



# Place Management NSW Annual Report 2021-22, including Luna Park Reserve Trust

**VOLUME 1 – Statutory Information**

**VOLUME 2 – Audited Financial statements for the year ended 30 June 2022**



**Transport  
for NSW**

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The Hon. Rob Stokes MP  
Minister for Infrastructure  
Minister for Cities  
Minister for Active Transport  
GPO Box 5341  
SYDNEY NSW 2001

Dear Minister,

**Place Management NSW and Luna Park Reserve Trust Annual Report 2021 -2022**

I am pleased to submit the Annual Report for Place Management NSW and Luna Park Reserve Trust, for the year ended 30 June 2022, for presentation to Parliament.

This report has been prepared in accordance with the *Annual Reports (Statutory Bodies) Act 1984*, the *Public Finance and Audit Act 1983* and regulations under those Acts.

Yours sincerely

A handwritten signature in black ink that reads 'Anita Mitchell'.

Anita Mitchell  
**Chief Executive**

Placemaking NSW  
operating as Place Management NSW  
Manager of Luna Park Reserve Trust

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## 1. Chair Report

It's been a very exciting twelve months with plenty of change and much progress.

In December last year a new NSW Cabinet and ministerial team was appointed. This included the creation of a Minister for Infrastructure, Cities and Active Transport, the Hon. Rob Stokes MP, and was accompanied by the establishment of a Cities and Active Transport division within Transport for NSW.

On April 1, Placemaking NSW and Place Management NSW transitioned into this new division within Transport for NSW. Sydney Olympic Park and Hunter and Central Coast Development Corporation were removed from the Placemaking NSW remit and remained with the Department of Planning and Environment.

This has provided an opportunity for Placemaking NSW to focus on the development and management of some of the most important harbourside precincts in Sydney.

These include the high-profile precincts of The Rocks, Barangaroo and Darling Harbour, Luna Park, Ballast Point Park and waterfront areas in Pyrmont.

These precincts have been central to CBD recovery with the trial of alfresco dining originating in The Rocks, which has provided a lifeline to local businesses who estimate up to 70% of their profits come from alfresco dining. This combined with the \$7 billion of development at Darling Harbour planned over the next ten years proves how important our work is in supporting the economic recovery of the CBD.

The Placemaking NSW portfolio has also expanded to include Barangaroo's precinct management. Significantly, on the 4<sup>th</sup> of May 2022, Placemaking NSW was named the master plan developer at Bays West Stage 1. Work is now well underway with important remediation and conservation works at White Bay Power Station, which will be the focal point of this new state significant urban renewal project.

The Placemaking NSW Advisory Committee and Place Management NSW Board and Minister for Cities will now begin a process to determine the long-term use of the Power Station, which, in accordance with the Bays West Place Strategy, will aim to have an adaptive reuse. Community feedback will be sought as part of that process over the next 12 months.

Over the coming year we will also be focused on the development of a business case for the site in partnership with Sydney Metro.

Led by Chief Executive, Anita Mitchell and her team, our evolution continues, and we continue to create great places for the people of NSW.

## **2. Placemaking NSW**

Placemaking NSW was formed in June 2020. Part of the Cities and Active Transport division in Transport for NSW, Placemaking NSW is the public facing brand for the Place Management NSW legal entity and focuses on the development and management of some of the most important harbourside precincts in Sydney.

These include high profile precincts The Rocks, Barangaroo and Darling Harbour, Luna Park, Ballast Point Park and waterfront areas in Pyrmont. These special places include more than 100 heritage buildings as well as unique venues such as the Chinese Garden of Friendship and major event facilities at the International Convention Centre.

Placemaking NSW has begun important remediation and conservation works at White Bay Power Station in Rozelle and most recently was appointed to manage the Bays West Stage 1 urban renewal project and aims to have the site activated in time for the opening of the new Metro West line in 2030.

## **3. Chief Executive Report**

The last twelve months has been exciting, challenging and rewarding. With a focus now on Harbourside precincts, our teams have a unique opportunity to ensure that these iconic sites provide value to the people of NSW, especially in supporting economic recovery and CBD activation.

Our move to Transport has been timely with Minister Stokes, Transport senior management and our Deputy Secretary of Cities and Active Transport, Kiersten Fishburn all providing great leadership and support to our organisation. Given that many of our sites will be transformed with the unprecedented investment in transport infrastructure, it is great to all be under the one organisation.

While we were sorry to say goodbye to our teams at Sydney Olympic Park Authority and Hunter and Central Coast Development Corporation, we have been able to welcome the Barangaroo Precinct Management team from April and will be now building a new team to oversee the development of the exciting Bays West Stage 1 project.

We have also agreed with Infrastructure NSW (INSW) that Blackwattle Bay and the New Sydney Fish Market will transition to be under Placemaking NSW's management post construction. Our management teams are already working closely with INSW to ensure that the ongoing operations transition smoothly post development conclusion.

Having these significant precincts all managed by Placemaking NSW provides for consistency in the management of some of the state's most treasured places, with a particular focus on connecting the management and oversight of large portions of Sydney's Foreshore. This consistency of management of these areas will allow us to have one team focussed on precinct activation and events curation across this much-loved part of the city.

On the 4<sup>th</sup> of May, Placemaking NSW was appointed to manage the Bays West Stage 1 urban renewal project in May this year. We'll be busy over the next year building our team with our aim to have the site activated in time for the opening of the new Metro line.

A focal point of the site is the historically important White Bay Power Station which is undergoing significant remediation. In the May budget, we secured \$48 million for the Power Station's conservation and repair works. These funds, in addition to \$38m already allocated to the Power Station, will complete the remediation and repair works that will then enable the repurposing of the power station to be determined with a safe and secure site ready for its next lease of life.

The process of determining the long-term use of the Power Station will be the work of a Board Subcommittee over the next 18 months with a focus on providing an iconic cultural and community facility that will be at the heart of the Bays West precinct.

In The Rocks, the transformation from an overly tourist centred offering continues with the opening of new bars and restaurants to entice locals and visitors alike. Retailer sentiment is buoyed by more consistent foot traffic and sales performance is improving after long periods of shutdowns and a reduction in both worker and visitor numbers in the CBD.

The extension of alfresco dining has also enhanced the appeal of The Rocks with the majority of businesses at The Rocks attributing their financial recovery from the lockdowns to the Alfresco areas. Some businesses estimate that they have received up to 70% of their revenue from their outdoor areas.

The Rocks also continues to attract creative corporates. In late 2021, the Australian Institute of Music selected The Rocks as the location for their Sydney campus and their hundreds of young creative students. And this August Cox Architecture will open their head office on George Street with over 200 employees. Our vacancy rates for both commercial and retail are half the CBD average, showing the strength of our Rocks Revitalisation strategy.

Development milestones continue in Darling Harbour with \$7 billion of development underway over the next ten years and our family friendly activations bringing people back to the area. Our Chinese Gardens of Friendship also had its highest visitation of Sydneysiders recorded over the past year.

The Ribbon development is due for completion in 2023 and will create new public spaces including an expanded children's playground.

The Mirvac owner Harbourside and AMP/ GPT owned Cockle Bay redevelopments are both moving through the planning and approval processes, with demolition of Harbourside due to start in January 2023 bringing a much-welcomed renewal to these key central sites in Darling Harbour.

Barangaroo hosted the 23rd Biennale of Sydney, titled *rīvus* at the Cutaway. The Biennale of Sydney is one of the leading international contemporary art events and was free for all to attend. Barangaroo joined The Rocks and Darling Harbour to help Destination NSW

deliver Vivid 2022 as an official part of the Vivid Sydney Light Walk. This saw 8km of activations linking the Sydney Opera House to Central Station with 50+ installations and projections, providing a much needed return of visitors to support our local businesses.

At Luna Park, nine new rides were unveiled with the reopening of the amusement park in October 2021. This was part of the \$30 million investment in Luna Park in November 2020, to ensure it is one of the major attractions in Sydney contributing to the NSW visitor economy.

And in the last FY we have seen a significant increase in the number of First Nations artists and activations across the Darling Harbour and Rocks precincts. Works include the installation of the Aboriginal flag at our Harrington Street offices, the installation of Aboriginal and Torres Strait Islander flags at Darling Harbour as well as Phase one of Aboriginal content/stories at The Rocks Discovery Museum.

It's been a year of change but with change comes much opportunity. I'm lucky to have a dedicated and committed team keen to deliver the work that lies ahead and look forward to updating you on our achievements over the next twelve months.

I would like to thank our Board and our tireless teams across our precincts, going from lockdown to full precinct activation has been a welcome but challenging experience and I know one we are all very proud to be part of.

#### **4. Charter**

Placemaking NSW is the operating name of Place Management NSW (PMNSW). PMNSW is a statutory corporation and its functions under the *Place Management NSW Act 1998* are to:

1. protect and enhance the natural and cultural heritage of the foreshore area;
2. promote, coordinate, manage, undertake, and secure the orderly and economic development and use of the foreshore area, including the provision of infrastructure; and
3. promote, coordinate, organise, manage, undertake, secure, provide and conduct cultural, educational, commercial, tourist, recreational, entertainment and transport activities and facilities.

While the Act identifies PMNSW's core lands at The Rocks, Darling Harbour and Barangaroo, PMNSW is not limited to exercising its functions in relation to land within the CBD foreshore area. PMNSW also manages the Luna Park Reserve Trust (LPRT), and the White Bay Power Station site, as well as parkland at Pyrmont and Ballast Point.



## 5. Aims and objectives

PMNSW focuses on the development and management of some of the most important harbourside precincts in Sydney.

These include high profile precincts The Rocks, Barangaroo and Darling Harbour, Luna Park, Ballast Point Park and waterfront areas in Pyrmont. These special places include more than 100 heritage buildings as well as unique venues such as the Chinese Garden of Friendship and major event facilities at the International Convention Centre.

PMNSW brings Sydney's foreshore to life in The Rocks, Barangaroo and Darling Harbour with a colourful mix of events and activations from small scale community events to some of the city's biggest and most popular events such as New Year's Eve and Vivid. It also cares for the natural and built environments that make the precincts the popular destinations they are today.

Within the precincts, PMNSW manages major ground leases as well as commercial and retail leases and provides facilities and asset management services such as security, cleaning and building maintenance. It also manages parks, wharves, and boardwalks at Pyrmont and is responsible for leases and licences and market stall holders in The Rocks.

PMNSW manages other major waterfront assets around Sydney Harbour on behalf of other agencies, such as the public domain of Barangaroo and King Street Wharf.

PMNSW has also begun important remediation and conservation works at White Bay Power Station in Rozelle and most recently was appointed to manage the Bays West Stage 1 urban renewal project and aims to have the site activated in time for the opening of the new Metro West line in 2030.

### **Luna Park Reserve Trust**

LPRT is responsible for the care, control and management of the 3.13 hectares of Milsons Point that make up Luna Park Reserve. LPRT oversees a 40-year operating lease for the Luna Park site and manages the Heritage and Infrastructure Fund to conserve and improve the park's heritage and infrastructure features.

LPRT was established in 1990 under the *Luna Park Site Act 1990*. Luna Park Reserve is dedicated under the *Crown Land Management Act 2016* for the purpose of public recreation, amusement, and entertainment.

The Minister for Planning and Public Spaces has administrative responsibility for the Luna Park Reserve and oversees LPRT, any land dealings at Luna Park and its general administration.

Luna Park Sydney Pty Ltd, an independent commercial operator that leases Luna Park, has complete operational responsibility for the day-to-day running of the park. LPRT works closely with Luna Park Sydney to ensure that the site remains a viable amusement park and entertainment precinct.

LPRT financial statements can be found following PMNSW's financial statements.

## 6. Access

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T: 02 9240 8500

[pag.contactustherocks@property.nsw.gov.au](mailto:pag.contactustherocks@property.nsw.gov.au)

[pag.contactusdarlingharbour@property.nsw.gov.au](mailto:pag.contactusdarlingharbour@property.nsw.gov.au)

[www.dpie.nsw.gov.au/housing-and-property/place-management-nsw](http://www.dpie.nsw.gov.au/housing-and-property/place-management-nsw)

Core business hours are 8:30am – 5:00pm Monday to Friday.

## 7. Management and structure

### Role of the Board

The Place Management NSW (PMNSW) Board is appointed in accordance with the *Place Management NSW Act 1998*. The Board oversees PMNSW’s policies, management and performance, sets strategic direction for the entity and monitors compliance with statutory requirements. The Board monitors organisational performance against strategic objectives.

PMNSW’s Chief Executive is responsible for the day-to-day management of PMNSW in accordance with specific policies and general direction of the Board and is subject to the control and direction of the Minister.

Board members are appointed by the Minister for a three year term.

### Board meetings and attendance

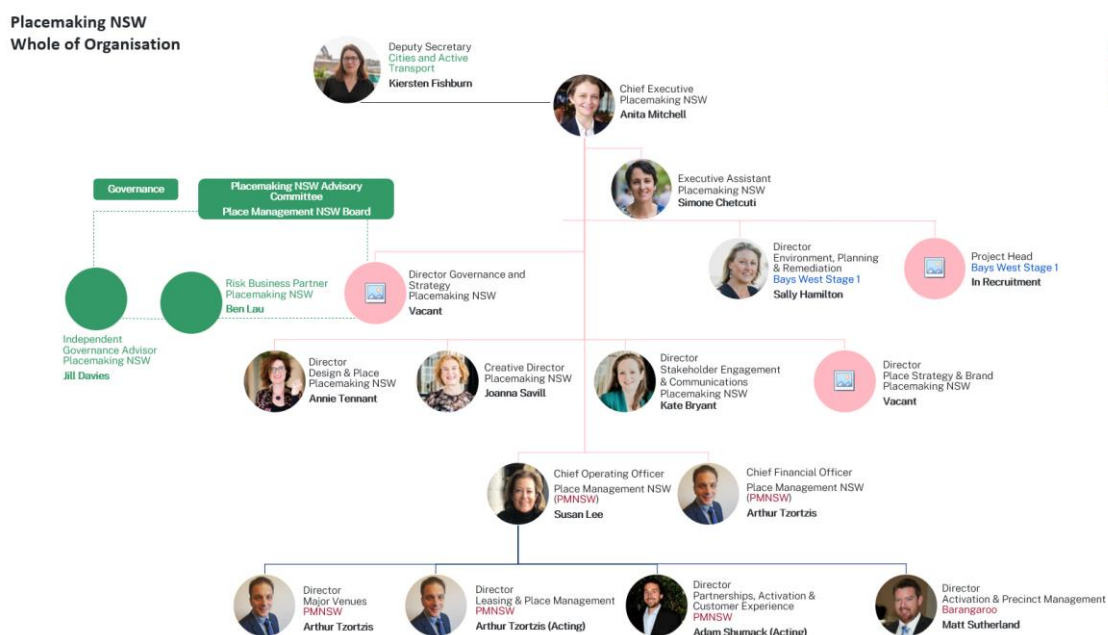
The Place Management NSW Boards met nine times during the 2020/21 period.

Member	Number of Meetings Attended	Number of Meetings Held*
Ken Kanofski <sup>1</sup>	9	9
David Borger	8	9
Romilly Madew	8	9
Tony McCormick	9	9
Bridget Smyth	7	9
Alex O’Mara <sup>**2</sup>	4	4*
Anita Mitchell	9	9

<sup>1</sup> Number of meetings held during the time the Member held office.

<sup>2</sup> Alex O’Mara attended all 5 Board meetings held in the first half of 2021-22 FY. Ms O’Mara left the NSW public service in January 2022 and did not attend meetings after January 2022 as Ms O’Mara was an ex officio member of the Board.

# Placemaking NSW Organisation Structure



## Board Member Profiles

**Ken Kanofski**

**Appointed June 2021**

### *Advisory Committee and Board Member*

- Chair, Placemaking NSW Advisory Committee
- Chair, Place Management NSW Board

Ken Kanofski is an experienced and successful Chief Executive, Board Director, Chair and Advisor. In addition to his role at Placemaking NSW, he is chair at Sydney Olympic Park Authority and Tellus Holdings and is a director at Jerrara Power. Ken also operates his own advisory business and brings a wealth of experience in infrastructure, transport, utilities, property, venue management and environmental services.

Previously, Ken has served as Chief Executive Officer of NSW Roads and Maritime Services (RMS), the NSW Land and Housing Corporation, Government Property NSW and WSN Environmental Solutions. He has served as a board member and chair on national policy bodies, statutory authorities, industry bodies and community organisations and he has contributed significantly to policy at a state, national and international level in transport, infrastructure, waste and energy. Ken also served as Australia's first delegate to the World Road Association.

***Advisory Committee and Board member***

- Placemaking NSW Advisory Committee
- Sydney Olympic Park Authority Board
- Place Management NSW Board

David Borger is the Executive Director of Business Western Sydney. A passionate advocate for the growth of Western Sydney, David has been at the forefront of many high-profile advocacy efforts dedicated to bringing jobs to the region, keeping Western Sydney a competitive market for business, and championing the cultural, amenity and infrastructure investments required to provide our residents with a world-class place to work, live and entertain.

Prior to this, David served as the Minister for Western Sydney, Minister for Housing, Minister for Roads, and Minister assisting the Minister for Transport and Roads in NSW Labour Governments.

In the 2019 Queens Birthday Awards, David was awarded the Medal of the Order of Australia (OAM) for his services to local government and the NSW parliament. He currently serves on several boards including NRMA, Evolve Housing, and the Museum of Applied Arts and Sciences.

***Advisory Committee and Board Member***

- Placemaking NSW Advisory Committee
- Sydney Olympic Park Authority Board
- Chair SOPA Parklands Advisory Committee
- Place Management NSW Board

Romilly Madew is Chief Executive Officer, Infrastructure Australia, where she is responsible for overseeing Infrastructure Australia's critical role in helping governments prioritise projects and reforms that best serve our communities.

Before joining Infrastructure Australia, Romilly was CEO of Green Building Council of Australia for 13 years. In acknowledgment of her contribution to Australia's sustainable building movement, Romilly was awarded an Order of Australia in 2019.

She is currently Independent Chair of the Currawong State Park Advisory Board (NSW), Member of the Australian Academy of Technology & Engineering (ATSE) Infrastructure Forum and Federal Government appointee, G20 EMPOWER - Empowerment and Progression of Women's Economic Representation. She has held Board positions with the Australian Sustainable Built Environment Council and was a Commissioner for the Northern Territory Economic Reconstruction Commission. She has sat on numerous Federal Government panels including the Cities Reference Group, National Sustainability Council, Climate Futures Independent Expert Group and the National Urban Policy Forum.

Romilly is an Honorary Fellow, Engineers Australia, Fellow of the Australian Academy of Science and Technology, Honorary Fellow, Planning Institute of Australia and Life Fellow GBCA. She is an active member of Bilgola Surf Life Saving Club as well as being involved in programs at both a State and National level for surf lifesaving. She is a Founder and Board member of Minerva Network, supporting our elite female athletes, which includes Romilly mentoring a member of Australia's 2020 Olympic Rowing Team.

Romilly Madew is the incoming CEO of Engineers Australia, from August 2022.

## **Tony McCormick**

**Appointed July 2020**

### ***Advisory Committee and Board Member***

- Placemaking NSW Advisory Committee
- Sydney Olympic Park Authority Board
- Place Management NSW Board

Tony McCormick is a landscape architect with over 40 years' experience. Formerly an owner of one of Australia's foremost international multidisciplinary design practices, where he led the landscape and urban design team for many years. He was responsible for tourism, hospitality, mixed use, commercial, transport, waterfront, metropolitan park and city making projects throughout Australia and Asia.

Tony has particular expertise in the management of multidisciplinary planning and design teams on large, complex development projects on sensitive sites. These have included major parks in Sydney, river rehabilitation for the Swan, Parramatta and Torrens rivers. He has been responsible for the preparation of strategies, manuals and design guidelines for parks, waterways, residential development, highways, and the urban public realm. His projects have won numerous industry and profession awards including the Australian Urban Design Award.

## **Bridget Smyth**

**Appointed July 2020**

### ***Advisory Committee and Board Member***

- Placemaking NSW Advisory Committee
- Sydney Olympic Park Authority Board
- Place Management NSW Board

For the past 30 years Bridget Smyth has pursued a career in urban design/architecture on major public domain and infrastructure projects in Australia, and the USA.

Currently, Bridget is City Architect/Design Director for the City of Sydney and manages a range of urban design, strategic and special projects, including the Sustainable Sydney 2030 (SS2030) vision and its implementation. She directs the City's Public Art Program and manages the City's Design Advisory Panel and Public Art Advisory Committee.

From 1996-2001, she was Director Design for the Sydney 2000 Olympic Games (OCA) and led the public domain, architecture, landscape architecture, and public art. From 1990-1996 she was Senior Urban Designer on the Central Artery Tunnel Project (the 'Big Dig')

in Boston, Massachusetts, USA. Prior to this, Bridget worked in private practice in Melbourne (Wood Marsh Architecture and Hassell).

Bridget holds a Master's Degree in Design Studies (Urban Design) from the Graduate School of Design, Harvard University, and a Bachelor of Architecture (Hons) and a Bachelor of Planning and Design from the University of Melbourne.

Bridget is the recipient of numerous awards including the 2016 AIA NSW President's Award, the 2014 Marion Mahoney Griffin Award by the AIA. She is member of UTS Deans Industry Advisory Board, Faculty of Design, Architecture and Building and holds an Adjunct Professorship at UTS.

**Alex O'Mara**

**Appointed July 2020 to January 2021**

**Group Deputy Secretary, Place, Design and Public Spaces  
Department of Planning, Industry and Environment**

***Board member (ex-officio)***

- Placemaking NSW Advisory Committee
- Sydney Olympic Park Authority Board
- Place Management NSW Board

Alex was the Group Deputy Secretary of the Place Design and Public Spaces Group in the Department of Planning, Industry and Environment until January 2022. In this role she had responsibility for precincts, place strategies and strategic planning within Greater Sydney, State infrastructure contributions and the delivery of growth infrastructure and community investment programs. She also had responsibility for the Premier's priorities of Greening Our City and Greener Public Spaces, the NSW Government Architect, Greater Sydney Parklands, Royal Botanic Gardens and Domain Trust and Placemaking NSW.

Prior to this role, Alex was the Deputy Secretary for Create NSW. Since February 2022, Alex has been the Principal of Sustainable Solutions Advisory which provides advice on strategy, policy, stakeholder engagement, leadership development and governance, with a focus on Environmental, Social and Governance (ESG) and sustainability in the built environment, energy and infrastructure sectors.

Alex is an experienced senior executive who has worked across a range of sectors, including planning, industry, infrastructure, water, environment, building and culture.

Alex is a member of the Central Sydney Planning Committee of the City of Sydney and was a previously a member of the Australian Building Codes Board and the State Records and Archives Authority.

Alex is a graduate of the Australian Institute of Company Directors. She holds a Bachelor of Arts and a First-Class Honours Bachelor of Laws and a Master of Administrative Law and Policy. Alex was admitted as a legal practitioner in 1999 and holds a current practising certificate.

**Chief Executive, Placemaking NSW*****Advisory Committee and Board Member (ex-officio)***

- Placemaking NSW Advisory Committee
- Sydney Olympic Park Authority Board
- Place Management NSW Board

Anita Mitchell has over 28 years' experience in executive management, sustainability, social impact and corporate assurance spanning energy, water, waste, property and construction in both the public and private sectors.

In January 2021, Anita joined the NSW Department of Planning, Industry and Environment as the inaugural Chief Executive of Placemaking NSW. Now part of the Cities and Active Transport division in Transport for NSW, Placemaking NSW focuses on the development and management of some of the most important harbourside precincts in Sydney.

Prior to this Anita worked at Lendlease for over a decade in a range of roles spanning Australia, Asia and Europe in construction, development and corporate assurance areas. Anita led the environmental and social sustainability strategy for Australia's first certified carbon neutral precinct – Lendlease's \$6 billion Barangaroo South development in Sydney. Here she delivered world's best practice sustainable design and social impact initiatives.

Before Lendlease Anita managed sustainability and environmental programs for one of Australia's largest energy distributors, as well as the country's largest water authority and waste management operator.

She holds a Bachelor of Environmental Science, a Master of Environmental Management and an MBA – completed under full scholarship as “Australia's top emerging leader and MBA scholar” selected by The University of Sydney and AFR BOSS magazine in 2012. Anita is a graduate of the Australian Institute of Company Directors, a member of Chief Executive Women and experienced Director on not for profit boards.

