costs to employment are recognised as liabilities and expenses where the employee benefits to which they relate have been recognised.

**(m) Fair value hierarchy**

A number of the Trust's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. When measuring fair value, the valuation technique used maximises the use of relevant observable inputs and minimises the use of unobservable inputs. Under AASB 13 Fair Value Measurement, the Trust categorises, for disclosure purposes, the valuation techniques based on inputs used in the valuation techniques as follows:  
Level 1 - quoted prices in active markets for identical assets / liabilities that the entity can access at the measurement date.

Level 2 - inputs other than quoted prices included within Level 1 that are observable, either directly or indirectly.

Level 3 - inputs that are not based on observable market data (unobservable inputs). The Trust recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

# WENTWORTH PARK SPORTING COMPLEX TRUST

Notes to and forming part of the Financial Statements

For the Year Ended 30 June 2018

	2018 \$`000	2017 \$`000
<b>3 Revenue</b>		
<b>Hire of facilities</b>		
Sundry rental	734	602
Licence fees	166	163
	<u>900</u>	<u>765</u>
<b>Grants and contributions</b>		
Assets received free of charge	75	310
Department of Education: Caretaker residence relocation	-	190
Other	10	-
	<u>85</u>	<u>500</u>
<b>Interest</b>	<u>45</u>	<u>42</u>
	45	42
<b>Total Revenue</b>	<u>1,030</u>	<u>1,307</u>
	2018 \$`000	2017 \$`000
<b>4 Other Expenses</b>		
Annual report	4	3
Audit Fees	13	13
Audit Fees Internal	6	6
Consultancies	79	128
Insurance	2	1
Legal expenses	26	47
Light and Power	70	63
Police security	24	23
Repairs and maintenance	374	132
Other	239	123
<b>Total Other Expenditure</b>	<u>837</u>	<u>539</u>
<b>5 Cash</b>		
Cash and cash equivalents	<u>1,443</u>	<u>1,487</u>
<b>6 Receivables</b>		
Sundry debtors	<u>20</u>	<u>70</u>

# WENTWORTH PARK SPORTING COMPLEX TRUST

Notes to and forming part of the Financial Statements

For the Year Ended 30 June 2018

## 7 Property, Plant and Equipment

	Land \$`000	Buildings and improvements \$`000	Plant and Equipment \$`000	Grandstand \$`000	Racetrack Surface \$`000	Total \$`000
<b>At 30 June 2017</b>						
Gross Carrying Amount	16,000	8,165	715	85,134	1,434	111,448
Accumulated depreciation	-	(5,979)	(115)	(53,864)	-	(59,958)
Net Carrying Amount at fair value	16,000	2,186	600	31,270	1,434	51,490

### At 30 June 2018

Gross Carrying Amount	17,000	7,920	746	85,134	1,262	112,062
Accumulated depreciation	-	(6,028)	(124)	(56,110)	-	(62,262)
Net Carrying Amount at fair value	17,000	1,892	622	29,024	1,262	49,800

### Reconciliations

	Land \$`000	Buildings and improvements \$`000	Plant and Equipment \$`000	Grandstand \$`000	Racetrack Surface \$`000	Total \$`000
<b>At 30 June 2017</b>						
<b>Carrying amount at 1 July 2016</b>						
At fair value	14,800	2,480	111	33,518	1,434	52,343
Additions	-	-	520	-	-	520
Revaluation	1,200	-	-	-	-	1,200
Disposals	-	-	-	-	-	-
Depreciation expense	-	(294)	(30)	(2,247)	-	(2,571)
<b>Carrying amount at 30 June 2017</b>	<b>16,000</b>	<b>2,186</b>	<b>600</b>	<b>31,270</b>	<b>1,434</b>	<b>51,490</b>

### At 30 June 2018

#### Carrying amount at 1 July 2017

At fair value	16,000	2,186	600	31,270	1,434	51,490
Additions	-	-	140	-	-	140
Revaluation	1,000	-	-	-	(172)	828
Disposals	-	-	(64)	-	-	(64)
Depreciation expense	-	(294)	(53)	(2,245)	-	(2,592)
<b>Carrying amount at 30 June 2018</b>	<b>17,000</b>	<b>1,892</b>	<b>622</b>	<b>29,024</b>	<b>1,262</b>	<b>49,800</b>