## 8. Summary review of operations

The effects of Covid-19 continued to be felt in the PMNSW precincts during the 2022 financial year. Lockdown within the Sydney CBD precincts commenced on July 25th, 2021 and continued into October 2021. While there was progressive relaxation of the Covid-19 regulations in the subsequent months, the Omicron wave over the December 2021 / January 2022 period, again proved challenging for the precincts. More positively, by the final quarter of the year, there were strong signs of recovery in both foot traffic and turnover.

In The Rocks and Darling Harbour, the disruption to people movements from both tourism and the pandemic continued to be felt, with the first nine months of the year down 11% compared to the prior year, before finishing the year slightly higher than the 2021/2022 result. A Covid-19 recovery began to be felt in the fourth quarter from Easter 2022, continuing into the final months of the year with VIVID a particularly strong moment around all the CBD precincts. Turnover in The Rocks over the final three months of the 2022 financial year was above 2019 levels, for the first time since the pandemic began in March 2020.

The ongoing Covid-19 impacts on both foot traffic and turnover led PMNSW to extend the Covid-19 rental abatements for qualifying tenants during the 2022 financial year. Through a combination of waivers and deferred rent, PMNSW was able to support the commercial viability of tenants, with the intention that this would strategically provide for a faster recovery of the precinct, than allowing businesses to close in response to the challenging business conditions.

Further supporting the recovery of the precincts, PMNSW was the recipient of significant Treasury funding aimed at the revitalisation of the Sydney CBD through a range of activations. These included third party arts events such as Fringe Festival and Project 107, as well as activations presented by PMNSW including a Winter Festival in both Darling Harbour and The Rocks, and Sweet Summer Street Festival and Sweet Summer Sounds. PMNSW also provided support to the delivery of the Alfresco Dining Grants Program managed by Service NSW, as subject matter expert.

Key commercial leases were finalised with two major new tenants in The Rocks, with the Australian Institute of Music and COX Architecture both relocating from elsewhere in the CBD. New key retail leases were signed with the Barrelhouse Group for The Observer Hotel and with Swillhouse for Phillips Foote. Both locations are currently undergoing heritage restoration and tenant fit out works and will open in 2023.

At Darling Harbour, negotiations continued for the redevelopment of key sites including Harbourside and Cockle Bay. Work also resumed at The Ribbon development, with delivery of the hotel and public domain now expected in 2023. PMNSW also made a major capital investment in restoration works on key State Significant Heritage Sites including the Pyrmont Bridge and the White Bay Power Station.

Finally, 2022 also saw some significant impacts from Government reorganisation including the transfer of the responsibility for the management of the public domain at Barangaroo to Place Management NSW, as well as the transfer of 22 staff positions,



effective from 4th March 2022. PMNSW itself was also moved from the Department of Planning into the Cities and Active Transport Division within Transport for NSW, through a Machinery of Government Change from 1st April 2022.

## **Major Venues**

### **ICC Sydney**

The 2021-22 year saw the end of the Covid-19 lockdowns and the easing of health restrictions. While the lingering impacts on the events and tourism industries may yet be felt for years to come, most notably for the international market, there was renewed sense of hope and optimism for ICC Sydney and the business events industry.

The combination of improved market confidence and ICC Sydney's readiness to ramp up operations resulted in an extraordinary second half year performance, which far exceeded expectations and garnered extraordinary levels of client and delegate satisfaction. This was demonstrated in May 2022, where events generated one of the venue's largest monthly revenue results on record. With the majority of activity sitting within the final four months of the year, domestic attendance at events was at pre-pandemic levels and some consumer exhibitions broke their pre-pandemic attendance levels.

The ICC Sydney hosted 301 core events during the year and welcomed an estimated 472,370 visitors through the doors. Delegates attending events at ICC Sydney generated an estimated \$188.1M in direct expenditure for NSW, including approximately 291,929 room nights. Interstate visitors generated approximately 26% (\$48.6M) of this total expenditure, resulting in approximately 87,375 (18%) room nights. This resulted in an estimated total value-added contribution of \$156.6M and the creation of 911 FTE jobs. Once again for FY21/22, these contributions were key to the industry and NSW especially, considering the recent challenging years due to the COVID pandemic.

The ICC Sydney continued to receive praise and recognition throughout the year, particularly for its innovation in audio visual services through hybrid and digital event solutions, its continued social impact successes, including the launch of a second Reconciliation Action Plan and client activations as a result of the venue's Legacy Program. It also released of a new service promoting outdoor networking solutions.

Further highlights included the Meetings & Events Australia (MEA) Award for Audio Visual Services, being voted the Most Sustainable Venue and the Best Venue for a Gala Dinner by Spice Magazine; the Director of Human Resources received the prestigious Australian HR Manager of the Year, the communications team picked up a Public Relations Industry Award for crisis and issues management and, up against the likes of Quay and other fine dining restaurants, ICC Sydney won the NSW Wine Sommelier's Wine List Award for Best Sydney Venue with more than 40 seats.

## **The Chinese Garden of Friendship**

As a key cultural destination situated on one hectare of Darling Harbour's central precinct, The Chinese Garden of Friendship welcomed over 130,000 visitors. Like other visitor destinations in Australia and across the world, the Chinese Garden of Friendship's visitation was impacted by the Covid-19 pandemic for the second year in a row due to significant decline in international and domestic travels. Visitors ranged from general admission, education tours, self-guided school visits, group visits, weddings, filming and photography bookings, public programs, events and other activations. Despite the 15-week lockdown from 25 June to 11 October, visitation increased by 17% comprising mainly of local and interstate visitors.

To provide an outdoor respite to local residents, in late November 2021 a new annual membership program called "Friends of the Garden" was launched. The new membership provides unlimited visits to the Garden, exclusive to members workshops tours, invitations to special previews and events and exhibitions and many more other benefits. The uptake has been extremely successful and popular with 437 new annual members being signed up within 8 months.

From mid-January we hosted a first of a kind in the Chinese Garden, a light show called Nature Illuminated took visitors on a journey through the four seasons through lighting display of Autumn, Winter, Spring and Summer. This featured augmented reality specifically designed for the Chinese Garden, including inflatable sculptures, a live string quartet and interactive forest sprites scattered through the Garden.

To celebrate The Year of The Tiger, a jam-packed line up of activities and events was created to take visitors through the Lunar New Year. Celebrations kicked off the on Saturday, 29 January in the Garden forecourt with the Lion Dance embracing the beauty, art, culture, traditions and history of China. During another successful year of Lunar New Year celebrations at the Garden; we welcomed 9080 people, facilitated 35 activations, classes, craft activities, workshops, tea ceremonies and music performances.

The Chinese Garden of Friendship also hosted the Beijing 2022 Australian Olympic Team Welcome Home event on Friday. Olympic medallists shone bright celebrating the best performances of the 2021-22 season including Jakara Anthony - the Athlete of the Year Award (Olympic Disciplines).

Three school holiday programs (January - Junior Master Challenge, April - Garden Safari, July - Badge Making) were delivered throughout the year and welcomed 1588 children and their families. As always, the workshops were educational, fun and creative that explored the Chinese Garden beautiful landscape and culture, customs and traditions.

## **The Rocks Discovery Museum**

The Rocks Discovery Museum is located in Kendall Lane in The Rocks, in three adjoining historic buildings: Samson's Cottage, Raphael's Store and Mackellar's Store. It makes extensive use of multimedia to interpret the multi-layered history of The Rocks, including a selection from the thousands of artefacts from archaeological sites in the precinct, uncovered through over more than 40 years of conservation works.

During the 2021-22 period the Museum underwent a refresh involving improvements and innovations to the way we present our heritage information, and to expand on the Aboriginal interpretation of the area. We also developed a new website to extend the reach of the Museum to the public, and better enable remote access for those exploring the heritage of the broader Rocks precinct using mobile devices.

The Rocks Discovery Museum also received **2 Highly Commended awards** for the refresh project:

1. Institution Website - Museum Australia Multimedia and Publications Awards (MAPDA)
2. Permanent Exhibition and Fit-out – Museums and Galleries National Awards (MAGNA)

The Museum welcomed 22,126 visitors (30% increase), along with conducting 2,145 self-guided tours and 88 Guided tours with a total of 4372 kids. Noting the Museum was closed from the end of June until the beginning of October as a result of the relevant health orders in place at the time.

### **Rocks Discovery Museum Visitation 2019 - 2022**

<b>Year</b>	<b>Total Visitors</b>	<b>Self-guided tour pax</b>	<b>Guided Tour Pax</b>
<b>2021-22</b>	<b>22,126</b>	<b>2,145</b>	<b>88 groups</b>
<b>2020-21</b>	15,434	3,267	104
<b>2019-20</b>	64,514	4,829	1,128

### **Education**

With the easing of Covid-19 restrictions, the Sydney Learning Adventures (SLA) Education team welcomed a return to in person program delivery within the precincts with a continued option to deliver online virtual programs. The SLA team adapted to the challenges faced in an increasingly changing environment adding a 10th online virtual program. The most recently adapted virtual program was delivered to over 200 international students in 4 weeks.

### **Feedback**

- “The guide was engaging and attentive to the students' needs, especially with the 'hands on' part of the day where students were working with artefacts.”
- “The guide was amazing with the support unit students. She understood their needs and adjustments and worked accordingly. Students enjoyed the weaving process”
- “Both guides were wonderful, and this Double Dragons Program was terrific! We had to do a last-minute time change due to bus delays and both educators were so accommodating. I would highly recommend this program to other schools! Thank you”

## **Design and Place, Placemaking NSW**

### **Disaster Risk Management Strategy for The Rocks Precinct**

Over the last Financial year, The Rocks Heritage Disaster Risk Management Strategy was prepared to guide our response to identifying human and natural hazards.

It also ensures the management and mitigation of a range of risks including fire and seismic risks to buildings, to ensure the state significant heritage values of The Rocks precinct are actively conserved.

### **Seismic Strategy for Place Management NSW heritage assets in The Rocks and Darling Harbour Precincts**

The Place Management NSW Seismic Stabilisation Strategy was also prepared to address seismic the risk identified in the Disaster Risk Management Strategy.

It identifies and prioritises at-risk heritage assets in Darling Harbour and The Rocks precincts and sets out an assessment framework for stabilisation mitigation works.

### **Conservation Management Plans**

With over 140 significant heritage places listed on the Heritage Act s170 Register including 100+ State Heritage Register in The Rocks and Darling Harbour, Design and Place has implemented a 10-year rolling Conservation Management Plan update program.

In 2021-22 the following Conservation Management Plans were reviewed and updated by Design and Place: The Rocks: Mercantile Hotel - 25-27 George Street, Observer Hotel - 69 George Street, Reynell Building - 185 Gloucester Street, Shop - 107-109 George Street, Cumberland Place and Steps. Darling Harbour: The Shelbourne Hotel - 200-202 Sussex Street, Market City (Paddy's Market) Market Buildings 1 & 2 - 9-13 Hay Street, Haymarket.

### **Conservation of state significant heritage assets - including Susannah Place and Pyrmont Bridge**

Design and Place provide strategic oversight and technical input for major conservation and building maintenance upgrades in The Rocks and Darling Harbour.

Projects completed in 2021-22 include works in The Rocks for fire upgrade to the Metcalfe Bond Stores and Argyle Stores, Susannah Place, Union Bond Stores, George Street Police Station and Bakers Terrace as part of the 85 Harrington Street development.

Darling Harbour includes works to the former Pumping Station and Pyrmont Bridge Pier Sets.

Conservation works have also been undertaken at former Sydney Harbour Trust buildings at East Circular Quay; and White Bay Power Station Coal Loader and buildings.

## **Leasing and Asset Management**

### **The Rocks**

Despite the ongoing Covid-19 related disruption to business in the CBD, commercial office space enquires for The Rocks are increasing. 14 new and renewed lease transactions for commercial office space were finalised. This included new leases to Regional NSW who are occupying 1180sqm at 66 Harrington Street, My Fashion Republic leasing 425sqm and Control Risk 440sqm at 80 George St, McLardy McShane Partners at 41 George St and Barn Underwriting Agency leasing 390sqm at 43 George Street.

Retail continues to feel the impacts of Covid-19 with significantly reduced visitation to The Rocks compared to previous years.

Despite this, there were three new retail leases finalised with Barrel House Group for The Observer Hotel & Tasting Rooms, Swillhouse Group for the old Phillip's Foote site, and ADL Group for 106 George St. Furthermore, there have been ten lease renewals finalised with existing tenants during the financial year.

The team has been focused on new shop openings during the financial year, new additions including:

- Hickson House a new distillery,
- Polo Ralph Lauren - a high end affordable fashion offering,
- Bausele a boutique watch retailer, and
- Frank Mac's a boutique bar centred around a general store concept

### **Darling Harbour**

Despite the continued the impacts of Covid-19, the precinct has experienced an improvement in visitation

The Alfresco outdoor dining project was extended to Darling Harbour in late 2020 and has proved successful for many operators. There has been significant interest shown in a extending the arrangements over the longer term.

Darling Harbour continues to be the site of a series of precinct-changing developments. The Ribbon redevelopment has entered its final delivery phase with a further change in building contractor to complete the development including new public domain areas, event space and extended children's playground.

Planning continues for the Cockle Bay Wharf and Harbourside redevelopment projects with Harbourside planning for the commencement of demolition works in early 2023. Darling Quarter has commenced its final stage upgrade to the north and south buildings. This will see improved public domain areas and upgraded presentation of the retail component.

## **White Bay Power Station**

One of our key strategic initiatives for the White Bay Power Station site is to deliver on heritage and remediation works. PMNSW completed detailed scoping studies of the building and strengthened the chimneys to establish a scope of critical works. PMNSW completed a select competitive tender process for critical works in 2021 and a contract was awarded to FDC Fit-out and Construction Pty Ltd (FDC) for Package 1 of the scope of works, with the contract including an option for Package 2 of the scope of works.

Additionally, PMNSW completed a business case for stage 2 funding for submission to Infrastructure NSW (INSW). INSW approved the funding, and the business case was approved by Treasury in the 2022-23 budget and consequently FDC have been awarded the contract for Stage 2 works.

White Bay Power Station is a focal point in the wider Bays West redevelopment and masterplan, and will adjoin The Bays Metro Station, due to open in 2029.

## **Ballast Point Park**

PMNSW is currently reviewing the long-term management of the parkland. Our Design and Place team is undertaking a review of our operations and maintenance at Ballast Point, including developing plans of management.

These plans will address companion animal management as well as biodiversity, stormwater management, maintenance as well as additional picnic seating.

We are also about to commence replanting in some key areas across the park to replace the diseased trees that were removed last year. PMNSW also has a plan of ongoing works to ensure the park remains an attractive location for passive recreation.

## **Sydney Fish Markets**

PMNSW has signed an MOU with INSW to become the ultimate owner of the new Sydney Fish Markets at the completion of the development in 2025. Construction has commenced and the first stage of piling in Blackwattle Bay is now visible and approaching completion. PMNSW has been working closely with INSW and Sydney Fish Markets on the proposed retail plan, the financial projections on operations and negotiating cost responsibilities with Sydney Fish Markets.

The Property Management Agreement with Sydney Fish Markets has now been executed and the key Leasing Consultant tender is now underway with expectations to begin the retail leasing process in October. PMNSW has also given preliminary feedback for the design of the external public spaces.

## **Restoration Projects and Pyrmont Bridge**

This year Place Management made significant progress on the restoration of several key heritage assets at The Rocks and Darling Harbour. Project planning and detailed design for Stage 1 of the heritage listed Argyle Stores restoration was completed in the third quarter, with works on track to commence in the new financial year.

The Pyrmont Bridge Project completed the restoration of the eastern most structure with works now focussed on the above ground structure located on the western end of the Bridge.

Continued focus on the improvement of the organisation's Asset Management and Lifecycle Management Plans remains, key to the delivery of numerous projects maintaining and revitalising the organisations built assets, their contained infrastructure and public domain areas.

### **Covid-19 Support**

PMNSW has continued its pro-active approach to Covid-19 related trading disruption, extending its retail tenant Covid-19 support program to qualifying tenants for the first six months of 2021, based on the Code of Conduct principles for rent assistance published in 2020. Working with CBRE, new agreements were signed with eligible tenants.

As trading conditions improved through 2022, the number of tenants eligible has reduced significantly. The program formally ended on 30 June. Should further assistance be required for a smaller number of retailers and these will be dealt with individually under our Rent Assistance policy.

### **Partnerships, Activation and Customer Experience (PACE)**

As Sydney continued to recover from the impacts of the Covid-19, The Rocks and Darling Harbour played a pivotal role in bringing visitors back to the CBD by creating engaging experiences, a key priority for the NSW Government.

This included delivering NSW Treasury funded initiatives such as the *Festival of Place*, Long Summer Nights program with funding provided by NSW Treasury. This featured music performances, night markets, pop up outdoor cinemas and even an outdoor roller-skating rink across the summer period.

These larger scale events were supported by a program of free 'always on' activities as well as regular bespoke activations that embrace the unique characters of the precincts. Each activity was designed to create a compelling reason for locals to visit more often.

Underpinning these events was a focus on promoting the natural place attributes and the improvements in our retail offering to encourage Sydneysiders to visit our places.

Despite impacts created by COVID-19 lockdowns and significant weather events across summer, PMNSW's ability to respond to these challenges has shown some rewarding results. Highlights can be found below:

#### **Highlights – The Rocks:**

- The continuation of a free program of activities for the local community, including weekly Yoga, Live Music and the Laneway Cinema on Playfair Street.
- The Rocks Markets continued to trade throughout the year, with special event markets such as Christmas, Lunar New Year, Vivid, and Summer night markets.

- The return of the full NYE fireworks display to Sydney Harbour, with over 50,000 visitors to The Rocks and Circular Quay.
- A partnership with the Sydney Fringe Festival brought the iconic Spiegaltent into First Fleet Park, with the acclaimed Bernie Dieter Club Kabaret show
- The Sweet Summer Summer Sounds Music event, featured as part of the Long Summer Nights Program, delivered 50+ live music performances across a two week period in January featuring an array of emerging Australian artists.
- The Official Sydney St Patricks Day celebrations with the return of the iconic St Patricks Day parade travelling down George St, record numbers of visitation for the event visited the precinct across the weekend.
- The continued evolution of the Alfresco dining program with a number of precinct improvements including the continuation of the George St extended pedestrianised public area.
- The return of Whisk(e)y in The Rocks, a sold out ticketed immersive brand and retailer activation celebrating drinks, cocktails, and food pairings over 4 days.
- Destination NSW's Vivid Sydney, saw The Rocks brought to life with colour and movement, and record attendance of the festival. A program of live music, The Rocks Night Markets on weekends, and strong retailer integration saw The Rocks continue to a focal point for the Vivid experience.
- Gross retail revenue for the precinct exceeded 2019 pre COVID-19 levels from March 2022 onwards.

### **Highlights: Darling Harbour**

- The return of the much-loved Saturday night fireworks that drive regular repeat visitation to the precinct.
- Seasonal school holidays experiences including the popular Ice Skating Rink, and a wide range for family friendly, bespoke activations.
- Christmas in Darling Harbour, headlined by the amazing Skycastle installation by Enes, and supported by an array of experiences designed for visitor engagement including peddle boats on the bay, Christmas concerts, and workshops.
- The return of Sydney Festival to Tumbalong Park with the acclaimed Eness Airship Orchestra installation that drove significant visitation across January.
- 2 week program of Lunar New Year celebrations across Darling Harbour and The Chinese Gardens Of Friendship including free installations and performances.
- Live at Lunch, a music program tailored to local CBD workers with discounted lunchbox giveaways, integration with local businesses and free live music performances
- Darling Harbour Rollerama, a groovy pop-up roller rink that took place during April in the heart of the Sydney CBD, between Darling Square and the Chinese Garden of Friendship
- The return of Destination NSW's Vivid Sydney, with Darling Harbour activating for the first time as an official part of the Light walk experience, featuring an array of experiences across the entire precinct



## Marketing KPI Performance 2021-22

### The Rocks

Channel	Target	Result
PR	200 m reach	213 m reach
Website	915,493 sessions	1,111,559 sessions
Email	15% click to open	13.3% click to open
	7230 engaged database	12,996 engaged database
Social	4.5% Facebook engagement rate	4.3% Facebook engagement rate
	1.8% Instagram engagement rate	0.8% Instagram engagement rate

### Darling Harbour

Channel	Target	Result
PR	137.5 m reach	134 m reach
Website	1.182 m sessions	1.223 m sessions
Email	18% click to open	17.39% click to open
	15,378 engaged database	22,095 engaged database
Social	3.5% Facebook engagement rate	5.8 % Facebook engagement rate
	1.8% Instagram engagement rate	1.2% Instagram engagement rate

## Venue Hire KPI Performance 2021-22

### The Rocks

FY - 2021/22		Total
Venue Hire - The Rocks	Budget	\$219,981
Venue Hire - The Rocks	Actual	\$264,683
Variance		+\$44,702

### Darling Harbour

FY - 2021/22		Total
Venue Hire - Darling Harbour	Budget	\$296,126
Venue Hire - Darling Harbour	Actual	\$413,123
Variance		+\$116,997

## **Barangaroo Activation and Precinct Management**

The Barangaroo Activation and Precinct Management team and its responsibilities transferred from Infrastructure NSW into Place Management NSW on 4th March 2022. The team has been working to align systems and processes with positive benefits for both Barangaroo and Place Management NSW since transition.

In the past financial year, the Barangaroo precinct has had several key milestone achievements including the hosting of national and international events, expanding community and cultural programs, opening new areas of public domain and the precinct continues to be recognized as a world class public domain offering.

The first quarter of the financial year was impacted by Covid-19 and resulted in multiple cancellations of events organised with our commercial clients, precinct partners or produced by our team.

In collaboration with Barangaroo precinct partners we delivered several initiatives to bring visitation back to the precincts, including extension of retailers dining license footprint, Christmas and NYE activations program and the first edition of The Artisan Market in Barangaroo South.

Commercialization of the Aboriginal Cultural Tours program continues to move from strength to strength and saw more than a thousand guests attending Tours with the program booked out for extended periods across May, June & July. We are also experiencing a very strong interest in Cultural Tours program from high profile corporates based in or outside of the precinct.

Prior to the transition into Place Management NSW, the Barangaroo team delivered a sold-out Covid-safe New Year's Eve event at Barangaroo Reserve within a heavily reduced lead timeframe of 3 months. Attendees were welcomed to site with a traditional smoking ceremony and entertained through the evening by DJ and live band. 82% of patrons say they're expectations were exceeded with 94% of participants saying they would highly recommend the event to others.

The Barangaroo Precinct also continues to open and deliver new public domain infrastructure with the Shelley Street Safety Upgrades and Hickson Park Amenities projects completed by INSW and now under operations by PMNSW.

## **9. Funds granted to non-government community organisations**

PMNSW did not award funding grants to any non-government community organisations in 2021-22.

## **10. Management and activities**

PMNSW is responsible for the ownership and management of NSW's state-significant precincts, The Rocks, Barangaroo and Darling Harbour. This includes the management of the Rocks Markets.

PMNSW aims to uphold community, social, heritage and commercial interests by providing world-class places and experiences. This multidisciplinary experience extends to asset management, retail and commercial leasing, strategic planning and heritage, as well as events and marketing.

PMNSW works to ensure the activation of our precincts for the mutual benefit of tenants, visitors, and the taxpayers of NSW. PMNSW also begun important remediation and conservation works at White Bay Power Station in Rozelle and most recently was appointed to manage the Bays West Stage 1 urban renewal project and aims to have the site activated in time for the opening of the new Metro West line in 2030.

## 11. Human Resources

### Number of officers and employees by category with previous year comparison

	2021-2022	2020-2021	2019-2020
Ongoing	55	35	37
Temporary	7	9	4
Casual	43	31	17
Executive	5	3	4
<b>TOTAL</b>	<b>110</b>	<b>78</b>	<b>62</b>

NB: Headcount data reported at end of reporting period as at 30 June 2022

### Numbers and Remuneration of Senior Executives

	2021-22		
	Female	Male	Total
Band 4 Secretary	-	-	-
Band 3 Group/Deputy Secretary	-	-	-
Band 2 Executive Director	1	-	1
Band 1 Director	1	3	4
<b>Total</b>	<b>2</b>	<b>3</b>	<b>5</b>

NB: These are Senior Executive statistics as of 30 June 2022. This data is based solely on senior executives in their substantive role and band level.