# WENTWORTH PARK SPORTING COMPLEX TRUST

Notes to and forming part of the Financial Statements

For the Year Ended 30 June 2018

## Fair value measurement of non-financial assets

### (a) Fair value hierarchy

At 30 June 2017				
	Level 1	Level 2	Level 3	Total fair value
	\$`000	\$`000	\$`000	\$`000
<b>Property, plant and equipment</b>				
Land	-	16,000	-	16,000
Buildings and improvements	-	-	2,186	2,186
Grandstand	-	-	31,270	31,270
Racetrack	-	-	1,434	1,434
	-	16,000	34,890	50,890

At 30 June 2018				
	Level 1	Level 2	Level 3	Total fair value
	\$`000	\$`000	\$`000	\$`000
<b>Property, plant and equipment</b>				
Land	-	17,000	-	17,000
Buildings and improvements	-	-	1,892	1,892
Grandstand	-	-	29,024	29,024
Racetrack	-	-	1,262	1,262
	-	17,000	32,178	49,178

### (b) Valuation techniques, inputs and processes

The land was valued using the market approach. This used prices generated by market transactions involving identical or similar assets and international, national and local economic projections.

The buildings and grandstand were valued using the depreciated replacement cost method. The significant inputs included market evidence, using sales evidence of open space land throughout Sydney

The racetrack was valued using the replacement cost method.



# WENTWORTH PARK SPORTING COMPLEX TRUST

Notes to and forming part of the Financial Statements

For the Year Ended 30 June 2018

	2018 \$`000	2017 \$`000
<b>8 Payables</b>		
Trade payables and accruals	145	74
<b>Total Payables</b>	<u>145</u>	<u>74</u>
<b>9 Provisions</b>		
<b>Current</b>		
Recreation leave liability	9	16
Long service leave liability	-	64
Provision for redundancy	50	-
<b>Total Provisions</b>	<u>59</u>	<u>80</u>
<b>10 Other Current Liabilities</b>		
Telecommunications Income Public Reserves Management Fund	474	361
<b>Total Other Liabilities</b>	<u>474</u>	<u>361</u>
<b>11 Non interest bearing liabilities</b>		
Greyhound development fund loans:		
Grandstand	6,478	6,478
<b>Total Greyhound Development Fund Loans</b>	<u>6,478</u>	<u>6,478</u>

The Trust has approved telecommunications licences and access deeds for a number of stations on the Reserve. From 1 July 2014 under Section 34 of the Crown Lands Act 1989 the Minister has directed that the agreements shall be subsumed by the Department responsible for Crown Lands in NSW and from that date income from the agreements shall be retained by Government. Revenue relating to the period beginning 1 July 2014 is considered revenue for PRMF. Any cash collected in relation to this revenue is considered to be payable to the Fund. The income is accrued pending distribution.

As at 30 June 2018 a balance of \$6,478,000 remained outstanding. As a result of the privatisation of the Totalizator Agency Board, certain assets, agreements and rights of the former Race Course Development Fund were transferred to the Greyhound Racing Authority as the body administering the Industry Development Fund. That transfer was made in accordance with the direction published in the Government Gazette with effect 1 July 1998. Due to an administrative restructure, responsibility of the loan is now held with Greyhound Racing NSW (GRNSW). In January 2007 GRNSW requested payment of the loan. The Trust requested that GRNSW convert the status of the loan to a grant.

In July 2015 the Trust received Notice from GRNSW in respect of the Claim. Based on legal advice the Trust has declined in writing any liability in respect of the claim. No response has been received from GRNSW.

# WENTWORTH PARK SPORTING COMPLEX TRUST

Notes to and forming part of the Financial Statements

For the Year Ended 30 June 2018

	2018	2017
	\$`000	\$`000
<b>12 Notes to the Statement of Cash Flows</b>		
<b>(a) Reconciliation of Net Cash Flows from (used in) Operating Activities</b>		
Surplus/(Deficit) for the year	(2,760)	(2,050)
Depreciation	2,592	2,571
Non-cash grants and contributions	(75)	(310)
(Increase)/decrease in receivables	50	(52)
Increase/(decrease) in payables	126	(15)
Increase/(decrease) in other liabilities	113	108
Increase/(decrease) in provisions	(21)	8
Loss on disposal of asset	3	-
Net Cash Flows from/(used in) Operating Activities	28	260
<b>(b) Reconciliation of cash</b>		
	2018	2017
	\$`000	\$`000
For the purposes of the statement of cash flows, cash includes cash at bank.		
Cash	1,443	1,487

There were non-cash investing and financing transactions worth \$75,434 at 30 June 2018 (2017: \$309,756).

## 13 Commitments

### a) Commitments for capital expenditure

There were no commitments for capital expenditure at 30 June 2018 (2017: Nil).

## 14 Contingent liabilities

The Trust is not aware of any contingent liabilities at 30 June 2018 (2017: Nil).

# WENTWORTH PARK SPORTING COMPLEX TRUST

Notes to and forming part of the Financial Statements

For the Year Ended 30 June 2018

## 15 Financial Instruments

The Trust's principal financial instruments are outlined below. These financial instruments arise directly from Trust's operations or are required to finance the Trust's operations. The Trust does not enter into or trade financial instruments, including derivative financial instruments, for speculative purposes.

The Trust's main risks arising from financial instruments are outlined below, together with Trust's objectives, policies and processes for measuring and managing risk. Further quantitative and qualitative disclosures are included throughout the financial statements.

The Trust Administrator has overall responsibility for the establishment and oversight of risk management and reviews and agrees policies for managing each of these risks. Risk management policies are established to identify and analyse the risks faced by the Trust, to set risk limits and controls, and to monitor risks. Compliance with policies is reviewed by the Trust Administrator on a continuous basis.

### (a) Financial instrument categories

<b>Financial Assets</b>	<b>Note</b>	<b>Category</b>	<b>Carrying Amount</b>	<b>Carrying Amount</b>
<b>Class</b>			<b>2018</b>	<b>2017</b>
			<b>\$'000</b>	<b>\$'000</b>
Cash & cash equivalents	5	N/A	1,443	1,487
Other financial asset		N/A	623	608
Receivables*	6, 16	Receivables (at amortised cost)	16	70
<b>Financial Liabilities</b>	<b>Note</b>	<b>Category</b>	<b>Carrying Amount</b>	<b>Carrying Amount</b>
<b>Class</b>			<b>2018</b>	<b>2017</b>
			<b>\$'000</b>	<b>\$'000</b>
Payables <sup>^</sup>	8	Financial liabilities measured at amortised cost	48	74
Non-interest bearing liabilities	11	Financial liabilities measured at amortised cost	6,478	6,478

#### Notes

\* Excludes statutory receivables and prepayments (i.e. not within scope of AASB 7).

<sup>^</sup> Excludes unearned revenue (i.e.. not within scope of AASB 7).

## 15 Financial Instruments (continued)

### (b) Credit Risk

Credit risk arises when there is the possibility of the Trust's debtors defaulting on their contractual obligations, resulting in a financial loss to the Trust. The maximum exposure to credit risk is generally represented by the carrying amount of the financial assets (net of any allowance for impairment).

Credit risk arises from the financial assets of the Trust, including cash, receivables and authority deposits. No collateral is held by the Trust. The Trust has not granted any financial guarantees.

Cash comprises cash at bank.

#### *Receivables - trade debtors*

All trade debtors are recognised as amounts receivable at balance date. Collectability of trade debtors is reviewed on an ongoing basis. Procedures as established in the Treasurer's Directions are followed to recover outstanding amounts, including letters of demand. Debts which are known to be uncollectible are written off at year end. An allowance for impairment is raised when there is objective evidence that the entity will not be able to collect all amounts due. This evidence includes past experience, and current and expected changes in economic conditions and debtor credit ratings. No interest is earned on trade debtors. Invoices are issued on 30 day terms.

The Trust is not materially exposed to concentrations of credit risk to a single trade debtor or group of debtors. Based on past experience, debtors that are not past due (2018: \$74; 2017: \$111) and not less than 3 months past due (2018: \$0; 2017: \$0) are not considered impaired and together these represent 100% of the total trade debtors 2018(2017: 100%). There are no debtors which are currently not past due or impaired whose terms have been renegotiated.