Place Management adhered to DPE's human resources and industrial relations policies and procedures.

## 12. Workforce Diversity

1. Size of Agency (Headcount)	2020	2021	2022	% Change 2021 to 2022
Headcount at Census Date	62	78	99	26.9%
Non-casual Headcount at Census Date	45	47	78	66.0%

The percentage change is set to display as "\*" if a percentage change cannot be calculated. This occurs in cases where the previous year's value is 0 and the current year is a different number. Where percentage change is \* the actual values should be reviewed in the relevant years.

2. Workforce Diversity Survey Response Rate (Non-casual Headcount at Census Date)	2020	2021	2022
Non-casual Headcount at Census Date	45	47	78
Non-casual Workforce Diversity Survey Respondents at Census Date	31	30	57
Response Rate	68.9%	63.8%	73.1%

Note: Survey Respondents are employees who have provided an answer for any of the Workforce Diversity questions, whether they have chosen to withdraw their response or not. In other words, a respondent is an employee with at least one non-missing value for the set of Workforce Diversity questions.

3. Workforce Diversity Actual Staff Numbers (Non-casual Headcount at Census Date) - 2022										
Remuneration Level of Substantive Position	Total Staff (Men, Women & Unspecified)	Respondents	Men	Women	Unspecified Gender	Aboriginal and/or Torres Strait Islander People	People from Racial, Ethnic, Ethno-Religious Minority Groups	People whose Language First Spoken as a Child was not English	People with a Disability	People with a Disability Requiring Work-Related Adjustment
\$0 - \$50,479	0	0	0	0	0	0	0	0	0	0
\$50,479 - \$66,298	0	0	0	0	0	0	0	0	0	0
\$66,298 - \$74,117	1	1	1	0	0	0	0	0	0	0
\$74,117 - \$93,791	7	4	3	4	0	3	1	0	0	0
\$93,791 - \$121,288	30	22	6	24	0	1	4	3	0	0
\$121,288 - \$151,609	33	25	17	16	0	1	5	4	0	0
\$151,609 > (Non SES)	0	0	0	0	0	0	0	0	0	0
\$151,609 > (SES)	7	5	2	5	0	0	0	0	0	0
<b>Total</b>	<b>78</b>	<b>57</b>	<b>29</b>	<b>49</b>	<b>0</b>	<b>5</b>	<b>10</b>	<b>7</b>	<b>0</b>	<b>0</b>

Note: "Unspecified Gender" incorporates unknown, withdrawn, and indeterminate/intersex values.

#### 4. Workforce Diversity Actual and Estimated Staff Numbers (Non-casual Headcount at Census Date) - 2022

Remuneration Level of Substantive Position	Total Staff (Men, Women & Unspecified)	Actual					Estimated				
		Respondents	Men	Women	Unspecified Gender	Aboriginal and/or Torres Strait Islander People	People from Racial, Ethnic, Ethno-Religious Minority Groups	People whose Language First Spoken as a Child was not English	People with a Disability	People with a Disability Requiring Work-Related Adjustment	
\$0 - \$50,479	0	0	0	0	0	0	0	0	0	0	
\$50,479 - \$66,298	0	0	0	0	0	0	0	0	0	0	
\$66,298 - \$74,117	1	1	1	0	0	0	0	0	0	0	
\$74,117 - \$93,791	7	4	3	4	0	5	2	0	0	0	
\$93,791 - \$121,288	30	22	6	24	0	1	5	4	0	0	
\$121,288 - \$151,609	33	25	17	16	0	1	7	5	0	0	
\$151,609 > (Non SES)	0	0	0	0	0	0	0	0	0	0	
\$151,609 > (SES)	7	5	2	5	0	0	0	0	0	0	
<b>Total</b>	<b>78</b>	<b>57</b>	<b>29</b>	<b>49</b>	<b>0</b>						

Note 1: Estimated figures are only provided for agencies with a response rate greater than 65%. For agencies with a response rate less than 65%, actual figures are reported in all instances.

Note 2: Estimated figures are calculated for each salary band by taking the number of employees who have responded "yes" to the Workforce Diversity question as a proportion of the total number of employees who have responded to the Workforce Diversity survey, multiplied by the total number of staff, and rounded to zero decimal places. E.g., Estimated number of People with a Disability in Salary Band 1 = (Actual number of People with a Disability in Salary Band 1 / Total number of Survey Respondents in Salary Band 1) \* Total number of Staff in Salary Band 1, and rounded to zero decimal places.

#### 4a. Workforce Diversity Actual and Estimated Staff Numbers (Non-casual Headcount at Census Date) as Percentages - 2022

Remuneration Level of Substantive Position	Total Staff (Men, Women & Unspecified)	Actual					Estimated				
		Respondents	Men	Women	Unspecified Gender	Aboriginal and/or Torres Strait Islander People	People from Racial, Ethnic, Ethno-Religious Minority Groups	People whose Language First Spoken as a Child was not English	People with a Disability	People with a Disability Requiring Work-Related Adjustment	
\$0 - \$50,479	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
\$50,479 - \$66,298	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
\$66,298 - \$74,117	1	100.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
\$74,117 - \$93,791	7	57.1%	42.9%	57.1%	0.0%	75.0%	25.0%	0.0%	0.0%	0.0%	
\$93,791 - \$121,288	30	73.3%	20.0%	80.0%	0.0%	4.5%	18.2%	13.6%	0.0%	0.0%	
\$121,288 - \$151,609	33	75.8%	51.5%	48.5%	0.0%	4.0%	20.0%	16.0%	0.0%	0.0%	
\$151,609 > (Non SES)	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
\$151,609 > (SES)	7	71.4%	28.6%	71.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Total</b>	<b>78</b>	<b>73.1%</b>	<b>37.2%</b>	<b>62.8%</b>	<b>0.0%</b>						

Note: Table 4a presents the figures in Table 4 as percentages. E.g., Estimated % of People with a Disability in Salary Band 1 = (Estimated number of People with a Disability in Salary Band 1 / Total number of Staff in Salary Band 1) \* 100. Estimated figures are only provided for agencies with a response rate greater than 65%. For agencies with a response rate less than 65%, actual figures are reported in all instances.

## 5. Parliamentary Annual Report Tables

### 5a. Trends in the Representation of Workforce Diversity Groups

Workforce Diversity Group	Benchmark	2020	2021	2022
Women	50%	55.6%	55.3%	62.8%
Aboriginal and/or Torres Strait Islander People	3.3%	3.5%	2.1%	10.2%
People whose First Language Spoken as a Child was not English	23.2%	8.6%	6.4%	12.0%
People with Disability	5.6%	0.0%	0.0%	0.0%
People with Disability Requiring Work-Related Adjustment	N/A	0.0%	0.0%	0.0%

Note 1: The benchmark of 50% for representation of women across the sector is intended to reflect the gender composition of the NSW community.

Note 2: The NSW Public Sector Aboriginal Employment Strategy 2014 – 17 introduced an aspirational target of 1.8% by 2021 for each of the sector's salary bands. If the aspirational target of 1.8% is achieved in salary bands not currently at or above 1.8%, the cumulative representation of Aboriginal employees in the sector is expected to reach 3.3%.

Note 3: A benchmark from the Australian Bureau of Statistics (ABS) Census of Population and Housing has been included for People whose First Language Spoken as a Child was not English. The ABS Census does not provide information about first language, but does provide information about country of birth. The benchmark of 23.2% is the percentage of the NSW general population born in a country where English is not the predominant language.

Note 4: In December 2017 the NSW Government announced the target of doubling the representation of people with disability in the NSW public sector from an estimated 2.7% to 5.6% by 2027. More information can be found at: [Jobs for People with Disability: A plan for the NSW public sector](#). The benchmark for 'People with Disability Requiring Work-Related Adjustment' was not updated.

### 5b. Trends in the Distribution Index for Workforce Diversity Groups

Workforce Diversity Group	Benchmark	2020	2021	2022
Women	100	96	96	98
Aboriginal and/or Torres Strait Islander People	100	N/A	N/A	N/A
People whose First Language Spoken as a Child was not English	100	N/A	N/A	N/A
People with a Disability	100	N/A	N/A	N/A
People with a Disability Requiring Work-Related Adjustment	100	N/A	N/A	N/A

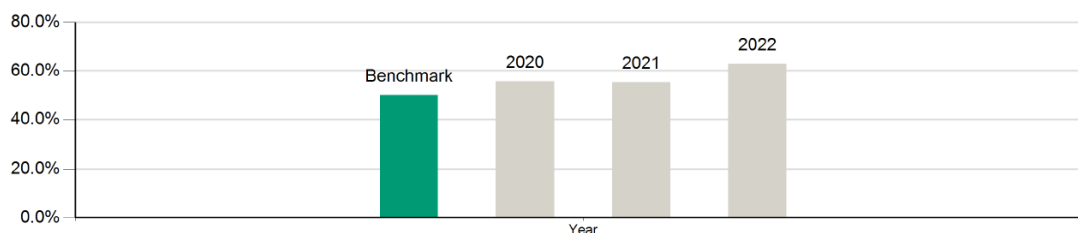
Note 1: A Distribution Index score of 100 indicates that the distribution of members of the Workforce Diversity group across salary bands is equivalent to that of the rest of the workforce. A score less than 100 means that members of the Workforce Diversity group tend to be more concentrated at lower salary bands than is the case for other staff. The more pronounced this tendency is, the lower the score will be. In some cases, the index may be more than 100, indicating that members of the Workforce Diversity group tend to be more concentrated at higher salary bands than is the case for other staff.

Note 2: The Distribution Index is not calculated when the number of employees in the Workforce Diversity group is less than 20 or when the number of other employees is less than 20.

## 6. Representation of Workforce Diversity Groups - Graphs

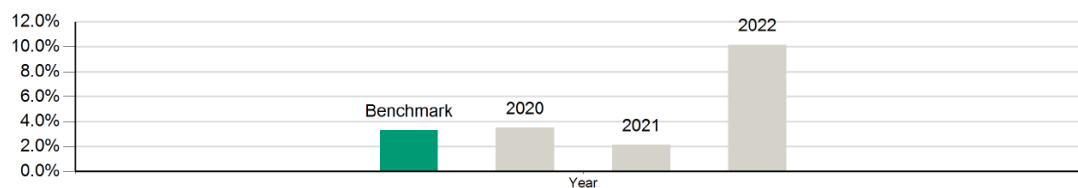
Workforce Diversity Group	Benchmark	2020	2021	2022
Women	50%	55.6%	55.3%	62.8%

Trends in Workforce Diversity Group  
Women



Workforce Diversity Group	Benchmark	2020	2021	2022
Aboriginal and/or Torres Strait Islander People	3.3%	3.5%	2.1%	10.2%

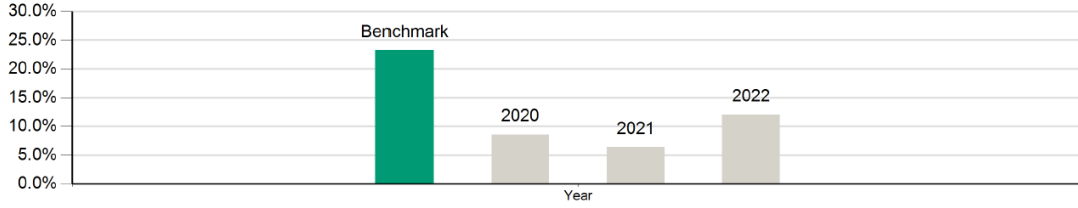
Trends in Workforce Diversity Group  
Aboriginal and/or Torres Strait Islander People



**6. Representation of Workforce Diversity Groups - Graphs (continued)**

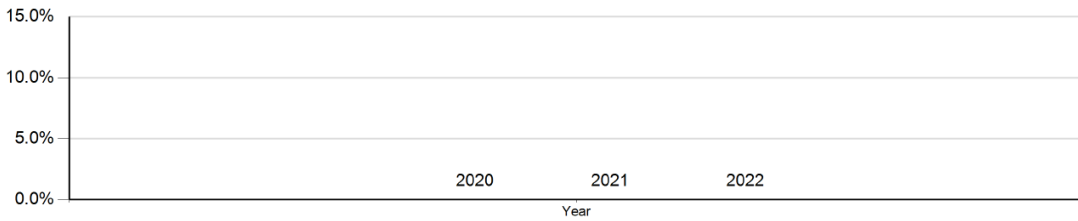
Workforce Diversity Group	Benchmark	2020	2021	2022
People whose First Language Spoken as a Child was not English	23.2%	8.6%	6.4%	12.0%

**Trends in Workforce Diversity Group  
People whose First Language Spoken as a Child was not English**



Workforce Diversity Group	Benchmark	2020	2021	2022
People with a Disability	N/A	0.0%	0.0%	0.0%

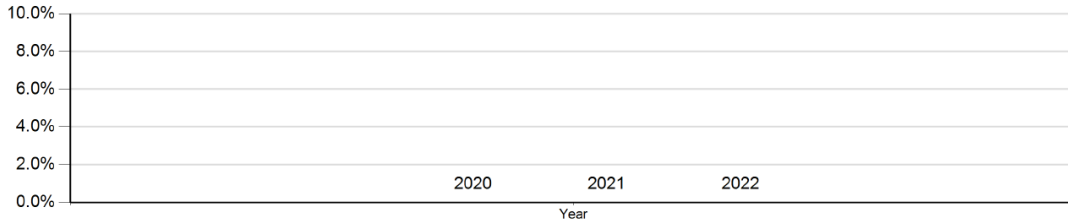
**Trends in Workforce Diversity Group  
People with a Disability**



**6. Representation of Workforce Diversity Groups - Graphs (continued)**

Workforce Diversity Group	Benchmark	2020	2021	2022
People with a Disability Requiring Work-Related Adjustment	N/A	0.0%	0.0%	0.0%

**Trends in Workforce Diversity Group  
People with a Disability Requiring Work-Related Adjustment**





## 7. Premiers' Priority 14

### 7a. Female senior Leaders

Workforce Diversity Group	Sector target (by 2025)	2020	2021	2022
Women in senior leadership roles - %	50%	60.0%	66.7%	71.4%
Women in senior leadership roles - headcount	n/a	3	2	5

### 7b. Aboriginal senior Leaders

Workforce Diversity Group	Sector target (by 2025)	2020	2021	2022
Aboriginal people in senior leadership roles	114	0	0	0

### 7c. People with disability

Workforce Diversity Group	Sector target (by 2025)	2020	2021	2022
People with disability - estimated representation	5.6%	0.0%	0.0%	0.0%
People with disability - estimated number	n/a	0	0	0

Note 1: These tables are applicable to government sector departments and agencies under the Premier's Priority targets for World Class Public Service. No data will be displayed for entities outside the government sector.

Note 2: All measures are calculated on non-casual population.

Note 3: Senior leaders are employees with salary equal to or higher than \$166,247, excluding Health roles of a specialist or technical nature with no leadership or managerial responsibilities and Justice roles with a statutory or institutional character (judges, magistrates and barristers).

Note 4: Estimated percentage of people with disability is calculated as the total estimated number of employees with disability divided by the total number of employees, rounded to one decimal place.

Note 5: Due to rounding, the estimated number of people with disability in Table 7c may not match the sum of the estimated number of people with disability displayed by remuneration level in Table 4.

### **13. Consultants**

Place Management NSW (PMNSW) engages consultants for specialised work on an as-needed basis.

In 2021-22, PMNSW engaged one consultant, Rainhill Consulting Pty Ltd from the Performance and Management Scheme paying a total of \$209,125 (ex GST) in fees for the development of a strategic plan and associated works.

### **14. Disability inclusion action plans**

All Multicultural Plan and Disability Inclusion Action Plans initiatives for Place now fall under the Department of Planning, Industry and Environment and will be reported in their Annual Report.

### **15. Consumer response**

PMNSW, responded efficiently and effectively to feedback from customers, tenants, and visitors to its precincts.

In 2021-22, Place Management NSW captured 25,172 comments on the Darling Harbour Facebook page and 18,631 comments on The Rocks Facebook page. It also actioned 474 enquiries via the Darling Harbour website and 1,265 enquiries via The Rocks website / Place Management NSW Corporate Site. Where Covid-19 restrictions allowed, PMNSW met face-to-face with tenants across The Rocks and Darling Harbour.

PMNSW received a total of 61 general complaints relating to minor precinct matters such as litter, vandalism and noise complaints.

Two matters attracted attention from residents and community groups. These remain open with ongoing community consultation:

#### **Ballast Point Park Tree Removal**

In May 2021, an Arborist conducted a risk audit of trees in Ballast Point Park. The subsequent report found that a total of 11 trees were dead and in need of clearing. Several trees posed a significant risk to the public due to potential failure (collapse). The recommendation was to remove the 11 identified trees.

Following the removal of the identified trees, residents raised some concerns over a lack of community consultation in the process. Visibility of the plan for replanting was also requested. In response to this feedback, PMNSW has actively included the community in the ongoing development of plans for the replanting of trees.

PMNSW is now undertaking a review of our operations and maintenance at Ballast Point, including developing plans of management.

These plans will address companion animal management as well as biodiversity, stormwater management, maintenance as well as additional picnic seating.

We have continued ongoing communication with residents as well as engagement through the Inner West Council's communication and social media channels

### **George Street Pedestrianisation**

In October 2020, alfresco dining was introduced. To enable alfresco dining in The Rocks, the lane travelling north on George Street was closed, leaving only the lane travelling south operational.

In late 2021, Place Management NSW undertook community and stakeholder consultation. Feedback from members of the public and customers and businesses in the area was overwhelmingly in favour of the change. Positive feedback concentrated on the positive atmosphere created by the lane closure the benefits of expanded public space, outdoor seating and activation of the closed lane.

The bulk of the negative feedback was focused on noise, access to the Overseas Passenger Terminal, traffic management in the precinct and signage.

The first passenger cruises from the OPT occurred on June 22, 2022, with an average of one Cruise per week through winter. No traffic issues were reported.

Place Management will continue to work with local businesses, NSW Transport, the NSW Port Authority and various other stakeholders to develop traffic plans for the precinct. In the year ahead, a ship numbers increase, there will be a better understanding of the impacts of the alfresco dining on the transport system and if any mitigants or changes are needed to accommodate this demand.

## 16. Payment of accounts – Place Management NSW

The table below highlights Place Management’s account payment performance for 2021-22.

<b>ACCOUNT PAYMENT PMNSW PERFORMANCE 2021-22</b>	<b>1ST QTR</b>	<b>2ND QTR</b>	<b>3RD QTR</b>	<b>4TH QTR</b>	<b>Grand Total</b>
<b><u>ALL SUPPLIERS</u></b>					
<b>Value of Invoices Paid (\$'000)</b>					
Paid on/ before due date	26,839	4,418	5,994	23,575	60,827
<30 Days Past Due Date	11,048	32,178	56,006	30,467	129,700
>30<60 Days Past Due Date	1,729	931	2,176	487	5,323
>60<90 Days Past Due Date	44	379	238	262	923
>90 Days Past Due Date	140	322	177	2,051	2,690
<b>Total Value of Invoices Paid (\$'000)</b>	<b>39,799</b>	<b>38,229</b>	<b>64,591</b>	<b>56,843</b>	<b>199,462</b>
<b>% Paid on Time - By Value</b>	<b>67%</b>	<b>12%</b>	<b>9%</b>	<b>41%</b>	<b>30%</b>
<b>Number of Invoices Paid</b>					
Paid On / Before Due Date	248	333	340	501	1,422
Paid Past Due Date	192	263	329	497	1,281
<b>Total Number of Invoices Paid</b>	<b>440</b>	<b>596</b>	<b>669</b>	<b>998</b>	<b>2,703</b>
<b>% Paid on Time - By Number</b>	<b>56%</b>	<b>56%</b>	<b>51%</b>	<b>50%</b>	<b>53%</b>
<b>Interest Paid</b>					
Number of Payments for Interest on:					
Overdue Invoices	0	0	0	0	0
Interest Paid on Overdue Invoices	0	0	0	0	0
<b><u>SMALL BUSINESS SUPPLIERS</u></b>					
<b>Value of Invoices Paid (\$'000)</b>					
Paid on/ before due date	68	3	5	4,424	4,499
<30 Days Past Due Date	218	445	3,557	7,378	11,598
>30<60 Days Past Due Date	76	181	214	216	688
>60<90 Days Past Due Date	4	-13	73	65	129
>90 Days Past Due Date	56	38	47	45	186
<b>Total Value of Invoices Paid (\$'000)</b>	<b>423</b>	<b>653</b>	<b>3,896</b>	<b>12,127</b>	<b>17,100</b>
<b>Total Value Paid on Time %</b>	<b>16%</b>	<b>0%</b>	<b>0%</b>	<b>36%</b>	<b>26%</b>
<b>Number of Invoices Paid</b>					
Paid On / Before Due Date	4	3	1	16	24
Paid Past Due Date	34	57	77	227	395
<b>Total Number of Invoices Paid</b>	<b>38</b>	<b>60</b>	<b>78</b>	<b>243</b>	<b>419</b>
<b>% Paid on Time - By Number</b>	<b>11%</b>	<b>5%</b>	<b>1%</b>	<b>7%</b>	<b>6%</b>
<b>Interest Paid</b>					
Number of Payments for Interest on:					
Overdue Invoices	0	0	0	0	0
Interest Paid on Overdue Invoices	0	0	0	0	0

## 17. Payment of accounts – Luna Park Reserve Trust

The table below highlights Luna Park Reserve Trust’s account payment performance for 2021-22.

ACCOUNT PAYMENT LPRT PERFORMANCE 2021-22	1ST QTR	2ND QTR	3RD QTR	4TH QTR	Grand Total
<b><u>ALL SUPPLIERS</u></b>					
<b>Value of Invoices Paid (\$'000)</b>					
Paid on/ before due date	1	23	0	0	25
<30 Days Past Due Date	1,065	11	0	14	1,090
>30<60 Days Past Due Date	0	1	0	11	12
>60<90 Days Past Due Date	0	-	40	0	40
>90 Days Past Due Date	0	0	0	0	0
<b>Total Value of Invoices Paid (\$'000)</b>	<b>1,067</b>	<b>36</b>	<b>40</b>	<b>25</b>	<b>1,167</b>
<b>% Paid on Time - By Value</b>	<b>0%</b>	<b>65%</b>	<b>0%</b>	<b>0%</b>	<b>2%</b>
<b>Number of Invoices Paid</b>					
Paid On / Before Due Date	1	2	0	0	3
Paid Past Due Date	31	4	1	3	39
<b>Total Number of Invoices Paid</b>	<b>32</b>	<b>6</b>	<b>1</b>	<b>3</b>	<b>42</b>
<b>% Paid on Time - By Number</b>	<b>3%</b>	<b>33%</b>	<b>0%</b>	<b>0%</b>	<b>7%</b>
<b>Interest Paid</b>					
Number of Payments for Interest on:					
Overdue Invoices	0	0	0	0	0
Interest Paid on Overdue Invoices	0	0	0	0	0
<b><u>SMALL BUSINESS SUPPLIERS</u></b>					
<b>Value of Invoices Paid (\$'000)</b>					
Paid on/ before due date	0	0	0	0	0
<30 Days Past Due Date	0	0	0	6	6
>30<60 Days Past Due Date	0	0	0	0	0
>60<90 Days Past Due Date	0	0	0	0	0
>90 Days Past Due Date	0	0	0	0	0
<b>Total Value of Invoices Paid (\$'000)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>6</b>
<b>Total Value Paid on Time %</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>
<b>Number of Invoices Paid</b>					
Paid On / Before Due Date	0	0	0	0	0
Paid Past Due Date	0	0	0	1	1
<b>Total Number of Invoices Paid</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
<b>% Paid on Time - By Number</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>
<b>Interest Paid</b>					
Number of Payments for Interest on:					
Overdue Invoices	0	0	0	0	0
Interest Paid on Overdue Invoices	0	0	0	0	0

## **18. Risk management and insurance activities**

### **Risk Management**

The Department of Planning and Environment (the Department) supports Place Management NSW to manage risks. This support also includes Luna Park Reserve Trust (LPRT). Since April 1 2022 these support arrangements have been via a service level agreement.

In 2021-22, the Department continued to implement its enterprise-wide risk management framework across its business and the Cluster entities to which it provides risk management services. The framework reflects its commitment to provide a consistent and systematic process to manage risks across the Cluster. It is consistent with international risk management standard (ISO 31000-2018) and the NSW Treasury Internal Audit and Risk Management Policy for the NSW Public Sector (TPP20-08). It provides the principles and tools for risk management practice and culture within the Department and Cluster.