### (c) Liquidity Risk

Liquidity risk is the risk that the Trust will be unable to meet its payment obligations when they fall due. The Trust continuously manages risk through monitoring future cash flows and maturities planning to ensure adequate holding of high quality assets. The objective is to maintain a balance between continuity of funding and flexibility through the use of overdrafts, loans and other advances.

There is a liquidity risk to the Trust should the \$6.478m loan referred to in Note 11 be required to be repaid. No assets have been pledged as collateral.

The liabilities are recognised for amounts due to be paid in the future for goods or services received, whether or not invoiced. Amounts owing to suppliers (which are unsecured) are settled in accordance with the policy set out in NSW TC 11/12. For small business suppliers, where the terms are not specified, payment is made not later than 30 days from date of receipt of a correctly rendered invoice. For other suppliers, if trade terms are not specified, payment is made no later than the end of the month following the month in which an invoice or a statement is received. For small business suppliers, where payment is not made within the specified time period, simple interest must be paid automatically unless an existing contract specifies otherwise. For payments to other suppliers, Chief Executive (or a person appointed by the Chief Executive) may automatically pay the supplier simple interest.

All trade liabilities held by the Trust are disclosed in Note 8 and are expected to be settled within 30 days.

### (d) Interest Rate Risk

Trust is not materially exposed to interest rates, other price or foreign currency risk.

## 16 Correction of error relating to a previous reporting period

Nature of prior period error and adjustment

Last year, the Trust recorded a \$53,000 accrued income from NSW Department of Education (the Department) for the lease of part of the Sporting Trust grounds from 31 December 2016 to 30 June 2017. In 2017-18, the Department identified that the lease start date should have been 1 June 2017. This overstated the lease revenue recorded for the year ended 30 June 2017 by \$44,167.

## 17 After reporting date events

The Trust is not aware of any events that occurred after 30 June 2018 that have a material effect on the financial statements.

The *Crown Land Management Act (2016)* (the Act) came into force on 1 July 2018. Under Schedule 7 of the Act, Wentworth Park Sporting Complex Trust changes its legal name to Wentworth Park Sporting Complex Land Manager effective 1 July 2018.

## 18 Related party disclosures

During the year, the Trust entered into transactions on arm's length terms and conditions with other entities controlled by NSW Government. These transactions include:

- Payments into the icare TMF Scheme;
- Payment for the audit of our financial statements; and
- Grants and contributions related to funding specific programs and projects.

<b>Key Personnel Remuneration</b>	<b>2018</b>	<b>2017</b>
	<b>\$'000</b>	<b>\$'000</b>
Short term employee benefits	<b>222</b>	<b>253</b>
Other long term benefits	<b>63</b>	<b>63</b>
Post employment benefits	<b>37</b>	<b>26</b>
Termination	<b>34</b>	<b>0</b>

**"End of Audited Financial Statements"**

## Supplementary Information

Trust meetings are held monthly, unless otherwise determined by the Trust Board. In the year ended 30 June 2018, no Trust Board meetings were held due the Wentworth Park Sporting Complex being under the authority of an Administrator, Mr Rod Gilmour.

## Publications

The Trust did not produce any publications other than its Annual Report.

## Consumer Response

Since the measure of efficient, quality service is customer satisfaction, the Trust ensures that emphasis is placed on courteous and efficient dealings, including:

- accuracy in information provided
- good staff manner
- fair treatment
- ability to speak with the right person
- constant review of the services.

Close contact is maintained with Trust clients to meet and anticipate requirements.

## Consultancies

The Trust commissioned the following consultants:

- FPV Consultants
- Sydney Building Technology Brokers

- International Valuation & Property Services
- Lidcombe Auction Centre
- Lyn Doherty – Human Resources

## Overseas Visits

No overseas visits were undertaken either by the Administrator or by members of the staff.

## Major Assets

The major assets of the Trust are property, plant and equipment valued at \$49,800,000 (nett) carrying amount as described in the Financial Statements. The main elements are the Wentworth Park reserve itself, buildings and improvements, the grandstand and the racetrack.