During 2021-22 several improvements were made to the framework which flowed to Place Management NSW. These included conducting a risk maturity assessment, the drafting of a risk appetite statement for the Department, and the commencement of a project to provide an enterprise governance, risk, and compliance system. Further to these developments, quarterly risk reporting to the Place Management NSW Audit and Risk Committee was undertaken and alignment enabled with the Department's Enterprise Risk Register.

The Department supports risk management in Place Management NSW through a business partnering model operated from the Governance Division. Risk reviews at the entity and divisional level were conducted quarterly during the year, involving senior management participation. Ad hoc advice and support were also provided as required.

Place Management NSW utilises the Department of Planning and Environment's Business Continuity Management (BCM) process, which is based on ISO22301:2019. The process has been rolled-out across all entities that make up the Planning and Environment Cluster who have employees employed in or through the Department and includes a comprehensive document suite to prepare for and respond to incidents and events that impact critical business operations.

BCM documentation includes 'preparation' documents, which are used to plan, coordinate and maintain the BCM process on an ongoing basis, and organisation level 'response' plans which are used to activate and guide an appropriate business continuity response when disruption occurs.

In 2021-22, Place Management NSW utilised the BCM process as part of the Department's response to the challenges posed by the COVID-19 pandemic.

The Department became a Corporate Partner of the Business Continuity Institute (BCI) in 2021. Membership provides the opportunity for staff to become affiliate members of the

BCI and access a wide range of business continuity tools and resources. Three Place Management NSW staff members became affiliate members of the BCI in 2021-22. Membership will help to build business continuity capability in Place Management NSW. Awareness training to support key staff has also been held.

### Insurance Arrangements and Activities

During the period 2021-22, PMNSW had insurance arrangements in place for all its assets and major risk. Insurable risk cover for PMNSW was provided through participation in the NSW Treasury Managed Fund (TMF), the NSW Government self-insurance scheme while insurance for LPRT was provided by the lessee. Insurable risk exposures covered through the TMF includes:

- Workers compensation
- Legal including liability classes like public liability, products liability, professional indemnity, directors and officer liability
- Property including buildings, plant, equipment, and consequential loss
- Motor vehicle
- Other miscellaneous losses, such as the cost of employee dishonesty, personal accident, and protection for overseas travel

The main exposures that are not included are:

- illegal activities
- wear and tear, and inherent vice (Note: Inherent Vice is an exclusion found in most property insurance policies eliminating coverage if there is a hidden defect in a good or property which causes or contributes to its deterioration, damage, or wastage)
- pollution (not being sudden and accidental pollution)

### Number of claims and net incurred costs

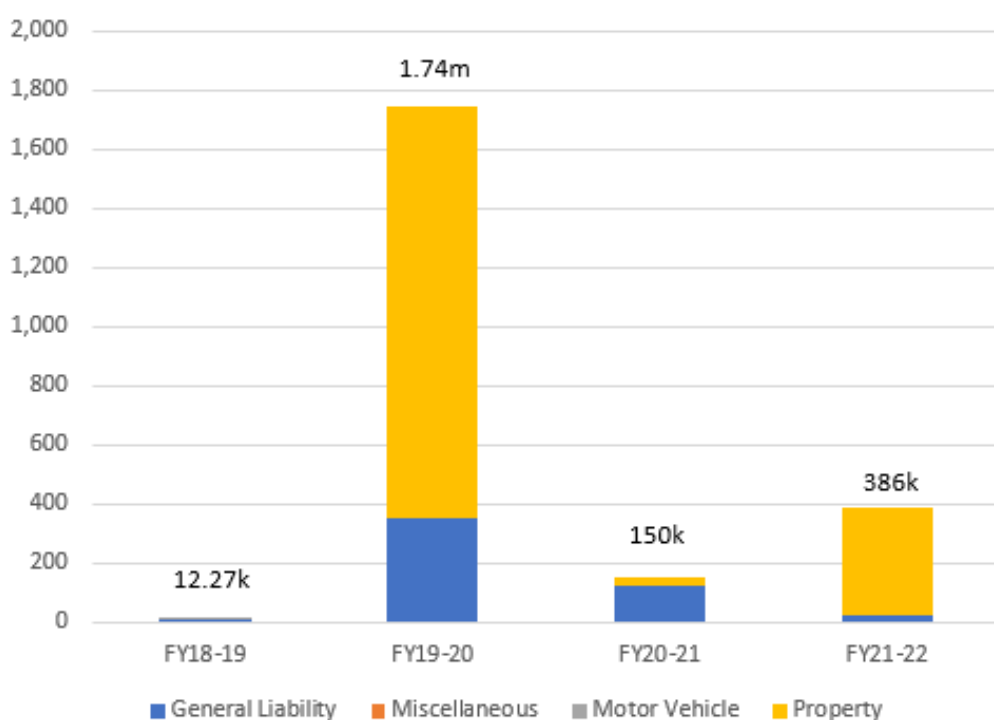
Insurance claims and net incurred cost for PMNSW for financial year 2020-21 and 2020-21 are shown in the table below.

	Number of Claims		Net incurred cost (\$)	
	2020-21	2021-22	2020-21	2021-22
<b>Workers Comp</b>				
<b>Property</b>	1	12	\$18,731	\$363,914
<b>Liability</b>	14	19	\$563,586	\$22,631
<b>Motor vehicle</b>		0	\$	0
<b>Miscellaneous</b>	-	1	-	0
<b>Total</b>	<b>15</b>	<b>32</b>	<b>\$582,317</b>	<b>\$386,545</b>

All incurred claims and relevant costs were sourced from the TMF database. They are based on the claims lodged (including potential claims) and relevant assessment to date.

The final costs and claim numbers may vary due to the timing of loss incurred, claims reported and the outcome of negotiated settlement.

### Claims Trend by Financial Year



### Property and Advisory Group Audit and Risk Committee (ARC)

PMNSW has an independent Audit and Risk Committee (ARC) under a collaborative shared Audit and Risk Committee arrangement. During the year, the Chief Audit Executive reported to the ARC. The ARC met during 2021-22.

### Membership

The Chair and members of the Audit and Risk Committee are:

- Carol Holley, Independent Chair, from 30 March 2020 to 29 March 2023
- Arthur Butler, Independent Member, from 30 March 2020 to 29 March 2023
- Nirmal Hansra, Independent Member, from 30 March 2020 to 29 March 2023



## 19. Internal Audit and Risk Management Attestation Statement – Place Management NSW

### Internal Audit and Risk Management Attestation Statement for the 2021-2022 Financial Year for Place Management NSW

I, Anita Mitchell, Chief Executive, Place Management NSW, am of the opinion that Place Management NSW has internal audit and risk management processes in operation that are compliant with the seven (7) Core Requirements set out in the *Internal Audit and Risk Management Policy for the General Government Sector*, specifically:

#### Core Requirements

Risk Management Framework		
1.1	The Accountable Authority shall accept ultimate responsibility and accountability for risk management in the agency.	Compliant
1.2	The Accountable Authority shall establish and maintain a risk management framework that is appropriate for the agency. The Accountable Authority shall ensure the framework is consistent with AS ISO 31000:2018.	Compliant

Internal Audit Function		
2.1	The Accountable Authority shall establish and maintain an internal audit function that is appropriate for the agency and fit for purpose.	Compliant
2.2	The Accountable Authority shall ensure the internal audit function operates consistent with the International Standards for the Professional Practice for Internal Auditing.	Compliant
2.3	The Accountable Authority shall ensure the agency has an Internal Audit Charter that is consistent with the content of the 'model charter'.	Compliant

Audit and Risk Committee		
3.1	The Accountable Authority shall establish and maintain efficient and effective arrangements for independent Audit and Risk Committee oversight to provide advice and guidance to the Accountable Authority on the agency's governance processes, risk management and control frameworks, and its external accountability obligations.	Compliant
3.2	The Accountable Authority shall ensure that the Audit and Risk Committee has a Charter that is consistent with the 'model charter'.	Compliant

## Membership

The independent chair and members of the Audit and Risk Committee are:

Role	Name	Start Term Date	Finish Term Date
Independent Chair	Carol Holley	30 March 2020	29 March 2023
Independent Member	Arthur Butler	30 March 2020	29 March 2023
Independent Member	Nirmal Hansra	30 March 2020	29 March 2023

## Shared Arrangements

I, Anita Mitchell, Chief Executive, Place Management NSW, advise that Place Management NSW has entered into an approved shared arrangement comprising the following agencies:

- Place Management NSW
- Hunter and Central Coast Development Corporation
- Luna Park Reserve Trust
- Sydney Olympic Park Authority
- Property NSW
- Waste Assets Management Corporation
- Planning Ministerial Corporation
- Cemeteries and Crematoria NSW

The resources shared include the Audit and Risk Committee, the Chief Audit Executive, and the internal audit function. The shared Audit and Risk Committee is a collaborative shared Audit and Risk Committee.



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Anita Mitchell  
**Chief Executive**  
**Place Management NSW**  
Date: 5 August 2022

## 20. Internal Audit and Risk Management Attestation – Luna Park Reserve Trust

### Internal Audit and Risk Management Attestation Statement for the 2021-2022 Financial Year for the Luna Park Reserve Trust

I, Anita Mitchell, Chief Executive of Place Management NSW, Manager of the Luna Park Reserve Trust, am of the opinion that the Luna Park Reserve Trust, has internal audit and risk management processes in operation that are compliant with the seven (7) Core Requirements set out in the *Internal Audit and Risk Management Policy for the General Government Sector*, specifically:

#### Core Requirements

##### Risk Management Framework

- |     |   |           |
|-----|---|-----------|
| 1.1 | The Accountable Authority shall accept ultimate responsibility and accountability for risk management in the agency.  | Compliant |
| 1.2 | The Accountable Authority shall establish and maintain a risk management framework that is appropriate for the agency. The Accountable Authority shall ensure the framework is consistent with AS ISO 31000:2018. | Compliant |

##### Internal Audit Function

- |     |  |           |
|-----|--|-----------|
| 2.1 | The Accountable Authority shall establish and maintain an internal audit function that is appropriate for the agency and fit for purpose.                                    | Compliant |
| 2.2 | The Accountable Authority shall ensure the internal audit function operates consistent with the International Standards for the Professional Practice for Internal Auditing. | Compliant |
| 2.3 | The Accountable Authority shall ensure the agency has an Internal Audit Charter that is consistent with the content of the 'model charter'.                                  | Compliant |

##### Audit and Risk Committee

- |     |   |           |
|-----|---|-----------|
| 3.1 | The Accountable Authority shall establish and maintain efficient and effective arrangements for independent Audit and Risk Committee oversight to provide advice and guidance to the Accountable Authority on the agency's governance processes, risk management and control frameworks, and its external accountability obligations. | Compliant |
| 3.2 | The Accountable Authority shall ensure that the Audit and Risk Committee has a Charter that is consistent with the 'model charter'.   | Compliant |

## Membership

The independent chair and members of the Audit and Risk Committee are:

Role	Name	Start Term Date	Finish Term Date
Independent Chair	Carol Holley	30 March 2020	29 March 2023
Independent Member	Arthur Butler	30 March 2020	29 March 2023
Independent Member	Nirmal Hansra	30 March 2020	29 March 2023

## Shared Arrangements

I, Anita Mitchell, Chief Executive of Place Management NSW, Manager of the Luna Park Reserve Trust, advise that the Luna Park Reserve Trust has entered into an approved shared arrangement comprising the following agencies:

- Luna Park Reserve Trust
- Place Management NSW
- Sydney Olympic Park Authority
- Hunter and Central Coast Development Corporation
- Property NSW
- Waste Assets Management Corporation
- Planning Ministerial Corporation
- Cemeteries and Crematoria NSW

The resources shared include the Audit and Risk Committee, the Chief Audit Executive, and the internal audit function. The shared Audit and Risk Committee is a collaborative shared Audit and Risk Committee.



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Anita Mitchell  
Chief Executive  
Place Management NSW,  
Manager of the Luna Park Reserve Trust.

## 21. Digital information security policy attestation 2021-22 – Place Management NSW and Luna Park Reserve Trust

Cyber Security Annual Attestation for the 2021-2022 Financial Year for

### Place Management NSW

I, Anita Mitchell, am of the opinion that Place Management NSW complies with the NSW Government Cyber Security Policy.

Cyber security is an evolving landscape that requires an ongoing program of work. Place Management NSW governs and manages cyber investment through the management of its major contactors and service providers.

Place Management NSW has identified its crown jewels, the security-related risks, and there is an ongoing program of work to manage security-related risks.

Place Management NSW manages cyber security risks through its oversight of the Information Security Management frameworks utilised by Place Management NSW's service providers with a view to continuously improve the management of its cyber risks.

Cyber security initiatives in place include awareness and training, the maintenance of a security risk registers and ongoing review and update of all cybersecurity standards, policies and procedures. The development of cyber incident response plans are underway and Place Management's service providers are committed to maturing cyber security controls.

This attestation covers the following agencies: Place Management NSW and Luna Park Reserve Trust.



**Anita Mitchell**  
**Chief Executive Placemaking NSW**  
**Place Management NSW**

Date: 13 October 2022

## 22. Multicultural Policies and Services Program

All Multicultural Plan and Disability Inclusion Action Plans initiatives for Place Management NSW now fall under the Department of Planning, and Environment and will be reported in their Annual Report.

## 23. Work Health and Safety (WHS)

In 2021-22, PMNSW continued to take a proactive approach in managing the safety of its employees, other workers and visitors to its properties and precincts. PMNSW worked closely with CBRE managing the precinct WHS function whilst PMNSW continues to manage WHS internally using an informal consultative approach aligned with the DPE WHS business. Significant focus was placed on ensuring a healthy and safe workplace and environment for visitors to The Rocks and Darling Harbour in relation to Covid-19 measures to facilitate full enjoyment of the precincts.

### WHS incidents – Place Management NSW

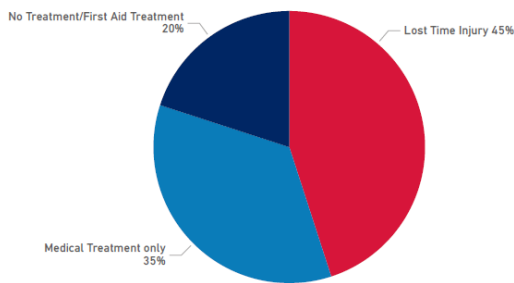
There were two claims for workers compensation reported in 2021-22. A total of \$49,231 has been paid. Outside of the workers compensation claim, there were no additional work-related incidences reported.

The following number of incidents occurring in the public domain were reported during the period 2021 -2022:

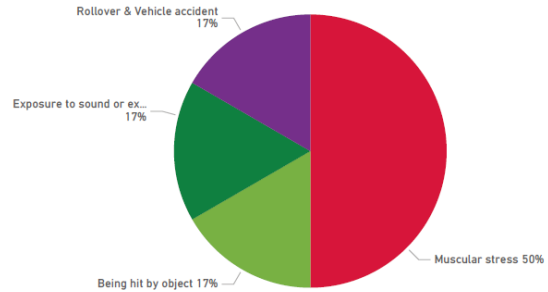
Date	Time	Incident Description	Investigation outcome/Actions required/completed
3.10.21	12.14am	A member of the public climbed the fencing at the Pyrmont Bridge on the south side of the bridge and jumped into Cockle Bay. The deceased persons' body was located in Cockle Bay by NSW Police at approximately 8.40am Sunday 3 October 2021.	CCTV footage stored and viewed by NSW Police. Threat of self-harm related incident reported monthly and monitored.
3010.21	9.48pm	Ranger injured intervening in an attempted unauthorised access attempt to Argyle Stores roof. The Ranger sustained a knee injury and received medical treatment.	No action required
8.2.22	8am	Roofing contractor fell when accessing a ceiling hatch using a step ladder. The ladder slipped from under the worker and he fell to the floor landing on the ladder.	SWMS reviewed and upgraded Ladder checks conducted and equipment used for the task changed.

		The worker sustained bruising and scratches and received first aid treatment.	
16.2.22	2pm	A fire systems technician running cables from fire panel sustained an electric shock when contact made with cable tray. The metal support tray was live due to an electrical wiring fault. Worker to attend GP for medical assessment.	SWMS reviewed and upgraded Electrical wiring review completed on the property.
5.3.22	9.26pm	A member of the public was reported to have jumped or fallen from the Bathurst St footbridge. The person later died in hospital. Report of the incident was made to the Darling Harbour Control Room by NSW Police and a crime scene established.	CCTV coverage of the area reviewed and work commenced to reinstate operational cameras. A statement submitted by CBRE at the request of NSW Police in preparing a brief of evidence on behalf of the Coroner.

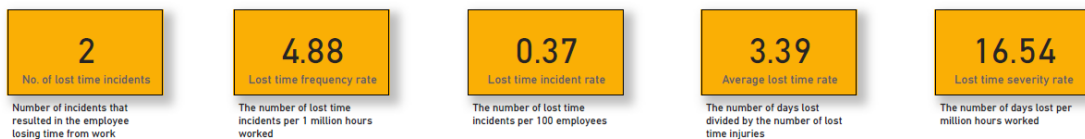
**Injuries**



**Mechanism**



**Workplace Incidents**



Workplace Incidents and Mechanism data source - Icare Insurance for NSW data as at 30 June 2022. Distribution on Injuries reported to the DPE Work Health and Safety Team in 2021 - 2022.

## 24. Budgets – Place Management NSW

### Performance against budget

Place Management NSW (PMNSW), including the financial performance of the International Convention Centre Sydney, finished the year with a net deficit of \$14.1 million against a budgeted deficit of \$53.9 million.

### Budget overview

PMNSW is forecasted to deliver a \$28.5 million deficit in the 2022-23 financial year. The forecasted deficit is primarily due to depreciation expenses \$89.0 million, SICEEP finance lease quarterly service charge of \$39.1 million, TCorp loan interest \$36.4 million and major planned maintenance costs \$23.1 million, offset by Treasury grant for SICEEP and White Bay projects \$151.0 million

	2020-21	2021-22	2021-22	2021-22	2022-23
	actual	actual	budget	variance	budget
	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Place Management NSW</b>					
Expenses	267,060	330,742	330,994	252	367,626
Revenues	268,776	294,635	273,995	20,640	337,283
Other gains/(losses)	12,131	22,040	3134	18,906	1,889
<b>Net operating result - surplus/(deficit)</b>	13,847	-14,067	-53,865	39,798	-28,454



## 25. Budgets – Luna Park Reserve Trust

### Performance against budget

Luna Park Reserve Trust finished the year with a deficit of \$1.3 million. This was a result of reduction of rental revenue and additional reimbursement of maintenance expense claims due to Covid-19 impact in the 2021/22 financial year.

### Budget overview

Luna Park Reserve Trust's rental revenue is budgeted to return to pre-Covid level.

	2020-21	2021-22	2021-22	2021-22	2022-23
	actual	actual	budget	variance	budget
	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Luna Park Reserve Trust</b>					
Expenses	1,398	2,829	1,784	-1,045	1,825
Revenues	1,743	1,559	2,057	-498	2,109
Other gains/(losses)	-	-	-	-	-
<b>Net operating result - surplus/(deficit)</b>	<b>345</b>	<b>-1,270</b>	<b>273</b>	<b>-1,543</b>	<b>284</b>

## 26. Financial Statements – Place Management NSW



### INDEPENDENT AUDITOR'S REPORT

Place Management NSW

To Members of the New South Wales Parliament

#### Opinion

I have audited the accompanying financial statements of Place Management NSW, which comprise the Statement by the Accountable Authority, the Statement of Comprehensive Income for the year ended 30 June 2022, the Statement of Financial Position as at 30 June 2022, the Statement of Changes in Equity and the Statement of Cash Flows, for the year then ended, notes comprising a Statement of Significant Accounting Policies, and other explanatory information.

In my opinion, the financial statements:

- have been prepared in accordance with Australian Accounting Standards and the applicable financial reporting requirements of the *Government Sector Finance Act 2018* (GSF Act), the *Government Sector Finance Regulation 2018* (GSF Regulation) and the Treasurer's Directions
- presents fairly the Place Management NSW's financial position, financial performance and cash flows.

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 Place Management NSW 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 (including Independence Standards)' (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.

## **Chief Executive Officer's Responsibilities for the Financial Statements**

The Chief Executive Officer is responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards, the GSF Act, GSF Regulation and Treasurer's Directions. The Chief Executive Officer's responsibility also includes such internal control as the Chief Executive Officer 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 Chief Executive Officer is responsible for assessing the Place Management NSW's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting.

## **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.

The scope of my audit does not include, nor provide assurance:

- that the Place Management NSW 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.



Min Lee  
Director, Financial Services

Delegate of the Auditor-General for New South Wales

11 October 2022  
SYDNEY



# Place Management NSW

## Financial Statements

For the Year Ended 30 June 2022

### Statement by the Accountable Authority

Pursuant to section 7.6(4) of the *Government Sector Finance Act 2018* ('the Act'), I state that these financial statements:

- have been prepared in accordance with the Australian Accounting Standards and the applicable requirements of the Act, the *Government Sector Finance Regulation 2018* and the Treasurer's directions, and
- present fairly the Place Management NSW's financial position, financial performance and cash flows.

A handwritten signature in black ink that reads "Anita Mitchell".

**Anita Mitchell**  
Chief Executive Officer  
Place Management NSW

Date: 10 October 2022

**PLACE MANAGEMENT NSW**  
**Start of Audited Financial Statements**  
**Statement of Comprehensive Income**  
For the Year Ended 30 June 2022

	Note	Actual 2022 \$'000	Actual 2021 \$'000
<b>Continuing Operations</b>			
<b>Expenses</b>			
Operating Expenses:			
Property related	2(a)	109,510	87,057
Personnel services	2(b)	10,943	8,779
Other operating expenses	2(c)	51,685	37,458
Depreciation and amortisation	2(d)	85,973	85,438
Grants and subsidies	2(e)	25,500	-
Finance costs	2(f)	47,131	48,328
<b>Total Expenses</b>		<b>330,742</b>	<b>267,060</b>
<b>Revenue</b>			
Sale of goods and services	3(a)	81,235	69,079
Investment revenue	3(b)	13,207	12,642
Grants and contributions	3(c)	167,994	168,655
Other revenue	3(d)	32,199	18,400
<b>Total Revenue</b>		<b>294,635</b>	<b>268,776</b>
<b>Operating Result</b>		<b>(36,107)</b>	<b>1,716</b>
Gain/(loss) on disposal of non-current assets	4(a)	(529)	(2,307)
Other gains/(losses)	4(b)	22,569	14,438
<b>Net result before income tax equivalent</b>		<b>(14,067)</b>	<b>13,847</b>
Income tax equivalent	5(a)	-	-
<b>Net Result After Income Tax Equivalent</b>		<b>(14,067)</b>	<b>13,847</b>
<b>Other comprehensive income</b>			
Items that will not be reclassified to net result:			
Net increase in property, plant and equipment revaluation surplus	18(a)	133,744	68,609
<b>Total other comprehensive income</b>		<b>133,744</b>	<b>68,609</b>
<b>TOTAL COMPREHENSIVE INCOME</b>		<b>119,677</b>	<b>82,456</b>

The accompanying notes form part of these financial statements.

**PLACE MANAGEMENT NSW**  
**Statement of Financial Position**  
As at 30 June 2022

	Note	Actual 2022 \$'000	Actual 2021 \$'000
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and cash equivalents	6(a)	244,925	210,461
Receivables	7(a)	60,224	54,014
Inventories	8(a)	728	519
<b>Total Current Assets</b>		<b>305,877</b>	<b>264,994</b>
<b>Non-Current Assets</b>			
Receivables	7(a)	159,816	148,885
Investment properties	9(a)	596,342	610,085
Property, plant and equipment			
Land and buildings		529,601	498,793
Service Concession Assets		1,140,572	1,118,949
Infrastructure		181,175	179,133
Plant and equipment		22,785	28,604
Art and artefacts		15,372	14,591
Work in progress		34,065	9,862
Total property, plant and equipment	10(a)	1,923,570	1,849,932
Right-of-use assets	11(a)	2,846	2,876
Intangible assets	13(a)	1,167	-
<b>Total Non-Current Assets</b>		<b>2,683,741</b>	<b>2,611,778</b>
<b>TOTAL ASSETS</b>		<b>2,989,618</b>	<b>2,876,772</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Trade and other payables	14(a)	94,688	69,950
Borrowings	15(a)	26,036	25,421
Provisions	16(a)	1,354	3,783
Other liabilities	17	1,126	1,265
<b>Total Current Liabilities</b>		<b>123,204</b>	<b>100,419</b>
<b>Non-Current Liabilities</b>			
Borrowings	15(a)	1,691,157	1,719,960
Other liabilities	17	31,932	32,745
<b>Total Non-Current Liabilities</b>		<b>1,723,089</b>	<b>1,752,705</b>
<b>TOTAL LIABILITIES</b>		<b>1,846,293</b>	<b>1,853,124</b>
<b>NET ASSETS</b>		<b>1,143,325</b>	<b>1,023,648</b>
<b>EQUITY</b>			
Asset revaluation reserve	18(a)	462,754	329,010
Accumulated funds	18(b)	680,571	694,638
<b>TOTAL EQUITY</b>		<b>1,143,325</b>	<b>1,023,648</b>

The accompanying notes form part of these financial statements.