## Land Disposal and Acquisition

The Trust did not dispose of any land during the course of the year.

## Controlled Entities

The Trust has no controlled entities.

## Code of Conduct

The Trust or Administrator, at an Annual General Meeting, adopts a Code of Conduct in respect of the actions of the Trust Board or Administrator. The Trust's or Administrator's Code of Conduct for its employees outlines guiding principles for solving ethical issues encountered by members of staff.

The principles contained within the Code follow the requirements of the New South Wales Public Sector Code of Conduct, with modifications to meet specific needs of the Complex.

The Trust or Administrator reviews and adopts its Code of Conduct annually.

## Conflict of Interest

All staff are to notify their supervisor if a potential or actual conflict of interest arises.

## Fairness and Equity

Staff may only make decisions within their authority and such decisions must be made in a fair, equitable and consistent manner.

## Personal and Professional Behaviour

Staff are required to:

- provide a high level of assistance and service to clients and the public
- keep up to date with advances and changes in their areas of expertise
- strive to obtain value for money spent and avoid waste and extravagance
- adhere to Government policy and comply with legislation and industrial and administrative requirements
- ensure that they do not harass or discriminate in their work practice in dealing with fellow staff members and the public
- not take or seek to take improper advantage from official information gained in the course of their employment

- report to their supervisor any unethical behaviour or wrongdoing
- refrain from the consumption of alcohol within the Complex during working hours.

## Presentation and Uniforms

Staff must present the Complex to the public according to the image required by the Trust or Administrator, including the wearing of specified uniforms and protective clothing, name badges and maintaining a certain standard of dress.

## Public Comment and the Use of Official Information

Staff, as members of the community, have the right to make public comment either verbally or in writing on political or social issues. However, there are some cases where these comments may be inappropriate.

This would arise where comments made could be perceived in some way as an official comment of the Trust, Administrator or Government, or may be sufficiently strong to be seen as criticism of Trust, Administrator or Government policies.

Staff should, therefore, refrain from public comments which disclose information not normally provided to the general public. Comments made should be confined to factual information and not express an opinion on Trust or the Administrators policy and practice.

## Political Participation

Staff need to ensure that, should they participate in political matters, this does not bring them into conflict with their

duties with the Trust, Administrator or the Government of the day.

In the workplace, they should maintain political neutrality in carrying out their duties.

## Safety and Facilities

Staff must observe all safety, fire and security arrangements at the Complex and ensure that all facilities are controlled, supervised, maintained and secured according to Trust requirements.

## Acceptance of Gifts or Benefits

No staff member should accept a gift or benefit which could be acknowledged as an inducement to the staff member to deviate from the proper course of duty.

Token gifts may only be accepted in circumstances approved by the General Manager where there is no possibility of the recipient staff member being compromised.

## Use of Trust Facilities and Equipment

Staff, when using Trust resources, should do so with efficiency and economy. Trust property and services should not be abused by staff or others. Only when official permission has been obtained may staff use the Trust's equipment or facilities for other purposes.

## Corrupt Conduct

Staff should immediately report to the Supervisor any corrupt practice, theft or unethical act observed in the workplace. Any perceived security or safety issue of risk should be reported. In the event of

serious misconduct or if circumstances require, staff may report a matter to a Board member or the Administrator.

## Public Interest Disclosures

The Trust or Administrator is committed to the disclosure, in the public interest, of corrupt conduct, maladministration, serious and substantial waste, government information contravention and local government pecuniary interest contravention in the public sector. To meet its obligations under the Public Interest Disclosures Act 1994 the Trust or Administrator has reported all public interest disclosures to the NSW Ombudsman

Reporting Period 1 July 2017 until 30 June 2018

Number of public officials who made public interest disclosures -  
0

Nil  
Number of public interest disclosures received -  
0

Nil  
Number of public interest disclosures in this reporting period -  
0

Nil

The Trust's or Administrator's internal reporting policy forms part of its Code of Conduct. All staff sign the Code of Conduct each year at their performance review.





## Annual Report Production

Number of copies printed for 2017-2018:  
10.

Cost per unit: \$66.00

### Acknowledgements

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69 Phillip St Parramatta, NSW 2150