**PLACE MANAGEMENT NSW**  
**Statement of Changes in Equity**  
For the Year Ended 30 June 2022

Note	Accumulated Funds \$'000	Asset Revaluation Reserve \$'000	Total Equity \$'000
<b>Balance at 1 July 2021</b>	<b>694,638</b>	<b>329,010</b>	<b>1,023,648</b>
<b>Net Result for the Year</b>	<b>(14,067)</b>	<b>-</b>	<b>(14,067)</b>
<b>Other comprehensive income</b>			
Net increase/(decrease) in property, plant and equipment revaluation surplus	18(a) -	133,744	133,744
<b>Total other comprehensive income</b>	<b>-</b>	<b>133,744</b>	<b>133,744</b>
<b>Total comprehensive income for the Year</b>	<b>(14,067)</b>	<b>133,744</b>	<b>119,677</b>
<b>Balance at 30 June 2022</b>	<b>680,571</b>	<b>462,754</b>	<b>1,143,325</b>

Note	Accumulated Funds \$'000	Asset Revaluation Reserve \$'000	Total Equity \$'000
<b>Balance at 1 July 2020</b>	<b>680,791</b>	<b>260,401</b>	<b>941,192</b>
<b>Net Result for the Year</b>	<b>13,847</b>	<b>-</b>	<b>13,847</b>
<b>Other comprehensive income</b>			
Net increase/(decrease) in property, plant and equipment revaluation surplus	18(a) -	68,609	68,609
<b>Total other comprehensive income</b>	<b>-</b>	<b>68,609</b>	<b>68,609</b>
<b>Total comprehensive income for the Year</b>	<b>13,847</b>	<b>68,609</b>	<b>82,456</b>
<b>Balance at 30 June 2021</b>	<b>694,638</b>	<b>329,010</b>	<b>1,023,648</b>

The accompanying notes form part of these financial statements.

PLACE MANAGEMENT NSW

Statement of Cash Flows

For the Year Ended 30 June 2022

	Note	Actual 2022 \$'000	Actual 2021 \$'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>Payments</b>			
Payments to suppliers (inclusive of GST)		(126,999)	(113,113)
Personnel services expenses		(10,255)	(7,901)
Grants and subsidies		(25,500)	-
Finance costs		(49,898)	(51,337)
Other		(14,293)	(10,684)
<b>Total Payments</b>		<b>(226,945)</b>	<b>(183,035)</b>
<b>Receipts</b>			
Receipts from customers (inclusive of GST)		109,881	80,896
Interest received		176	83
Grants and contributions		167,994	168,655
<b>Total Receipts</b>		<b>278,051</b>	<b>249,614</b>
<b>NET CASH FLOWS FROM OPERATING ACTIVITIES</b>	6(c)	<b>51,106</b>	<b>66,579</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Purchases of property, plant and equipment		(27,004)	(8,130)
Proceeds from sale of property, plant and equipment		35,783	34,792
<b>NET CASH FLOWS FROM INVESTING ACTIVITIES</b>		<b>8,779</b>	<b>26,662</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Payment of Service concession financial liabilities		(25,421)	(25,244)
<b>NET CASH FLOWS FROM FINANCING ACTIVITIES</b>		<b>(25,421)</b>	<b>(25,244)</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>			
Opening cash and cash equivalents		210,461	142,464
<b>CLOSING CASH AND CASH EQUIVALENTS</b>	6(a)	<b>244,925</b>	<b>210,461</b>

The accompanying notes form part of these financial statements.



## PLACE MANAGEMENT NSW

### Section A: Entity Information and Basis of Preparation

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

#### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

##### (a) Reporting Entity

Place Management NSW (PMNSW) was established under the *Place Management NSW Act 1998* ("the Act") and is responsible for Sydney's most historically and culturally significant waterfront locations - principally within The Rocks and Darling Harbour precincts in Sydney. These responsibilities include the care, protection, management and promotion of this land and its important buildings. Place Management NSW also manages significant commercial and retail leases, provides security, cleaning, building maintenance and other asset management services, and cares for the public domain and over 100 heritage items.

PMNSW commenced operations in 1998 and is domiciled in Australia. Its principal business address is Foreshore House, 68 Harrington St, The Rocks, Sydney NSW 2000. PMNSW is indirectly consolidated as part of the NSW Total State Sector Accounts.

Under the Act, PMNSW is unable to employ staff. However, to enable it to exercise its functions, PMNSW can obtain personnel services from Government agencies who are able to engage staff under Part 4 of the *Government Sector Employment Act 2013*. During the nine months period ended 31 March 2022, personnel services were provided by the Department of Planning and Environment (DPE). Since 1 April 2022, personnel services were provided by Transport for NSW. DPE and Transport for NSW are separate reporting entities and do not control PMNSW for financial reporting purposes.

As a result of Administrative Arrangements (Administrative Changes – Miscellaneous) Order (No 2) 2022, in pursuance of part 7 of the *Constitution Act 1902*, PMNSW was transferred from Planning and Environment cluster to Transport cluster, effective 1 April 2022.

These financial statements for the year ended 30 June 2022 have been authorised for issue by PMNSW's Chief Executive Officer on 10 October 2022.

##### (b) Basis of Preparation

PMNSW's financial statements are general-purpose financial statements which have been prepared on an accrual basis and in accordance with:

- (i) applicable Australian Accounting Standards (which include Australian Accounting Interpretations);
- (ii) the requirements of the Government Sector Finance Act 2018 (GSF Act); and
- (iii) Treasurer's Directions issued under the GSF Act.

Property, plant and equipment, assets held for sale and investment property are measured at fair value. Borrowings are initially measured at the fair value of the consideration received and subsequently using the effective interest method. Other financial report items are prepared in accordance with the historical cost convention except where specified otherwise.

The accrual basis of accounting has been adopted in the preparation of the financial statements, except for cash flow information.

In the application of PMNSW's accounting policies, management is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are recognised, or in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods. Judgements, key assumptions and estimations made by management are disclosed in the relevant notes to the financial statements.

PMNSW's financial statements are prepared on a going concern basis as the assumption that PMNSW is a going concern is justified.

PMNSW has assessed its profit status for the the year ended 30 June 2022 and determined its status as not-for-profit for financial reporting purposes, as profit is not its principle objective. All amounts are rounded to the nearest one thousand dollars (\$'000) and are expressed in Australian currency.

## PLACE MANAGEMENT NSW

### Section A: Entity Information and Basis of Preparation

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

#### (c) Statement of Compliance

The financial statements and accompanying notes comply with Australian Accounting Standards, which include Australian Accounting Interpretations.

#### (d) Accounting for the Goods and Services Tax (GST)

Income, expenses and assets are recognised net of the amount of GST, except that the:

- (i) amount of GST incurred by PMNSW as a purchaser that is not recoverable from the Australian Taxation Office is recognised as part of an asset's cost of acquisition or as part of the expense; and
- (ii) receivables and payables are stated inclusive of the amount of GST included.
- (iii) commitment amounts disclosed in the financial statements include the amount of GST recoverable from, or payable to, the Australian Taxation Office.

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

#### (e) Comparative Information

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

#### (f) Fair Value Measurement and Hierarchy

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability or in the absence of a principal market, in the most advantageous market for the asset or liability.

A number of PMNSW'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 PMNSW categorises, for disclosure purposes, the valuation techniques based on the inputs used in the valuation techniques as follows:

- Level 1 – quoted prices in active markets for identical assets/liabilities that PMNSW 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).

PMNSW recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred. Refer to Notes 9, 10, 12, 13 and 20 for further disclosures regarding fair value measurements of financial and non-financial assets.

#### (g) Changes in Accounting Policy including New or Revised Australian Accounting Standards

##### (i) Effective for the First Time in 2021-22

The accounting policies applied in 2021-22 are consistent with those of the previous financial year except as a result of the following revised Australian Accounting Standards that have been applied for the first time in 2021-22:

- AASB 1060 General Purpose Financial Statements – Simplified Disclosures For-Profit and Not-for-Profit Tier 2 Entities
- AASB 2020-5 Amendments to Australian Accounting Standards – Insurance Contracts
- AASB 2020-7 Amendments to Australian Accounting Standards – Covid-19-Related Rent Concessions: Tier 2 Disclosures
- AASB 2020-8 Amendments to Australian Accounting Standards – Interest Rate Benchmark Reform - Phase 2
- AASB 2020-9 Amendments to Australian Accounting Standards – Tier 2 Disclosures: Interest Rate Benchmark Reform (Phase 2) and Other Amendments
- AASB 2021-1 Amendments to Australian Accounting Standards – Transition to Tier 2: Simplified Disclosures for Not-for-Profit Entities
- AASB 2021-3 Amendments to Australian Accounting Standards – Covid-19-Related Rent Concessions beyond 30 June 2021
- AASB 2022-2 Amendments to Australian Accounting Standards – Extending Transition Relief under AASB 1

## PLACE MANAGEMENT NSW

### Section A: Entity Information and Basis of Preparation

#### Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

The adoption of the above revised Australian Accounting Standards has not had any significant impact on PMNSW.

(ii) Issued but Not Yet Effective

NSW public sector entities are not permitted to early adopt new Australian Accounting Standard, unless Treasury determines otherwise. Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2022 reporting periods.

The following new standards have not been applied and are not yet effective. The impact of the following standards in the period of initial application is not expected to be significant:

- AASB 17 Insurance Contracts
- AASB 2020-1 Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current
- AASB 2020-3 Amendments to Australian Accounting Standards – Annual Improvements 2018-2020 and Other Amendments
- AASB 2020-6 Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current - Deferral of Effective Date
- AASB 2021-2 Amendments to Australian Accounting Standards – Disclosure of Accounting Policies and Definition of Accounting Estimates
- AASB 2021-5 Amendments to Australian Accounting Standards – Deferred Tax related to Assets and Liabilities arising from a Single Transaction
- AASB 2021-6 Amendments to Australian Accounting Standards – Disclosure of Accounting Policies: Tier 2 and Other Australian Accounting Standards
- AASB 2021-7a Amendments to Australian Accounting Standards – Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections
- AASB 2021-7b Amendments to Australian Accounting Standards – Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections
- AASB 2021-7c Amendments to Australian Accounting Standards – Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections
- AASB 2022-1 Amendments to Australian Accounting Standards – Initial Application of AASB 17 and AASB 9 – Comparative Information
- AASB 2022-3 Amendments to Australian Accounting Standards – Illustrative Examples for Not-for-Profit Entities accompanying AASB 15

(h) Impact of COVID-19 on Financial Reporting for 2021-22

COVID-19 caused a decrease in PMNSW's Property Rental Income in 2021-22. Allowance for expected credit losses of Receivables was increased by \$1.07 million as some tenants have difficulty in making payments for rents that have been deferred to future period. PMNSW provided some rent reliefs to the tenants in the form of rental waivers and rental deferrals.

## PLACE MANAGEMENT NSW

### Section B: Financial Performance

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

#### 2. EXPENSES

##### (a) Property Related Expenses

	2022	2021
	\$'000	\$'000
Major Assets Expenses:		
Contractor Expenses	36,807	19,119
Operating Expenses	16,703	13,400
Management Fees	24,241	22,248
Place Management Expenses (i)	27,814	28,532
Other Expenses	4,145	3,758
	<b>109,510</b>	<b>87,057</b>

(i) Place management expenses include security, cleaning, waste management, utilities, taxes, and horticultural services.

##### (b) Personnel Services

	2022	2021
	\$'000	\$'000
Salaries and Wages (including Recreation Leave)	9,774	7,775
Payroll Tax and Fringe Benefits Tax	462	413
Superannuation	707	591
<b>Total Personnel Services</b>	<b>10,943</b>	<b>8,779</b>

##### (c) Other Operating Expenses

	2022	2021
	\$'000	\$'000
Administration	4,160	2,309
Information & Technology Expenses	509	309
Contractors	477	673
Consultants	1,299	2,052
Legal Fees	30	378
Auditor's Remuneration - Audit of Financial Statements	290	279
Allowance for Impairment of Receivables, Net of Recovery	1,110	91
Marketing and Advertising	10,982	6,444
Shared Service Fees (i)	5,258	5,314
Repairs and Maintenance (ii)	25,739	17,987
Insurance (iii)	1,831	1,624
	<b>51,685</b>	<b>37,458</b>

(i) Shared Service Fees include fees charged by GovConnectNSW for shared transactional services such as payroll, information technology and central accounting transaction services and by Property NSW for all administrative and operational services to enable the PMNSW to exercise its functions.

##### (ii) Reconciliation of Total Maintenance Expense:

	2022	2021
	\$'000	\$'000
Maintenance expense - contracted labour and other (Note 2(c))	25,739	17,987
<b>Total Maintenance Expense</b>	<b>25,739</b>	<b>17,987</b>

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

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

## PLACE MANAGEMENT NSW

### Section B: Financial Performance

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

**(d) Depreciation and Amortisation Expense:**

	2022 \$'000	2021 \$'000
Depreciation of Property, Plant and Equipment (Note 10(a))	85,749	85,414
Depreciation of Right-of-Use Assets (Note 11(a))	30	24
Amortisation of Intangible Assets (Note 13(b))	194	-
	<b>85,973</b>	<b>85,438</b>

**Recognition and Measurement - Depreciation and Amortisation**

Depreciation is provided for on a straight-line basis for all depreciable assets so as to write off the depreciable amount of each asset as it is consumed over its useful life by PMNSW. Estimates of remaining useful lives are made on an annual basis. All material separately identifiable components of assets are depreciated over their shorter useful lives.

The following asset useful lives have been applied:

Asset Class	2022 Years	2021 Years
Buildings and Improvements	40	40
Infrastructure	10-200	10-200
Leasehold Improvements	3	3
Plant and Equipment	3-33	3-33
Intangible Assets	5-15	3-5

Land is also not depreciated as land is not a depreciable asset. Art and artefacts may not have a limited useful life because appropriate curatorial and preservation policies are adopted.

In accordance with AASB 5 "Non-current Assets Held for Sale and Discontinued Operations", any assets held for sale are not depreciated.

**(e) Grants and Subsidies**

	2022 \$'000	2021 \$'000
Grants to Service NSW ((i) and Note 3(c))	25,500	-
	<b>25,500</b>	<b>-</b>

(i) Grants to Service NSW comprise funds transferred from PMNSW to Service NSW for the Alfresco Dining Restart Rebate. Alfresco Dining Restart Rebate is program that provides NSW small and medium food and beverage businesses with rebates to help cover the costs of creating or expanding an alfresco dining area. The funds were received by PMNSW as the policy lead from DPE and then transferred from PMNSW to Service NSW, the delivery lead.

**(f) Finance Costs**

	2022 \$'000	2021 \$'000
TCorp Interest on Borrowings (i)	31,453	32,049
Interest Charges on Service Concession Financial Liabilities (Note 15(b))	15,678	16,279
	<b>47,131</b>	<b>48,328</b>

(i) Borrowing costs comprise mainly interest on borrowings and interest charges on service concession financial liabilities. In accordance with Treasury's Mandate for the not-for-profit general government sector agencies, borrowing costs are expensed and recognised in the Statement of Comprehensive Income in the period in which they are incurred.

PLACE MANAGEMENT NSW

Section B: Financial Performance

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

3. REVENUE

Recognition and Measurement

PMNSW recognises revenue when the entity satisfies a performance obligation by transferring a promised good or service to a customer. An asset is transferred when the customer obtains control of the asset. Revenue is measured at the amount of the transaction price that is agreed under the contract. When determining the transaction price, Management considers the effects of variable consideration, constraining estimates of variable consideration, the existence of a significant financing component in the contract, non-cash consideration, and consideration to a customer.

Additional comments regarding the accounting policies for the recognition and measurement of revenue are noted within each revenue category below.

(a) Sale of Goods and Services

	2022 \$'000	2021 \$'000
Property Rental Income (i)	27,451	39,861
Major Assets Income (ii):		
Venue Hire Revenue	44,010	21,065
Parking Revenue and Fines	9,774	8,153
	<u>81,235</u>	<u>69,079</u>
(i) Property Rental Income		
	2022 \$'000	2021 \$'000
Operating Lease Revenue	27,360	39,771
Long Term Operating Lease Revenue (Note 17)	91	90
	<u>27,451</u>	<u>39,861</u>
Future Minimum Lease Receipts under Non-Cancellable Operating Leases as Lessor		
Receivable within one year	40,953	37,150
Receivable later than 1 year but not later than 5 years	119,987	94,127
Receivable later than 5 years	913,599	817,182
Total Including GST	<u>1,074,539</u>	<u>948,459</u>

The above represents future minimum lease receipts on PMNSW's owned properties. Future minimum lease receipts as at 30 June 2022 include GST payable of \$98 million (\$86 million at 30 June 2021).

Operating lease income is recognised in accordance with AASB 16 "Leases". Lease income from operating leases where PMNSW is the lessor is recognised as income in the Statement of Comprehensive Income on a straight-line basis over the lease term. Contingent rental income is recognised as income in the period in which it is earned.

Leases are entered into at market rates and on commercial terms. Regular market valuations and tendering processes are carried out to ensure commercial arrangements are maintained. Annual rents are varied by either a CPI review, a market review, on a fixed basis, or the greater of a percentage of gross income or land value. Lease terms vary between 1 year and 99 years.

- (ii) Amounts received upfront for events held at major asset venues are recognised contract liabilities in accordance with AASB 15 "Contracts with Customers". The revenue is then recognised as venue hire revenue once performance obligations are met.

Major assets parking revenue is recognised from Casual Car Parking, Permanent Car Parking, Vending Machines and Parking Voucher Sales.

PLACE MANAGEMENT NSW

Section B: Financial Performance

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

(b) Investment Revenue

	2022	2021
	\$'000	\$'000
Property Finance Lease Income ((i) and Note 7(c))	13,031	12,579
Interest Earned (ii)	178	83
	<b>13,207</b>	<b>12,642</b>

- (i) Income from finance leases as lessor includes contingent rent of \$6.4 million in 2021-22 (\$4.8 million in 2020-21). Contingent rent is calculated as the difference between the current lease payments and the minimum lease payments which were determined at the initial recognition of the finance lease arrangement.

Finance lease income is recognised in accordance with AASB 16 "Leases". Lease income from finance leases where PMNSW is the lessor is recognised as income in the Statement of Comprehensive Income over the lease period so as to allocate finance income over the lease term on a systematic and rational basis. This income allocation is based on a pattern reflecting a constant period return on PMNSW's net investment in the lease.

The estimated unguaranteed residual value used in computing PMNSW's gross investment in each lease is reviewed regularly. If there has been a reduction in the estimated unguaranteed residual value, the income allocation over the lease term is revised and any reduction in respect of amounts accrued is recognised immediately. Contingent rent from finance leases as lessor is recognised as income in the period in which it is earned. Contingent rental income is generally determined based on a percentage of tenant's revenue or sales.

- (ii) Interest revenue is recognised using the effective interest method as set out in AASB 9 "Financial Instruments: Recognition and Measurement". Interest earned is received on all PMNSW bank accounts.

(c) Grants and Contributions

	2022	2021
	\$'000	\$'000
State Government Contribution (i)	142,494	168,655
Alfresco Dining Restart Rebate ((ii) and Note 2(e))	25,500	-
	<b>167,994</b>	<b>168,655</b>

- (i) Grant revenue comprises funding from the NSW Government mainly for the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) costs and White Bay restoration project. The grant provides funding for any shortfall experienced by PMNSW in relation to SICEEP expenditures not covered by SICEEP revenues without further conditions.

- (ii) Alfresco Dining Restart Rebate comprises funds received from DPE for the Alfresco Dining Restart Rebate. Alfresco Dining Restart Rebate is program that provides NSW small and medium food and beverage businesses with rebates to help cover the costs of creating or expanding an alfresco dining area. The funds were received by PMNSW as the policy lead from DPE and then transferred from PMNSW to Service NSW, the delivery lead.

(d) Other Revenue

	2022	2021
	\$'000	\$'000
Refinancing Gain - Finance Lease	853	778
Development Contributions	7	8
Marketing Revenue (i)	3,989	500
Major Asset Revenue	11,862	12,137
Barangaroo Site Overhead Recovery (ii)	8,445	-
Other	7,243	4,979
	<b>32,199</b>	<b>18,400</b>

- (i) Marketing revenue mostly is recognised from venue hire and advertising revenue at The Rocks and Darling Harbour precincts.

- (ii) Represents recovery of costs in relation Barangaroo Activation and Precinct Management function which was transferred from Infrastructure NSW to PMNSW since March 2022.

PLACE MANAGEMENT NSW

Section B: Financial Performance

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

4. GAINS AND LOSSES

(a) Gain/(Loss) on Disposal of Non-Current Assets

	2022	2021
	\$'000	\$'000
Net Proceeds from Disposal of Non-Current Assets	35,783	34,975
Written Down Value (Notes 9(b) and 10(a))	(36,312)	(37,282)
<b>Net Gain/(Loss) on Disposal</b>	<b>(529)</b>	<b>(2,307)</b>

(b) Other Gains/(Losses)

	2022	2021
	\$'000	\$'000
Fair Value Increment on Investment Property Revaluation (Note 9(b))	22,569	14,438
<b>Other Gains/(Losses)</b>	<b>22,569</b>	<b>14,438</b>

5. INCOME TAX EQUIVALENT

(a) Income Tax Equivalent Calculation

	2022	2021
	\$'000	\$'000
<b>Net result before income tax equivalent</b>	<b>(14,067)</b>	<b>13,847</b>
Prepaid Rental Revenue - Long Term Leases (Note 3(a)(i))	(91)	(90)
Fair Value Increment on Investment Property Revaluation (Note 4(b))	(22,569)	(14,438)
Grant Revenue (Note 3(c))	(167,994)	(188,655)
Finance Revenue - Long Term Leases (Note 3(b))	(13,031)	(12,579)
Rental Received- Finance Leases	13,031	12,579
<b>Notional Taxable Surplus/(Deficit)</b>	<b>(204,721)</b>	<b>(169,336)</b>
Income Tax Equivalent Calculated at 30% of Notional Taxable Surplus	-	-
<b>Total Income Tax Equivalent</b>	<b>-</b>	<b>-</b>

**Recognition and Measurement - Income Tax Equivalent**

In accordance with TPP 03-04 "Tax Equivalent Regime For Government Business", PMNSW is subject to paying tax equivalents calculated based on the accounting profit model at the prevailing company tax rate 30%. As per Treasury policy, prior year losses cannot be used to reduce accounting profits. PMNSW has obtained approval from the Revenue NSW to exclude the following additional items from its accounting profit for the purpose of calculating its income tax equivalent liability:

- amortised leased income for long-term leases entered into before 1 January 2007;
- unrealised movements in the fair value of PMNSW's investment properties;
- gain or loss on revaluation of property, plant and equipment;
- finance revenue on long term leases; and
- Treasury grants for the Sydney International Convention, Exhibition and Entertainment Precinct development.

In accordance with the NSW Treasury requirements under the Tax Equivalent Regime, PMNSW does not practice tax effect accounting.



PLACE MANAGEMENT NSW

Section C: Assets

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

6. CURRENT ASSETS - CASH AND CASH EQUIVALENTS

(a) Cash and Cash Equivalents

	2022 \$'000	2021 \$'000
Cash at Bank and On Hand		
Operating Funds	240,569	207,159
Restricted Cash (b)	4,356	3,302
	<u>244,925</u>	<u>210,461</u>

Cash and Cash Equivalents in the Statement of Financial Position include cash at bank and in hand. Interest is earned on daily bank balances at Reserve Bank of Australia's cash rate.

**Interest Rate Risk**

The effect on the Net Result and Equity due to a reasonably possible change in risk variable is outlined in the information below, for interest rate risk and other price risk. A reasonably possible change in risk variable has been determined after taking into account the economic environment in which PMNSW operates and the time frame for the assessment (i.e. until the end of the next annual reporting period). The sensitivity analysis is based on risk exposures in existence at the statement of financial position date. The analysis is performed on the same basis as for 2021. The analysis assumes that all other variables remain constant.

Exposure to interest rate risk arises primarily through PMNSW's cash and cash equivalents. PMNSW does not account for any fixed rate financial instruments at fair value through profit or loss or as available for sale. Therefore for these financial instruments a change in interest rates would not affect profit or loss or equity. A reasonably possible change of +/-1% is used, consistent with current trends in interest rates (based on official RBA interest rate volatility over the last five years). The basis will be reviewed annually and amended where there is a structural change in the level of interest rate volatility. PMNSW's exposure to interest rate risk is set out below.

Interest Rate Risk - 2022	Carrying Amount \$'000	-1%		+1%	
		Profit \$'000	Equity \$'000	Profit \$'000	Equity \$'000
<b>Financial Assets</b>					
Cash and Cash Equivalents	244,925	(2,449)	(2,449)	2,449	2,449
Interest Rate Risk - 2021	Carrying Amount \$'000	-1%		+1%	
		Profit \$'000	Equity \$'000	Profit \$'000	Equity \$'000
<b>Financial Assets</b>					
Cash and Cash Equivalents	210,461	(2,105)	(2,105)	2,105	2,105

(b) Restricted Cash

	2022 \$'000	2021 \$'000
Opening Restricted Cash at Start of Year	3,302	2,495
Funds Received	1,075	889
Interest Received	-	-
Maintenance Expenses Paid	(21)	(82)
<b>Restricted Cash at the End of the Year</b>	<u>4,356</u>	<u>3,302</u>

The YHA Sinking Fund, Cadi Park Seawall Fund and Precinct Activation Fund, included in cash, are restricted in application under the lease agreements. Funds can only be spent on maintenance of Sydney Harbour YHA, Cadi Park Seawall and Precinct Activation activities as defined in the lease agreements.

PLACE MANAGEMENT NSW

Section C: Assets

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

(c) Reconciliation of Cash Flows from Operating Activities to Net Result After Income Tax Equivalent

	2022	2021
	\$'000	\$'000
<b>Net Cash Flows from Operating Activities</b>	<b>51,106</b>	<b>66,579</b>
<b>Non-Cash Revenues/(Expenses):</b>		
Depreciation and Amortisation	(85,973)	(85,438)
Gain/(Loss) on Disposal of Non-Current Assets	(529)	(2,307)
Amortisation of Premium from TCorp Borrowings	2,767	3,009
Other Gains/(Losses)	22,569	14,438
<b>Changes in Operating Assets and Liabilities:</b>		
(Decrease)/Increase in Inventories	209	(115)
(Decrease)/Increase in Receivables	8,250	15,985
Decrease/(Increase) in Creditors	(13,847)	1,803
Decrease/(Increase) in Provisions	2,429	573
Decrease/(Increase) in Lease Receipts in Advance	-	(97)
Decrease/(Increase) in Revenue in Advance	952	(563)
<b>Net Result After Income Tax Equivalent</b>	<b>(14,067)</b>	<b>13,847</b>

7. CURRENT / NON-CURRENT ASSETS - RECEIVABLES

(a) Receivables - Current and Non-Current

	2022	2021
	\$'000	\$'000
<b>Current</b>		
Trade Receivables:		
Rental Debtors	15,904	26,134
Less: Allowance for expected credit losses (b)	(1,339)	(273)
Sundry Debtors	5,930	8,098
Subtotal - Trade Receivables	20,495	31,959
Other Receivables:		
Finance Lease Receivables (c)	23,478	21,374
Lessee Lease Incentives (d)	943	389
Goods and Services Tax Recoverable	8,541	-
Prepayments and Accrued Revenue	8,767	292
<b>Total Current Receivables</b>	<b>60,224</b>	<b>54,014</b>
<b>Non-Current</b>		
Other Receivables:		
Finance Lease Receivables (c)	154,002	147,319
Non-Current Lease Incentive (d)	5,814	1,566
<b>Total Non-Current Receivables</b>	<b>159,816</b>	<b>148,885</b>

(b) Allowance for Expected Credit Losses

(i) Movement in the allowance for expected credit losses

	2022	2021
	\$'000	\$'000
Balance at 1 July	(273)	(182)
Net (Increase)/Decrease in allowance recognised in net results	(1,066)	(91)
<b>Carrying Amount at 30 June</b>	<b>(1,339)</b>	<b>(273)</b>

PLACE MANAGEMENT NSW

Section C: Assets

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

(c) Finance Lease Receivables

	2022	2021
	\$'000	\$'000
Movement:		
Carrying Amount at 1 July	168,693	160,252
Lease Payments Received	(4,244)	(4,138)
Property Finance Lease Income (Note 3(b))	13,031	12,579
<b>Carrying Amount at 30 June</b>	<b>177,480</b>	<b>168,693</b>
 (i) Reconciliation between Gross Investment in Finance Leases as Lessor and the Present Value of the Minimum Lease Payments Receivable		
Gross Investment in Finance Leases as Lessor	8,716,144	8,725,058
Less: Unearned Finance Income	(8,538,664)	(8,556,365)
<b>Present Value of the Minimum Lease Payments Receivable</b>	<b>177,480</b>	<b>168,693</b>
 (ii) Aged Reconciliation of the Gross Investment in Finance Leases as Lessor		
Not later than one year	23,857	21,748
Later than one year and not later than five years	27,478	28,944
Later than five years	8,664,811	8,676,366
<b>Gross Investment in Finance Leases as Lessor</b>	<b>8,716,144</b>	<b>8,725,058</b>
 (iii) Aged Reconciliation of the Present Value of the Minimum Lease Payments Receivable		
Not later than one year	23,478	21,374
Later than one year and not later than five years	20,777	20,357
Later than five years	133,225	126,962
<b>Present Value of the Minimum Lease Payments Receivable</b>	<b>177,480</b>	<b>168,693</b>

(iv) Finance leases as lessor, in which substantially all the risks and rewards incidental to legal ownership are transferred by PMNSW to the lessee, are classified in the Statement of Financial Position as Finance Lease Receivables and recognised at an amount equal to the net investment in the lease. Lessee finance lease payments are treated by PMNSW as repayment of principal and finance income over the lease term to reimburse and reward PMNSW's investment and services. Lease payments relating to the period, excluding costs for services, are applied against the gross investment in the lease to reduce both the principal and the unearned finance income.

PMNSW's material leasing arrangements which give rise to finance lease receivables involve owned properties which are leased to tenants under lease terms of 50 years or more.

Land under a long-term lease, where PMNSW is lessor, is classified as a finance lease if it satisfies the provisions of AASB 16 "Leases" and Treasury policy TPP 11-01 "Accounting Policy: Lessor classification of long-term land leases". For long term lease classified as finance lease, a finance lease receivable is recognised at lease commencement equal to the minimum lease payments plus any unguaranteed residual value at the end of lease, discounted at the interest rate implicit in the lease. Throughout the term of such a lease, finance lease income is recognised each period, calculated as the lease receivable multiplied by the interest rate implicit in the lease.

The unguaranteed residual value of all finance leases as lessor accruing to the benefit of PMNSW as at 30 June 2022 is \$22.3 million (\$21.1 million at 30 June 2021).

## PLACE MANAGEMENT NSW

### Section C: Assets

#### Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

##### (d) Lessee Lease Incentives

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

Operating lease incentives represent a reduction of rental income over the lease term and are recognised on a straight-line basis in accordance with Australian Standards and Interpretations.

##### (e) Recognition and Measurement - Receivables

All 'regular way' purchases or sales of financial asset are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

Receivables are initially recognised at fair value plus any directly attributable transaction costs. Trade receivables that do not contain a significant financing component are measured at the transaction price.

##### (i) Subsequent Measurement

PMNSW holds receivables with the objective to collect the contractual cash flows and therefore measures them at amortised cost using the effective interest method, less any impairment. Changes are recognised in the net result for the year when impaired, derecognised or through the amortisation process.

##### (ii) Impairment

PMNSW recognises an allowance for expected credit losses (ECLs) for all debt financial assets not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows and the cash flows that PMNSW expects to receive, discounted at the original effective interest rate.

For trade receivables, PMNSW applies a simplified approach in calculating ECLs. PMNSW recognises a loss allowance based on lifetime ECLs at each reporting date. PMNSW has established a provision matrix based on its historical credit loss experience for trade receivables, adjusted for forward-looking factors specific to the receivable.

##### (f) Credit Risk - 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 uncollectable are written off. An allowance for impairment is raised when there is objective evidence that PMNSW will not be able to collect all amounts due. This evidence includes past experience, current and expected changes in economic conditions and debtor credit ratings. No interest is earned on trade debtors. Sales are made on 30-day terms.

PMNSW is not materially exposed to concentrations of credit risk to a single trade debtor or group of debtors. Based on past experience, debtors which are not past due totalling \$10.7 million (\$8.5 million as at 30 June 2021) and debtors that are past due but not considered impaired totalling \$11.3 million (\$23.4 million as at 30 June 2021) together represent 94.3% (2020: 99.2%) of the total debtors. There are no debtors which are currently not past due or impaired whose terms have been renegotiated.

The only financial assets that are past due or impaired are rental debtors and sundry debtors. These are included within Receivables in the Statement of Financial Position.

PLACE MANAGEMENT NSW

Section C: Assets

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

8. CURRENT ASSETS - INVENTORIES

(a) Inventories

	2022	2021
	\$'000	\$'000
<b>Current</b>		
Trading Stock	728	519
<b>Total Current Inventories</b>	<b>728</b>	<b>519</b>

(b) Recognition and Measurement - Inventories

Trading stock are stated at the lower of cost and net realisable value. Cost of stock are determined after deducting rebates and discounts. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make sales. PMNSW's trading stock is the inventories (food, beverage and consumables) held by the International Convention Centre Sydney.

9. NON-CURRENT ASSETS - INVESTMENT PROPERTIES

(a) Investment Property

	\$'000	\$'000
<b>Investment Properties</b>		
At Fair Value	596,342	610,085
<b>Carrying Amount at 30 June</b>	<b>596,342</b>	<b>610,085</b>

(b) Reconciliation of Opening and Closing Carrying Amounts

	2022	2021
	\$'000	\$'000
<b>Investment Properties</b>		
Carrying Amount at 1 July	610,085	632,407
Transfer from Land and Buildings (Note 10(a))	-	300
Net Gain from Fair Value Adjustments (Note 4(b))	22,569	14,438
Disposals (Note 4(a))	(36,312)	(37,060)
<b>Carrying Amount at 30 June</b>	<b>596,342</b>	<b>610,085</b>

(c) Amounts Recognised in Profit and Loss for Investment Properties

	2022	2021
	\$'000	\$'000
Rental Income	36,361	48,939
Direct Operating Expenses arising from:		
Investment Properties that Generated Rental Income	(5,740)	(4,482)
Investment Properties that did not Generate Rental Income	(293)	(584)
<b>Total Recognised in Profit and Loss for Investment Properties</b>	<b>30,328</b>	<b>43,873</b>

(d) Recognition and Measurement - Investment Properties

PMNSW owns properties held to earn rentals and/or for capital appreciation. These properties are classified by PMNSW as Investment Properties in accordance with AASB 140 "Investment Property". Investment properties are stated at fair value in the Statement of Financial Position, using the valuation technique that maximises the use of relevant observable inputs. Gains or losses arising from changes in fair value are included in the surplus for the year in the period in which they arise. No depreciation is charged on investment properties.

Investment properties are comprehensively revalued every three years with interim revaluations performed in the years between comprehensive revaluations. The last comprehensive revaluation was undertaken by independent valuers, AON Risk Services Australia on 31 March 2021 and an interim formal valuation was completed on 31 March 2022. The valuation, which conforms to Australian Valuation Standards and Australian Accounting Standards, was arrived at by reference to market evidence of transaction prices for similar properties and by the capitalisation of income approach.

PLACE MANAGEMENT NSW

Section C: Assets

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

10. NON-CURRENT ASSETS - PROPERTY, PLANT AND EQUIPMENT

(a) Total Property, Plant and Equipment

	2022	2021
	\$'000	\$'000
<b>Non-Current</b>		
<b>Land and Buildings</b>		
At Fair Value	603,358	585,097
Less Accumulated Depreciation	(73,755)	(66,304)
<b>Carrying Amount at 30 June</b>	<b>529,601</b>	<b>498,793</b>
<b>Service Concession Assets</b>		
At Fair Value	1,529,849	1,416,265
Less Accumulated Depreciation	(389,277)	(297,316)
<b>Carrying Amount at 30 June</b>	<b>1,140,572</b>	<b>1,118,949</b>
<b>Infrastructure</b>		
At Fair Value	314,221	299,760
Less Accumulated Depreciation	(133,046)	(120,627)
<b>Carrying Amount at 30 June</b>	<b>181,175</b>	<b>179,133</b>
<b>Plant and Equipment</b>		
At Fair Value	92,212	91,490
Less Accumulated Depreciation	(69,427)	(62,886)
<b>Carrying Amount at 30 June</b>	<b>22,785</b>	<b>28,604</b>
<b>Art and Artefacts</b>		
At Fair Value	15,372	14,591
<b>Carrying Amount at 30 June</b>	<b>15,372</b>	<b>14,591</b>
<b>Work in Progress</b>	<b>34,065</b>	<b>9,862</b>
<b>Total Property, Plant and Equipment at 30 June</b>	<b>1,923,570</b>	<b>1,849,932</b>
At Fair Value	2,589,075	2,397,065
Less Accumulated Depreciation	(665,505)	(547,133)
<b>Total Property, Plant and Equipment at 30 June</b>	<b>1,923,570</b>	<b>1,849,932</b>

## PLACE MANAGEMENT NSW

### Section C: Assets

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

Reconciliation of Opening and Closing Carrying Amounts	2022 \$'000	2021 \$'000
<b>Land and Buildings (Includes Open Spaces and Roads)</b>		
Carrying Amount at 1 July	498,793	480,093
Net Revaluation Increment/(Decrement) (Note 18(a))	37,410	23,855
Transfer from Infrastructure (Note 10(a))	-	1,402
Transfer to Investment Properties (Note 9(b))	-	(300)
Depreciation Expense (Note 2(d))	(6,602)	(6,057)
<b>Carrying Amount at 30 June</b>	<b>529,601</b>	<b>498,793</b>
<b>Service Concession Assets</b>		
Carrying Amount at 1 July	1,118,949	1,150,783
Net Revaluation Increment/(Decrement) (Note 18(a))	85,799	31,879
Depreciation expense (Note 2(d))	(84,176)	(83,513)
<b>Carrying Amount at 30 June</b>	<b>1,140,572</b>	<b>1,118,949</b>
<b>Infrastructure</b>		
Carrying Amount at 1 July	179,133	174,919
Transfer from Work in Progress (Note 10(a))	314	2,352
Transfer to Land and Buildings (Note 10(a))	-	(1,402)
Net Revaluation Increment/(Decrement) (Note 18(a))	9,754	10,830
Depreciation Expense (Note 2(d))	(8,026)	(7,388)
<b>Carrying Amount at 30 June</b>	<b>181,175</b>	<b>179,133</b>
<b>Plant and Equipment</b>		
Carrying Amount at 1 July	28,604	37,141
Additions	1,022	129
Transfer from Work in Progress (Note 10(a))	104	-
Disposal	-	(188)
Depreciation Expense (Note 2(d))	(6,945)	(8,478)
<b>Carrying Amount at 30 June</b>	<b>22,785</b>	<b>28,604</b>
<b>Art and Artefacts</b>		
Carrying Amount at 1 July	14,591	11,980
Disposal	-	(34)
Net Revaluation Increment/(Decrement) (Note 18(a))	781	2,645
<b>Carrying Amount at 30 June</b>	<b>15,372</b>	<b>14,591</b>
<b>Work in Progress</b>		
Carrying Amount at 1 July	9,862	6,984
Additions	25,982	5,230
Transfer to Infrastructure (Note 10(a))	(314)	(2,352)
Transfer to Plant and Equipment (Note 10(a))	(104)	-
Transfer to Intangible Assets - Computer Software (Note 13(a))	(1,361)	-
<b>Carrying Amount at 30 June</b>	<b>34,065</b>	<b>9,862</b>
<b>Total Property, Plant and Equipment at 30 June</b>	<b>1,923,570</b>	<b>1,849,932</b>

PLACE MANAGEMENT NSW

Section C: Assets

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

(b) Property, Plant and Equipment held and used by PMNSW

	2022	2021
	\$'000	\$'000
<b>Non-Current</b>		
<b>Land and Buildings</b>		
At Fair Value	338,404	318,810
Less Accumulated Depreciation	(89,630)	(82,412)
<b>Carrying Amount at 30 June</b>	<b>268,774</b>	<b>256,398</b>
<b>Service Concession Assets</b>		
At Fair Value	1,529,849	1,416,265
Less Accumulated Depreciation	(389,277)	(297,316)
<b>Carrying Amount at 30 June</b>	<b>1,140,572</b>	<b>1,118,949</b>
<b>Infrastructure</b>		
At Fair Value	314,221	299,760
Less Accumulated Depreciation	(133,046)	(120,627)
<b>Carrying Amount at 30 June</b>	<b>181,175</b>	<b>179,133</b>
<b>Plant and Equipment</b>		
At Fair Value	92,212	91,490
Less Accumulated Depreciation	(69,427)	(82,886)
<b>Carrying Amount at 30 June</b>	<b>22,785</b>	<b>28,604</b>
<b>Art and Artefacts</b>		
At Fair Value	15,372	14,591
<b>Carrying Amount at 30 June</b>	<b>15,372</b>	<b>14,591</b>
<b>Work in Progress</b>	<b>34,065</b>	<b>9,862</b>
<b>Total Property, Plant and Equipment at 30 June</b>	<b>1,662,743</b>	<b>1,607,537</b>
At Fair Value	2,324,123	2,150,778
Less Accumulated Depreciation	(661,380)	(543,241)
<b>Total Property, Plant and Equipment at 30 June</b>	<b>1,662,743</b>	<b>1,607,537</b>
<b>Reconciliation of Opening and Closing Carrying Amounts</b>		
	2022	2021
	\$'000	\$'000
<b>Land and Buildings (Includes Open Spaces and Roads)</b>		
Carrying Amount at 1 July	256,398	245,828
Transfer from Infrastructure (Note 10(a))	-	1,402
Net Revaluation Increment/(Decrement)	18,101	12,787
Depreciation Expense	(3,725)	(3,619)
<b>Carrying Amount at 30 June</b>	<b>268,774</b>	<b>256,398</b>
<b>Service Concession Assets</b>		
Carrying Amount at 1 July	1,118,949	1,150,783
Net Revaluation Increment/(Decrement)	85,799	31,679
Depreciation expense (Note 2(d))	(64,176)	(83,513)
<b>Carrying Amount at 30 June</b>	<b>1,140,572</b>	<b>1,118,949</b>



PLACE MANAGEMENT NSW

Section C: Assets

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

<b>Infrastructure</b>		
Carrying Amount at 1 July	179,133	174,919
Transfer from Work in Progress (Note 10(a))	314	2,352
Transfer to Land and Buildings (Note 10(a))	-	(1,402)
Net Revaluation Increment/(Decrement)	9,754	10,830
Depreciation Expense (Note 2(d))	(8,026)	(7,366)
<b>Carrying Amount at 30 June</b>	<b>181,175</b>	<b>179,133</b>
<b>Plant and Equipment</b>		
Carrying Amount at 1 July	28,804	37,141
Additions	1,022	129
Transfer from Work in Progress (Note 10(a))	104	-
Disposal	-	(188)
Depreciation Expense (Note 2(d))	(6,945)	(8,478)
<b>Carrying Amount at 30 June</b>	<b>22,785</b>	<b>28,604</b>
<b>Art and Artefacts</b>		
Carrying Amount at 1 July	14,591	11,980
Disposal	-	(34)
Net Revaluation Increment/(Decrement)	781	2,645
<b>Carrying Amount at 30 June</b>	<b>15,372</b>	<b>14,591</b>
<b>Work in Progress</b>		
Carrying Amount at 1 July	9,862	6,984
Additions	25,982	5,230
Transfer to Infrastructure (Note 10(a))	(314)	(2,352)
Transfer to Plant and Equipment (Note 10(a))	(104)	-
Transfer to Intangible Assets - Computer Software (Note 13(a))	(1,361)	-
<b>Carrying Amount at 30 June</b>	<b>34,065</b>	<b>9,862</b>
<b>Total Property, Plant and Equipment at 30 June</b>	<b>1,662,743</b>	<b>1,607,537</b>
<b>(c) Property, Plant and Equipment where PMNSW is Lessor under Operating Leases</b>		
	2022	2021
	\$'000	\$'000
<b>Non-Current</b>		
<b>Land and Buildings</b>		
At Fair Value	264,952	246,287
Less Accumulated Depreciation	(4,125)	(3,892)
<b>Carrying Amount at 30 June</b>	<b>260,827</b>	<b>242,395</b>
<b>Total Property, Plant and Equipment at 30 June</b>	<b>260,827</b>	<b>242,395</b>
<b>Reconciliation of Opening and Closing Carrying Amounts</b>		
	2022	2021
	\$'000	\$'000
<b>Land and Buildings (Includes Open Spaces and Roads)</b>		
Carrying Amount at 1 July	242,395	234,265
Net Revaluation Increment/(Decrement)	21,309	10,868
Transfer to Investment Properties (Note 9(b))	-	(300)
Depreciation Expense	(2,877)	(2,438)
<b>Carrying Amount at 30 June</b>	<b>260,827</b>	<b>242,395</b>
<b>Total Property, Plant and Equipment at 30 June</b>	<b>260,827</b>	<b>242,395</b>

## PLACE MANAGEMENT NSW

### Section C: Assets

#### Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

#### (d) Recognition and Measurement - Property, Plant and Equipment

##### (i) Acquisitions of Assets

Assets acquired are initially recognised at cost. Cost is the amount of cash or cash equivalents paid or the fair value of the other consideration given to acquire the asset at the time of its acquisition or construction or, where applicable, the amount attributed to that asset when initially recognised in accordance with the specific requirements of other Australian Accounting Standards.

Assets acquired at no cost, or for nominal consideration, are initially recognised as assets and revenues at their fair value at the date of acquisition. Fair value is the price that would be received to sell an asset in an orderly transaction between market participants at measurement date.

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

##### (ii) Capitalisation Thresholds

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

Property development that gives rise to an effective and material increase in the future economic benefit of the property to PMNSW is capitalised.

##### (iii) Revaluation of Property, Plant and Equipment

Physical non-current assets are valued in accordance with Treasury Policy and Guidelines Paper TPP21-09 "Valuation of Physical Non-Current Assets at Fair Value". This policy adopts fair value in accordance with AASB 13 "Fair Value Measurement", AASB 116 "Property, Plant and Equipment" and AASB 140 "Investment Property".

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 social-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. PMNSW revalues each class of property, plant and equipment on an annual basis to ensure that the carrying amount of each asset in the class does not differ materially from its fair value at reporting date.

Land and Buildings, including open spaces and roads, are comprehensively revalued every three years with interim revaluations performed in the years between comprehensive revaluations. The last comprehensive revaluation was undertaken by independent valuers, AON Risk Services Australia (AON) on 30 June 2021. An interim formal revaluation was completed on 30 June 2022.

Service Concession Assets as at 30 June 2022 comprise the International Convention Centre (ICC), Sydney. Service Concession Assets are comprehensively revalued every five years with interim revaluations performed in the years between comprehensive revaluations when it is necessary. The last comprehensive revaluation was performed at 30 June 2019 by Savills and AON. An interim formal revaluation was completed on 30 June 2022 by AON.

Infrastructure assets are revalued every five years. The last comprehensive revaluation was performed at 30 June 2019 by AON. Interim revaluations are conducted between comprehensive revaluations. An interim formal revaluation was completed on 30 June 2022.

AON also performed a comprehensive revaluation of Art and Artefacts at 30 June 2021 and conducted an interim revaluation at 30 June 2022. Art and Artefacts are comprehensively revalued every 5 years.

The assets that were not revalued are also shown at fair value as the written down value approximates fair value. At reporting date there was no indication of impairment.

Non-specialised assets with short useful lives are measured at depreciated historical cost, as an approximation of fair value. PMNSW has assessed that any difference between fair value and depreciated historical cost is unlikely to be material.

## PLACE MANAGEMENT NSW

### Section C: Assets

#### Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

When revaluing non-current assets using the cost approach, the gross amount and the related accumulated depreciation are separately restated. For other assets valued using other valuation techniques, any balances of accumulated depreciation at the revaluation date in respect of those assets are credited to the asset accounts to which they relate. The net asset accounts are then increased or decreased by the revaluation increments or decrements.

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

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

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

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

#### (iv) Service Concession Assets

Service concession arrangements (SCAs) are contracts between a grantor and an operator where an operator provides public services related to a service concession asset on behalf of a public sector grantor for a specified period of time and manages at least some of those services.

Based on the entity's assessment, the following arrangements fall in the scope of AASB 1059:

Description	Service concession arrangement
Name & description of the SCA	International Convention Centre (ICC), Sydney Public Private Partnership agreement with Darling Harbour Live Partnership to design, construct and operate the ICC
Period of the arrangement	March 2013- December 2041
Terms of the arrangement	The provision of operation services is for 25 years starting from the construction completion date which was December 2016. The Private sector's interests in ICC will revert to PMNSW for no consideration at the end of the arrangement term
Rights and obligations	The operator obligations are to design, construct and operate the ICC. PMNSW makes quarterly payment to the operator as per the agreement
The carrying amount of SCA as at 30 June 2021 (\$'000)	1,118,949
The carrying amount of SCA as at 30 June 2022 (\$'000)	1,140,572

#### (a) Initial recognition

For arrangements within the scope of AASB 1059, the entity recognises a service concession asset when it controls the asset. Where the asset is provided by the operator, or is an upgrade to or a major component replacement of an existing asset of the entity, the asset is recognised at current replacement cost based on AASB 13 Fair Value Measurement principles.

Where the asset is an existing asset of the entity, the asset is reclassified as a service concession asset and remeasured at current replacement cost at the date of reclassification. Any difference between the previous carrying amount and current replacement cost is recognised as if it is a revaluation of the asset.

## PLACE MANAGEMENT NSW

### Section C: Assets

#### Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

(b) Subsequent to initial recognition

Subsequent to the initial recognition or reclassification, the service concession asset is measured at current replacement cost and accounted for in accordance with the depreciation and impairment requirements of AASB 116 Property, Plant and Equipment and AASB 136 Impairment of Assets.

(c) At the end of the arrangement

At the end of the service concession arrangement:

- the entity accounts for the asset in accordance with other AAS, with the entity reclassifying the asset based on its nature or function;
- reference to fair value reverts from the mandated current replacement cost under AASB 1059 to the appropriate approach under AASB 13; and
- the asset is only derecognised when the entity loses control of the asset in accordance with AASB 116.

(v) 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.

PMNSW assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, PMNSW estimates the asset's recoverable amount. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. As a not-for-profit entity, an impairment loss is recognised in the net result to the extent the impairment loss exceeds the amount in the revaluation surplus for the class of asset.

(vi) Restoration Costs

The present value of the expected cost for the restoration or cost of dismantling of an asset after its use is included in the cost of the respective asset if the recognition criteria for a provision are met.

(vii) Major Inspection Costs

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

(viii) Maintenance

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

## 11. LEASES

### (a) Right-of-Use Assets Under Leases

The following table presents right-of use assets.

<b>Infrastructure</b>	<b>2022</b>	<b>2021</b>
	<b>\$'000</b>	<b>\$'000</b>
Carrying Amount at 1 July	2,878	-
Net Additions	-	2,900
Depreciation Expense (Note 2(d))	(30)	(24)
<b>Balance at 30 June</b>	<b>2,846</b>	<b>2,876</b>

## PLACE MANAGEMENT NSW

### Section C: Assets

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

#### (b) Recognition and measurement - Right-of-Use Assets Under Leases

PMNSW assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. PMNSW recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets, except for short-term leases (including holdover leases) and leases of low-value assets.

PMNSW recognises right-of-use assets at the commencement date of the lease. Right-of-use assets are initially measured at the amount of initial measurement of the lease liability, adjusted by any lease payments made at or before the commencement date, lease incentives and any initial direct costs incurred.

The right-of-use assets are subsequently measured at cost. They are depreciated on a straight-line basis over the lease term. The right-of-use assets are also subject to impairment. The entity assesses, at each reporting date, whether there is an indication that an asset may be impaired. In any indication exists, or when annual impairment testing for an asset is required, the entity estimates the asset's recoverable amount. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. After an impairment loss has been recognised, it is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the net result.

#### 12. FAIR VALUE MEASUREMENT OF NON-FINANCIAL ASSETS

##### (a) Fair Value Hierarchy

2022	Level 1	Level 2	Level 3	Total Fair Value
	\$'000	\$'000	\$'000	\$'000
<b>Investment Properties (Note 9)</b>	-	596,342	-	596,342
<b>Property, Plant and Equipment (Note 10):</b>				
Land and Buildings	-	278,133	251,468	529,601
Service Concession Assets	-	-	1,140,572	1,140,572
Infrastructure	-	-	181,175	181,175
Art and Artefacts	-	15,372	-	15,372
	-	<b>889,847</b>	<b>1,573,215</b>	<b>2,463,062</b>
<b>2021</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total Fair Value</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>Investment Properties (Note 9)</b>	-	610,085	-	610,085
<b>Property, Plant and Equipment (Note 10):</b>				
Land and Buildings	-	263,544	235,249	498,793
Service Concession Assets	-	-	1,118,949	1,118,949
Infrastructure	-	-	179,133	179,133
Art and Artefacts	-	14,591	-	14,591
	-	<b>888,220</b>	<b>1,533,331</b>	<b>2,421,551</b>

There were no transfers between Level 1 or 2 during 2021-22 (Nil in 2020-21).

PLACE MANAGEMENT NSW

Section C: Assets

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

(b) Valuation Techniques, Inputs and Processes

For each class of property, plant and equipment, a description of the valuation technique applied and the inputs used in the fair value measurement is disclosed in the table below. For the valuation process refer to Note 10(d)(iii).

Class	Valuation Technique	Key Inputs
Investment Properties	Income approach (recurring) - assets are valued by converting income to a single current amount and includes present value techniques.	- Market rental income - Outgoings - Vacancy rate - Capitalisation rate
Land and Buildings	Market approach (recurring) - assets are valued based on comparable property sales transactions and where identical properties are not available, adjustments have been made to reflect the following characteristics of the asset, including condition, location or comparability of the asset.	- Comparable property sales values - Adjustments including condition, location, capital improvements or comparability of the asset
Specialised Buildings	Current replacement cost approach (recurring) - the assets' current replacement costs were calculated having regard to Rawlinson's Australian Construction Handbook 2022, with the costs then depreciated to reflect the assets lives already consumed.	- Capital improvements - Remaining useful lives - Current replacement cost estimates
Service Concession Assets	The assets were recognised 1 July 2021 under AASB 1059, they were valued by current replacement cost approach (recurring), same as the specialised buildings disclosed above.	- Capital improvements, remaining useful lives - Current replacement cost estimates
Infrastructure	Current replacement cost approach (recurring) - assets are valued based on the gross replacement cost of a modern equivalent asset which has been optimised for the particular purpose, which is then adjusted for depreciation to reflect the reduced lifespan of the original asset.	- Current unit replacement costs - Professional fees - Remaining useful lives
Art and Artefacts	Market approach (recurring) - assets are valued based on observable market selling prices involving identical or similar assets  Cost approach (recurring) - assets are valued by referring to cost of constructing another asset that is either a replica of the original or one that could furnish equal utility.	- Market selling prices  - Replication costs

(c) Reconciliation of Recurring Level 3 Fair Value Measurements

2022	Land and Buildings	Service Concession Assets	Infrastructure	Art and Artefacts	Total Recurring Level 3 Fair Value
	\$'000	\$'000	\$'000	\$'000	\$'000
Fair Value as at 1 July	235,249	1,118,949	179,133	-	1,533,331
Transfer between PPE	-	-	314	-	314
Revaluation Increment/(Decrement)	18,488	85,799	9,754	-	114,041
Depreciation	(2,289)	(84,176)	(8,026)	-	(74,471)
<b>Fair Value as at 30 June</b>	<b>251,468</b>	<b>1,140,572</b>	<b>181,175</b>	<b>-</b>	<b>1,573,215</b>

PLACE MANAGEMENT NSW

Section C: Assets

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

2021	Land and Buildings	Service Concession Assets	Infrastructure	Art and Artefacts	Total Recurring Level 3 Fair Value
	\$'000	\$'000	\$'000	\$'000	\$'000
Fair Value as at 1 July	224,472	1,150,783	174,919	-	1,550,174
Transfer between PPE	688	-	950	-	1,638
Revaluation Increment/(Decrement)	12,264	31,679	10,630	-	54,573
Depreciation	(2,175)	(63,513)	(7,366)	-	(73,054)
<b>Fair Value as at 30 June</b>	<b>235,249</b>	<b>1,118,949</b>	<b>179,133</b>	<b>-</b>	<b>1,533,331</b>

13. INTANGIBLE ASSETS

(a) Intangible Assets

	2022	2021
	\$'000	\$'000
<b>Non-Current</b>		
<b>Intangible Assets - Computer Software</b>		
Gross Carrying Amount	1,361	1,599
Less Accumulated Amortisation	(194)	(1,599)
<b>Total Intangible Assets - Computer Software at 30 June</b>	<b>1,167</b>	<b>-</b>

(b) Reconciliation of Opening and Closing Carrying Amounts

	2022	2021
	\$'000	\$'000
<b>Intangible Assets - Computer Software</b>		
Carrying Amount at 1 July	-	-
Transfer from Work in Progress (Note 10(a))	1,361	-
Amortisation expense	(194)	-
<b>Carrying amount at 30 June</b>	<b>1,167</b>	<b>-</b>

(c) Recognition and Measurement - Intangible Assets

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

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

The useful lives of intangible assets are assessed to be finite. Intangible assets are subsequently measured at fair value only if there is an active market. As there is no active market for PMNSW's intangible assets, the assets are carried at cost less at cost less any accumulated amortisation.

PMNSW's intangible assets are amortised using the straight-line method over a period of either five or fifteen years. Intangible assets are tested for impairment where an indicator of impairment exists. If the recoverable amount is less than its carrying amount, the carrying amount is reduced to recoverable amount and the reduction is recognised as an impairment loss.

## PLACE MANAGEMENT NSW

### Section D: Liabilities

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

#### 14. CURRENT LIABILITIES - PAYABLES

##### (a) Payables

	2022 \$'000	2021 \$'000
<b>Current</b>		
Trade Creditors	3,142	896
Sundry Creditors and Accruals	65,222	45,872
Service Concession Liability Interest Accruals	3,862	4,014
Refundable Security Deposits and Bonds	2,414	385
Goods and Services Tax Payable	-	169
Forward Deposits	20,048	18,614
<b>Total Current Payables</b>	<b>94,688</b>	<b>69,950</b>

##### (b) Recognition and Measurement - Payables

Payables represent liabilities for goods and services provided to PMNSW 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.

PMNSW's payables are all non-interest bearing. Payable items which are out of the scope of AASB 7 "Financial Instruments: Disclosures" have been excluded from the carrying amount shown in the Statement of Financial Position.

##### (c) Liquidity Risk

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

During the current and prior years, there were no defaults on any loans payable. No assets have been pledged as collateral. PMNSW's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

##### (d) Maturity Profile

All of PMNSW's trade payables, sundry payables and accruals have a maturity of less than 12 months (2021: less than 12 months). Amounts owing to suppliers (which are unsecured) are settled in accordance with the policy set out in NSW Treasury Circular 11/12. For small business suppliers, where 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, PMNSW may automatically pay the supplier simple interest. The rate of interest applied by PMNSW accords with the current rate applicable under section 22 of the *Taxation Administration Act 1996*.



PLACE MANAGEMENT NSW

Section D: Liabilities

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

The tables below summarises the maturity profile and interest rate exposure of PMNSW's other major payables.

Maturity Profile	Nominal Amount	Ageing		
	\$'000	< 1 yr \$'000	>1yr < 5 yrs \$'000	> 5 yrs \$'000
<b>2022</b>				
Payables:				
Security Deposits	2,286	56	12	2,218
Casual Bonds	128	128	-	-
Forward Deposits	20,048	6	20,042	-
	<b>22,462</b>	<b>190</b>	<b>20,054</b>	<b>2,218</b>
<b>2021</b>				
Payables:				
Security Deposits	284	56	12	216
Casual Bonds	101	101	-	-
Forward Deposits	18,614	16,361	2,253	-
	<b>18,999</b>	<b>16,518</b>	<b>2,265</b>	<b>216</b>

Interest Rate Exposure	Weighted Average Effective Interest Rate	Nominal Amount	Fixed Interest Rate	Variable Interest Rate	Non-interest Bearing
		\$'000	\$'000	\$'000	\$'000
<b>2022</b>					
Payables:					
Security Deposits	-	2,286	-	-	2,286
Casual Bonds	-	128	-	-	128
Forward Deposits	-	20,048	-	-	20,048
		<b>22,462</b>	<b>-</b>	<b>-</b>	<b>22,462</b>
<b>2021</b>					
Payables:					
Security Deposits	-	284	-	-	284
Casual Bonds	-	101	-	-	101
Forward Deposits	-	18,614	-	-	18,614
		<b>18,999</b>	<b>-</b>	<b>-</b>	<b>18,999</b>

Note: The amounts disclosed are the contractual undiscounted cash flows of each class of financial liabilities and therefore will not reconcile to the statement of financial position.

A maturity profile analysis of PMNSW's Service Concession Financial Liabilities and TCorp Borrowings is presented at Notes 15(c) and 15(e) .

15. CURRENT / NON-CURRENT LIABILITIES - BORROWINGS

(a) Borrowings - Current and Non-Current

	2022 \$'000	2021 \$'000
<b>Current</b>		
Service Concession Financial Liabilities (b)	26,036	25,421
<b>Total Current Borrowings</b>	<b>26,036</b>	<b>25,421</b>
<b>Non-Current</b>		
Service Concession Financial Liabilities (b)	622,018	648,054
TCorp Borrowings (f)	1,069,139	1,071,906
<b>Total Non-Current Borrowings</b>	<b>1,691,157</b>	<b>1,719,960</b>

PLACE MANAGEMENT NSW

Section D: Liabilities

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

(b) Service Concession Financial Liabilities

	2022	2021
	\$'000	\$'000
Movement:		
Carrying Amount at 1 July	673,475	698,717
Minimum Lease Payments	(41,099)	(41,521)
Finance Lease Interest Charges (Note 2(f))	15,678	18,279
<b>Carrying Amount at 30 June</b>	<b>648,054</b>	<b>673,475</b>

(c) Service Concession Commitments

	2022	2021
	\$'000	\$'000
<b>Minimum Lease Payments:</b>		
Payable within one year	41,099	41,099
Payable later than one year but not later than five years	164,396	164,396
Payable later than five years	604,870	645,969
<b>Total Minimum Lease Payment Commitment</b>	<b>810,365</b>	<b>851,464</b>
<b>Finance Costs:</b>		
Payable within one year	(15,063)	(15,678)
Payable later than one year but not later than five years	(53,798)	(56,411)
Payable later than five years	(93,450)	(105,900)
<b>Total Finance Costs Commitment</b>	<b>(162,311)</b>	<b>(177,989)</b>
<b>Present Value of Finance Lease Commitments:</b>		
Payable within one year	26,036	25,421
Payable later than one year but not later than five years	110,598	107,985
Payable later than five years	511,420	540,069
<b>Total Present Value of Finance Lease Commitments</b>	<b>648,054</b>	<b>673,475</b>

(d) Recognition and Measurement - Service concession financial liabilities

The service concession financial liabilities are determined in accordance with AASB 1059 "Service Concession Arrangements: Grantor". PMNSW's service concession financial liability comprises the lease on the International Convention Centre Sydney. The lease has a lease term of 25 years with the asset returned to PMNSW at the end of lease term. The financial liability was recognised at fair value at the date of initial application of AASB 1059 (1 July 2019). The service concession financial liability is subsequently measured at amortised cost using the effective interest method.

## PLACE MANAGEMENT NSW

### Section D: Liabilities

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

#### (e) New South Wales Treasury Corporation (TCorp) Borrowings

On 2 January 2018, TCorp issued two interim loans with total value of \$1,083.3 million to PMNSW for early payment of CDPD for its finance lease liability from SICEEP with Darling Harbour Live consortium. The 1,083.3 million TCorp Borrowings were recognised as a reduction of finance lease liability of \$1,049.9 million.

On 8 February 2018, the principal balance of both interim loans were refinanced and replaced with the Final TCorp loan portfolio. The Final TCorp loan portfolio took effect consisting of 10 separate loans with different principal balances, different maturing dates and varying rates of interest for each of the loans. These loans are interest-only with the principal amounts only payable on maturity dates of the loans. The coupon interest rates vary between 2.0% - 4.5%. These loans constitute the CDPD of the Finance Lease Liability of the SICEEP.

Borrowings are not held for trading or designated at fair value through profit or loss. Borrowings are initially measured at the fair value of the consideration received. Subsequently they are measured at amortised cost. Any difference between the proceeds and the redemption amount (premium or discount) is recognised in the net result over the period of the borrowings using the effective interest method.

Borrowings are removed from the Statement of Financial Position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid is recognised in profit or loss as other income or finance costs.

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

Repayment of TCorp Borrowings	2022 \$'000	2021 \$'000
Payable within one year	101,024	119,909
Payable later than one year but not later than five years	434,195	411,108
Payable later than five years	533,920	540,889
<b>Total Repayment of TCorp Borrowings</b>	<b>1,069,139</b>	<b>1,071,906</b>

#### 16. CURRENT / NON-CURRENT LIABILITIES - PROVISIONS

##### (a) Provisions

	2022 \$'000	2021 \$'000
<b>Current</b>		
Land Remediation (b)	-	117
Personnel Services (c)	1,354	886
Other (d)	-	2,780
<b>Total Current Provisions at 30 June</b>	<b>1,354</b>	<b>3,783</b>

##### (b) Land Remediation

	2022 \$'000	2021 \$'000
<b>Movement:</b>		
Carrying Amount at 1 July	117	690
Provision Derecognised during the Year	(117)	(573)
<b>Carrying Amount at 30 June</b>	<b>-</b>	<b>117</b>

PMNSW's Land Remediation provision relates to the SICEEP Major Commercial Development sites. As part of the commercial development sites of the SICEEP project, the State entered into Project Delivery Agreements that granted construction licences to Lend Lease to develop these sites with 99-year ground leases to apply at the conclusion of the construction period.

The provision related to remediation and artefact risk which was shared with the State. The arrangement was tiered with Lend Lease liable for the risk up to a predetermined level, the State and Lend Lease would then share the risk above this level up to another predetermined level. Any costs above this final level would be borne entirely by the State.

## PLACE MANAGEMENT NSW

### Section D: Liabilities

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

**(c) Personnel Services**

	2022 \$'000	2021 \$'000
Movement:		
Carrying Amount at 1 July	886	-
Provision Recognised during the Year	468	886
<b>Carrying Amount at 30 June</b>	<b>1,354</b>	<b>886</b>
<b>Provision for Personnel Services - Dissection</b>		
	2022 \$'000	2021 \$'000
Annual Leave (i)	821	512
Long Service Leave On-costs (ii)	533	374
<b>Carrying Amount at 30 June</b>	<b>1,354</b>	<b>886</b>

During the nine months period ended 31 March 2022, personnel services were provided by DPE. Since 1 April 2022, personnel services were provided by Transport for NSW. DPE and Transport for NSW are not Special Purpose Service Entities and do not control PMNSW under this arrangement (Note 1(a)). As PMNSW is not an employer, the disclosure requirements of AASB 119 "Employee Benefits" in respect of employee benefits do not apply. However, for clarity and transparency, a Personnel Services Provision is disclosed where the substance of the underlying liability recognised effectively represents employee benefits.

**(i) Annual Leave**

A liability for annual leave and associated on-costs is recognised and measured in respect of employees' services up to the reporting date at undiscounted amounts based on the amounts expected to be paid when the liabilities are settled.

**(ii) Long Service Leave On-costs**

A liability is recognised for certain long service leave related on-costs and additional employee benefit costs that arise on incurring long service leave, including payroll tax, workers compensation insurance, annual leave, accrued leave while on long service leave taken in service and defined contribution superannuation. This long service leave on-cost liability is calculated in accordance with the requirements of Treasury Circular 21-03 and is based on the long service leave liability recognised by Transport for NSW in respect of employees of PMNSW.

Transport for NSW's liabilities for long service leave and defined benefit superannuation are assumed by the Crown Entity. Transport for NSW accounts for the liability as having been extinguished, resulting in the amount assumed being shown as part of the non-monetary revenue item described as "Acceptance by the Crown Entity of employee benefits and other liabilities".

All long service leave taken by employees of PMNSW is reimbursed to Transport for NSW by the Crown Entity's "Non-Budget Sector Long Service Leave Pool Scheme". Accordingly, PMNSW only recognises the consequential costs associated with long service leave.

**(d) Other Provisions**

	2022 \$'000	2021 \$'000
Movement:		
Carrying Amount at 1 July	2,780	2,780
Provision Derecognised during the Year	(2,780)	-
<b>Carrying Amount at 30 June</b>	<b>-</b>	<b>2,780</b>

Other provisions include obligations in relation to land tax. PMNSW is not exempted from land tax.

**(e) Recognition and Measurement - Provisions**

Provisions are recognised when PMNSW has a present obligation as a result of a past event, it is probable that PMNSW will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as a finance cost.

PLACE MANAGEMENT NSW

Section D: Liabilities

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

17. CURRENT / NON-CURRENT LIABILITIES - OTHER

	2022	2021
	\$'000	\$'000
<b>Current</b>		
Lease Receipts in Advance (i)	180	111
Revenue in Advance	-	288
Deferred Income - Refinancing Gain (ii)	933	853
Deferred Income - Other	13	13
<b>Total Current Liability at 30 June</b>	<b>1,126</b>	<b>1,265</b>
<b>Non-Current</b>		
Lease Receipts in Advance (i)	2,844	2,913
Revenue in Advance	938	736
Deferred Income - Refinancing Gain (ii)	26,882	27,815
Deferred Income - Other	1,268	1,281
<b>Total Non-Current Liability at 30 June</b>	<b>31,932</b>	<b>32,745</b>

(i) Lease Receipts in Advance relates to upfront rent payments received from tenants for long-term leases classified as operating lease.

(ii) Deferred income relates to the SICEEP Project finance lease refinancing gain. This is being amortised over the finance lease term.

PLACE MANAGEMENT NSW

Section E: Equity

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

18. EQUITY

(a) Asset Revaluation Reserve

The total asset revaluation reserve is used to record increments and decrements on the revaluation of non-current property plant and equipment and finance leases. This accords with PMNSW's policy on the Revaluation of Property, Plant and Equipment (Note 10). No financial distributions are made from the Asset Revaluation Reserve.

Asset Revaluation Reserve - Movement	2022 \$'000	2021 \$'000
Carrying Amount at 1 July	329,010	260,401
Net Increase in Property, Plant and Equipment Revaluation Surplus (i)	133,744	68,609
<b>Carrying Amount at 30 June</b>	<b>462,754</b>	<b>329,010</b>

Asset Revaluation Reserve - Asset Class	2022 \$'000	2021 \$'000
Land and Buildings	415,936	292,727
Infrastructure	31,973	22,219
Plant and Equipment	4,084	4,084
Art & Artefacts	10,761	9,980
<b>Total Asset Revaluation Reserve at 30 June</b>	<b>462,754</b>	<b>329,010</b>

(i) Net Increase in Property, Plant and Equipment Revaluation Surplus

	2022 \$'000	2021 \$'000
Land and Buildings (Note 10(a))	37,410	23,855
Service concession Assets (Note 10(a))	85,799	31,679
Infrastructure (Note 10(a))	9,754	10,630
Art & Artefacts (Note 10(a))	781	2,645
<b>Net Increase in Property, Plant and Equipment Revaluation Surplus</b>	<b>133,744</b>	<b>68,609</b>

(b) Accumulated Funds

The category "Accumulated Funds" includes all current and prior period retained funds. All financial distributions are made directly from Accumulated Funds.

Accumulated Funds - Movement	2022 \$'000	2021 \$'000
Carrying Amount at 1 July	694,638	680,791
Net Result for the Year	(14,067)	13,847
<b>Carrying Amount at 30 June</b>	<b>680,571</b>	<b>694,638</b>

## PLACE MANAGEMENT NSW

### Section F: Financial Instruments and Other Notes

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

#### 19. FINANCIAL INSTRUMENTS

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

Quantitative and qualitative disclosures together with the PMNSW's objectives, policies and processes for measuring and managing risk are included throughout the financial statements.

The Board 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 PMNSW, to set risk limits and controls and to monitor risks. Compliance with policies is reviewed by Management on a continuous basis.

##### (a) Financial Instrument Categories

###### (i) As at 30 June 2022

Class	Category	Notes	Carrying amount \$'000
<b>Financial Assets</b>			
Cash and Cash Equivalents	Amortised Cost	6	244,925
Loans and Receivables at Amortised Cost (i)	Amortised Cost	7	204,732
<b>Financial Liabilities</b>			
Payables (ii)	Financial Liabilities measured at Amortised Cost	14	68,364
Borrowings	Financial Liabilities measured at Amortised Cost	15	1,717,193

(i) Excludes statutory receivables and prepayments as they are not within the scope of AASB 7.

(ii) Excludes statutory payables and unearned revenue as they are not within the scope of AASB 7.

###### (ii) As at 30 June 2021

Class	Category	Notes	Carrying amount \$'000
<b>Financial Assets</b>			
Cash and Cash Equivalents	Amortised Cost	6	210,461
Loans and Receivables at Amortised Cost (i)	Amortised Cost	7	202,607
<b>Financial Liabilities</b>			
Payables (ii)	Financial Liabilities measured at Amortised Cost	14	46,768
Borrowings	Financial Liabilities measured at Amortised Cost	15	1,745,381

(i) Excludes statutory receivables and prepayments as they are not within the scope of AASB 7.

(ii) Excludes statutory payables and unearned revenue as they are not within the scope of AASB 7.

##### (b) Derecognition of Financial Assets and Financial Liabilities

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognised when the contractual rights to the cash flows from the financial assets expire; or if the PMNSW transfers its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either:

- PMNSW has transferred substantially all the risks and rewards of the asset; or
- PMNSW has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control.

## PLACE MANAGEMENT NSW

### Section F: Financial Instruments and Other Notes

#### Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

When PMNSW has transferred its rights to receive cash flows from an asset or has entered into a passthrough arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. Where PMNSW has neither transferred nor retained substantially all the risks and rewards or transferred control, the asset continues to be recognised to the extent of PMNSW's continuing involvement in the asset. In that case, PMNSW also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the PMNSW has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the entity could be required to repay.

A financial liability is derecognised when the obligation specified in the contract is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the net result.

#### (c) Offsetting Financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Statement of Financial Position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

#### (d) Financial Risks

##### (i) Credit Risk

Credit risk arises when there is the possibility of PMNSW's debtors defaulting on their contractual obligations, resulting in a financial loss to PMNSW. 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 PMNSW, including cash and receivables (Notes 6 and 7). No collateral is held by PMNSW. PMNSW has not granted any material financial guarantees.

Credit risk associated with PMNSW's financial assets, other than receivables, is managed through the selection of counterparties and establishment of minimum credit rating standards.

##### Cash and cash equivalents

Cash comprises cash on hand and bank balances within the NSW Treasury Banking System. Interest is earned on daily bank balances at the monthly average TCorp 11am unofficial cash rate, adjusted for a management fee to NSW Treasury.

##### Receivables - trade debtors

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.

PMNSW applies the AASB 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade debtors.

To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due.

The expected loss rates are based on historical observed loss rates. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables.

Trade debtors are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others a failure to make contractual payments for a period of greater than 90 days past due.



## PLACE MANAGEMENT NSW

### Section F: Financial Instruments and Other Notes

#### Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

The loss allowance for trade debtors as at 30 June 2022 and 30 June 2021 was determined as follows:

#### 30 June 2022

	Current	<30 days	30-60 days	61-90 days	>91 days	Total
Expected credit loss rate	0%	0%	38%	0%	16%	8%
Estimated total gross carrying amount at default	3,242	1,449	149	3,015	8,049	15,904
<b>Expected credit loss</b>	<b>1</b>	<b>1</b>	<b>56</b>	<b>15</b>	<b>1,266</b>	<b>1,339</b>

#### 30 June 2021

	Current	<30 days	30-60 days	61-90 days	>91 days	Total
Expected credit loss rate	0%	1%	1%	16%	2%	2%
Estimated total gross carrying amount at default	1,915	2,008	4,653	184	7,808	16,568
<b>Expected credit loss</b>	<b>0</b>	<b>19</b>	<b>58</b>	<b>29</b>	<b>167</b>	<b>273</b>

Notes: The analysis excludes statutory receivables, prepayments, as these are not within the scope of AASB 7. Therefore, the 'total' will not reconcile to the receivables total in Note 7. PMNSW is not materially exposed to concentrations of credit risk to a single trade debtor or group of debtors as at 30 June 2022.

#### (e) Liquidity Risk

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

PMNSW have credit card facility of \$0.5 million at 30 June 2022.

During the current and prior year, there were no defaults of borrowings. No assets have been pledged as collateral. PMNSW's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

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 TC11-12. For small business suppliers, where 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.

The table below summarises the maturity profile of the entity's financial liabilities based on contractual undiscounted payments, together with the interest rate exposure.

	Payables		Borrowings -Service Concession Fin Liabilities		TCorp Borrowings	
	2022 \$'000	2021 \$'000	2022 \$'000	2021 \$'000	2022 \$'000	2021 \$'000
Weighted Average Effective Interest Rate %	0.00%	0.00%	2.42%	2.42%	2.93%	2.94%
Nominal Amount	68,364	46,768	810,365	851,464	1,087,414	1,086,779
<b>Interest Rate Exposure</b>						
Fixed Interest Rate	-	-	810,365	851,464	1,087,414	1,086,779
Non-interest Bearing	68,364	46,768	-	-	-	-
<b>Maturity Dates</b>						
< 1 year	68,364	46,768	41,099	41,099	100,000	120,000
1 to 5 years	-	-	164,396	164,396	428,929	400,000
> 5 years	-	-	604,870	645,969	538,485	546,779

## PLACE MANAGEMENT NSW

### Section F: Financial Instruments and Other Notes

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

**(f) Market Risk**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. PMNSW's exposure to market risk is primarily through interest rate risk on the entity's interest earning bank balance held within the NSW Treasury Banking System (Note 8(a)). PMNSW has no exposure to foreign currency risk and does not enter into commodity contracts.

**(g) Fair Value of Financial Instruments**

PMNSW's financial instruments are recognised at cost. The amortised cost of PMNSW's financial instruments recognised in the Statement of Financial Position approximates the fair value, because of the short-term nature of the financial instruments. PMNSW has not identified any financial instruments whose fair value differs materially from the carrying amount.

**20. COMMITMENTS FOR EXPENDITURE**

**(a) Capital Expenditure Commitments**

	2022 \$'000	2021 \$'000
Capital expenditure contracted at balance date but not provided for:		
Within one year	36,738	5,764
Later than one year and not later than five years	11,349	4,444
<b>Total Capital Expenditure Commitments (Incl GST)</b>	<b>48,087</b>	<b>10,208</b>

Total capital expenditure commitments relate to contracted upgrading and refurbishment works on various owned buildings and infrastructure assets. Capital expenditure commitments at 30 June 2022 include GST recoverable input tax credits of \$4.37 million (\$0.93 million at 30 June 2021) that are expected to be recoverable from the Australian Taxation Office.

**(b) Subvention Costs Commitments**

	2022 \$'000	2021 \$'000
Subvention costs contracted at balance date but not provided for:		
Payable within one year	3,471	1,029
Payable later than one year but not later than five years	10,058	12,419
Payable later than five years	1,317	1,375
<b>Total Subvention Costs Commitments (Incl GST)</b>	<b>14,846</b>	<b>14,823</b>

Subvention costs commitments at 30 June 2022 include GST recoverable input tax credits of \$1.3 million (\$1.3 million at 30 June 2021) that are expected to be recoverable from the Australian Taxation Office.

**(c) Service Concession Commitments**

Expenditure commitments on PMNSW's Service concession financial liabilities are disclosed at Note 15(c).

**21. CONTINGENT ASSETS AND CONTINGENT LIABILITIES**

PMNSW may be liable for payment of compensation arising from claims and other matters subject to litigation. The amounts involved cannot be accurately determined and in some instances are subject to arbitration. These claims are covered by the Treasury Managed Fund.

PMNSW is not aware of any contingent assets or liabilities at 30 June 2022 (Nil at 30 June 2021).

## PLACE MANAGEMENT NSW

### Section F: Financial Instruments and Other Notes

Notes to and Forming Part of the Financial Statements for the Year Ended 30 June 2022

#### 22. RELATED PARTY DISCLOSURES

##### (a) Key Management Personnel Compensation

During the 2021-22, PMNSW incurred \$Nil in respect of its Key Management Personnel services (\$0.33 million in 2020-21).

##### (b) Transactions and Outstanding Balances with Other Related Parties

During 2021-22, PMNSW has not entered into other transactions with Key Management Personnel, their close family members and controlled or jointly controlled entities thereof (Nil in 2020-21).

##### (c) Transactions and Outstanding Balances with Other Government Entities

During 2021-22, PMNSW entered into transactions with other entities that are controlled/jointly controlled/significantly influenced by NSW Government. These transactions are collectively, but not individually, a significant portion of PMNSW's property rental income, fees for services rendered and grant and contribution revenue.

#### 23. EVENTS AFTER THE REPORTING PERIOD

Management is continuously evaluating the COVID-19 impact on PMNSW and has concluded that while it is reasonably possible that COVID-19 could have a negative effect on the results of its future operations, the specific impact is not readily determinable as of the date of these financial statements. The financial statements do not include any adjustments that might result from the outcome of this uncertainty.

PMNSW has not identified any other events or transactions that are material to require adjustments or disclosures in the financial report.

**End of Audited Financial Statements**

## 27. Financial Statements – Luna Park Reserve Trust



### INDEPENDENT AUDITOR'S REPORT

#### Luna Park Reserve Trust

To Members of the New South Wales Parliament

#### Opinion

I have audited the accompanying financial statements of Luna Park Reserve Trust (the Trust), which comprise the Statement by the Accountable Authority, the Statement of Comprehensive Income for the year ended 30 June 2022, the Statement of Financial Position as at 30 June 2022, the Statement of Changes in Equity and the Statement of Cash Flows, for the year then ended, notes comprising a Statement of Significant Accounting Policies, and other explanatory information.

In my opinion, the financial statements:

- have been prepared in accordance with Australian Accounting Standards and the applicable financial reporting requirements of the *Government Sector Finance Act 2018* (GSF Act), the *Government Sector Finance Regulation 2018* (GSF Regulation) and the Treasurer's Directions
- presents fairly the Trust's financial position, financial performance and cash flows.

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 (including Independence Standards)' (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.

### **Trust Manager's Responsibilities for the Financial Statements**

The Trust Manager is responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards, the GSF Act, GSF Regulation and Treasurer's Directions. The Trust Manager's responsibility also includes such internal control as the Trust Manager 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 Trust Manager 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.

### **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.

The scope of my audit does not include, nor provide assurance:

- that the Trust carried out its activities effectively, efficiently and economically
- about the assumptions used in formulating the budget figures disclosed in the financial statements
- 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.



Min Lee  
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

11 October 2022  
SYDNEY



## Luna Park Reserve Trust

### Financial Statements

For the Year Ended 30 June 2022

#### Statement by the Accountable Authority

Pursuant to section 7.6(4) of the *Government Sector Finance Act 2018* ('the Act'), I state that these financial statements:

- have been prepared in accordance with the Australian Accounting Standards and the applicable requirements of the Act, the *Government Sector Finance Regulation 2018* and the Treasurer's directions, and
- present fairly the Luna Park Reserve Trust's financial position, financial performance and cash flows.

A handwritten signature in black ink that reads 'Anita Mitchell'.

**Anita Mitchell**  
Chief Executive Officer  
Place Management NSW  
(Trust Manager)

Date: 10 October 2022

**LUNA PARK RESERVE TRUST**  
**Start of Audited Financial Statements**  
**Statement of Comprehensive Income**  
**For the Year Ended 30 June 2022**

	Note	Actual 2022 \$'000	Budget 2022 \$'000	Actual 2021 \$'000
<b>Expenses</b>				
Other Operating Expenses	2(a)	1,850	968	438
Depreciation Expense	2(b)	979	816	960
<b>Total Expenses</b>		<b>2,829</b>	<b>1,784</b>	<b>1,398</b>
<b>Revenue</b>				
Sale of Goods and Services	3(a)	1,558	1,892	841
Investment Revenue	3(b)	1	165	2
Grants and Contributions	3(c)	-	-	900
<b>Total Revenue</b>		<b>1,559</b>	<b>2,057</b>	<b>1,743</b>
<b>NET RESULT</b>		<b>(1,270)</b>	<b>273</b>	<b>345</b>
<b>Other Comprehensive Income</b>				
<i>Item that will not be Reclassified to Net Result:</i>				
Net Increase/(Decrease) in Property, Plant and Equipment Revaluation Surplus	10(b)	4,165	-	821
<b>Total Other Comprehensive Income</b>		<b>4,165</b>	<b>-</b>	<b>821</b>
<b>TOTAL COMPREHENSIVE INCOME</b>		<b>2,895</b>	<b>273</b>	<b>1,166</b>

The accompanying notes form part of these financial statements.

**LUNA PARK RESERVE TRUST**  
**Statement of Financial Position**  
As at 30 June 2022

	Notes	Actual 2022 \$'000	Budget 2022 \$'000	Actual 2021 \$'000
<b>ASSETS</b>				
<b>Current Assets</b>				
Cash and Cash Equivalents	5(a)	1,259	3,580	1,467
Receivables	6(a)	941	634	1,507
<b>Total Current Assets</b>		<b>2,200</b>	<b>4,214</b>	<b>2,974</b>
<b>Non-Current Assets</b>				
Receivables	6(a)	1,312	-	-
Property, Plant and Equipment	7(a)	45,229	40,465	42,043
<b>Total Non-Current Assets</b>		<b>46,541</b>	<b>40,465</b>	<b>42,043</b>
<b>TOTAL ASSETS</b>		<b>48,741</b>	<b>44,679</b>	<b>45,017</b>
<b>LIABILITIES</b>				
<b>Current Liabilities</b>				
Payables	9(a)	843	410	14
<b>Total Current Liabilities</b>		<b>843</b>	<b>410</b>	<b>14</b>
<b>TOTAL LIABILITIES</b>		<b>843</b>	<b>410</b>	<b>14</b>
<b>NET ASSETS</b>		<b>47,898</b>	<b>44,269</b>	<b>45,003</b>
<b>EQUITY</b>				
Accumulated Funds	10(a)	6,410	7,765	7,680
Asset Revaluation Reserve	10(b)	41,488	36,504	37,323
<b>TOTAL EQUITY</b>		<b>47,898</b>	<b>44,269</b>	<b>45,003</b>

The accompanying notes form part of these financial statements.



LUNA PARK RESERVE TRUST

Statement of Changes in Equity

For the Year Ended 30 June 2022

	Notes	Accumulated Funds \$'000	Asset Revaluation Reserve \$'000	Total Equity \$'000
<b>Balance at 1 July 2021</b>		<b>7,680</b>	<b>37,323</b>	<b>45,003</b>
<b>Net Result for the Year</b>		(1,270)	-	(1,270)
<b>Other Comprehensive Income:</b>				
Net Increase/(Decrease) in Property, Plant and Equipment Revaluation Surplus	10(b)	-	4,165	4,165
<b>Total Other Comprehensive Income</b>		-	4,165	4,165
<b>Total Comprehensive Income for the Year</b>		(1,270)	4,165	2,895
<b>Balance at 30 June 2022</b>		<b>6,410</b>	<b>41,488</b>	<b>47,898</b>
<b>Balance at 1 July 2020</b>		<b>7,335</b>	<b>36,502</b>	<b>43,837</b>
<b>Net Result for the Year</b>		345	-	345
<b>Other Comprehensive Income:</b>				
Net Increase/(Decrease) in Property, Plant and Equipment Revaluation Surplus	10(b)	-	821	821
<b>Total Other Comprehensive Income</b>		-	821	821
<b>Total Comprehensive Income for the Year</b>		345	821	1,166
<b>Balance at 30 June 2021</b>		<b>7,680</b>	<b>37,323</b>	<b>45,003</b>

The accompanying notes form part of these financial statements.

LUNA PARK RESERVE TRUST

Statement of Cash Flows

For the Year Ended 30 June 2022

	Notes	Actual 2022 \$'000	Budget 2022 \$'000	Actual 2021 \$'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
<b>Payments</b>				
Payment to Suppliers		(1,057)	(968)	(864)
<b>Total Payments</b>		<b>(1,057)</b>	<b>(968)</b>	<b>(864)</b>
<b>Receipts</b>				
Sale of Goods and Services		848	1,891	-
Interest Received		1	165	2
Grants and Contributions		-	-	900
<b>Total Receipts</b>		<b>849</b>	<b>2,056</b>	<b>902</b>
<b>NET CASH FLOWS FROM OPERATING ACTIVITIES</b>	5(c)	<b>(208)</b>	<b>1,088</b>	<b>38</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>				
		<b>(208)</b>	<b>1,088</b>	<b>38</b>
Opening Cash and Cash Equivalents		1,467	2,492	1,429
<b>CLOSING CASH AND CASH EQUIVALENTS</b>	5(a)	<b>1,259</b>	<b>3,580</b>	<b>1,467</b>

The accompanying notes form part of these financial statements.

# LUNA PARK RESERVE TRUST

## Section A: Entity Information and Basis of Preparation

Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### (a) Reporting Entity

The Luna Park Reserve Trust (the Trust), is a NSW government entity. The Trust is a not-for-profit entity (as profit is not its principal objective) and it has no cash generating units. The reporting entity is consolidated as part of the NSW Total State Sector Accounts.

The Trust was established on 12 October 1990, under the Luna Park Site Act 1990. The purpose of the Trust is to control the Luna Park Site, which has been dedicated to an area of public amusement, recreation and entertainment.

On 9 February 2001, Place Management NSW (PMNSW) was appointed to manage the affairs of the Trust.

The Department of Planning and Environment (DPE), a principal department, is a separate reporting entity and does not control the Trust for financial reporting purposes. The Trust was under the Planning and Environment cluster until 31 March 2022. The Trust is now under the Transport cluster since 1 April 2022.

As a result of Administrative Arrangements (Administrative Changes – Miscellaneous) Order (No 2) 2022, in pursuance of part 7 of the Constitution Act 1902, the Trust was transferred from Planning and Environment cluster to Transport cluster, effective 1 April 2022.

These financial statements for the Year Ended 30 June 2022 have been authorised for issue by the PMNSW's Chief Executive Officer on 10 October 2022.

#### (b) Basis of Preparation

The Trust's financial statements are general purpose financial statements which have been prepared on an accrual basis in accordance with:

- (i) applicable Australian Accounting Standards (which include Australian Accounting Interpretations);
- (ii) the requirements of the *Government Sector Finance Act 2018* (GSF Act); and
- (iii) Treasurer's Directions issued under the GSF Act.

Property, Plant and Equipment are measured at fair value. Other financial statement items are prepared in accordance with the historical cost convention.

The accrual basis of accounting has been adopted in the preparation of the financial statements, except for cash flow information.

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

The Trust's financial statements are prepared on a going concern basis as the assumption that the Trust is a going concern is justified.

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

#### (c) Statement of Compliance

The financial statements and notes comply with Australian Accounting Standards, which include Australian Accounting Interpretations.

#### (d) Accounting for the Goods and Services Tax (GST)

Revenue, expenses and assets are recognised net of the amount of GST, except that:

- (i) the amount of GST incurred by the entity as a purchaser that is not recoverable from the Australian Taxation Office is recognised as part of an asset's cost of acquisition or as part of an item of expense; and
- (ii) receivables and payables are stated with the amount of GST included.

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

## LUNA PARK RESERVE TRUST

### Section A: Entity Information and Basis of Preparation

Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

#### (e) Comparative Information

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

#### (f) Fair Value Measurement and Hierarchy

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability or in the absence of a principal market, in the most advantageous market for the asset or liability.

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, the Trust categorises, for disclosure purposes, the valuation techniques based on the inputs used in the valuation techniques as follows:

Level 1 – quoted prices in active markets for identical assets/liabilities that the Trust can access at 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.

Refer to Notes 7, 8 and 11 for further disclosures regarding fair value measurements of financial and non-financial assets.

#### (g) Changes in Accounting Policy including New or Revised Australian Accounting Standards

##### (i) Effective for the First Time in 2021-22

The accounting policies applied in 2021-22 are consistent with those of the previous financial year except as a result of the following revised Australian Accounting Standards that have been applied for the first time in 2021-22:

- AASB 1080 General Purpose Financial Statements – Simplified Disclosures For-Profit and Not-for-Profit Tier 2 Entities
- AASB 2020-5 Amendments to Australian Accounting Standards – Insurance Contracts
- AASB 2020-7 Amendments to Australian Accounting Standards – Covid-19-Related Rent Concessions: Tier 2 Disclosures
- AASB 2020-8 Amendments to Australian Accounting Standards – Interest Rate Benchmark Reform - Phase 2
- AASB 2020-9 Amendments to Australian Accounting Standards – Tier 2 Disclosures: Interest Rate Benchmark Reform (Phase 2) and Other Amendments
- AASB 2021-1 Amendments to Australian Accounting Standards – Transition to Tier 2: Simplified Disclosures for Not-for-Profit Entities
- AASB 2021-3 Amendments to Australian Accounting Standards – Covid-19-Related Rent Concessions beyond 30 June 2021
- AASB 2022-2 Amendments to Australian Accounting Standards – Extending Transition Relief under AASB 1

The adoption of the above revised Australian Accounting Standards has not had any significant impact on the Trust.

## LUNA PARK RESERVE TRUST

### Section A: Entity Information and Basis of Preparation

#### Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

(ii) Issued but Not Yet Effective

NSW public sector entities are not permitted to early adopt new Australian Accounting Standard, unless Treasury determines otherwise. Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2022 reporting periods.

The following new standards have not been applied and are not yet effective. The impact of the following standards in the period of initial application is not expected to be significant:

- AASB 17 Insurance Contracts
- AASB 2020-1 Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current
- AASB 2020-3 Amendments to Australian Accounting Standards – Annual Improvements 2018-2020 and Other Amendments
- AASB 2020-6 Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current - Deferral of Effective Date
- AASB 2021-2 Amendments to Australian Accounting Standards – Disclosure of Accounting Policies and Definition of Accounting Estimates
- AASB 2021-5 Amendments to Australian Accounting Standards – Deferred Tax related to Assets and Liabilities arising from a Single Transaction
- AASB 2021-6 Amendments to Australian Accounting Standards – Disclosure of Accounting Policies: Tier 2 and Other Australian Accounting Standards
- AASB 2021-7a Amendments to Australian Accounting Standards – Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections
- AASB 2021-7b Amendments to Australian Accounting Standards – Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections
- AASB 2021-7c Amendments to Australian Accounting Standards – Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections
- AASB 2022-1 Amendments to Australian Accounting Standards – Initial Application of AASB 17 and AASB 9 – Comparative Information
- AASB 2022-3 Amendments to Australian Accounting Standards – Illustrative Examples for Not-for-Profit Entities accompanying AASB 15

(h) Impact of COVID-19 on Financial Reporting for 2021-22

COVID-19 caused a lower Rental Income compared to pre-COVID-19's Rental Income. COVID-19 did not have any impact on the expected credit losses of Receivables and the fair value of Property, Plant and Equipment. The Trust provided a rent relief to its lessee in 2021-22 in the form of rental deferral. As the existing lease will only expire in 2044, the Trade Debtor from the deferred rent is expected to be fully collected at a later stage.

## LUNA PARK RESERVE TRUST

### Section B: Financial Performance

Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

#### 2. EXPENSES

##### (a) Other Operating Expenses

	2022 \$'000	2021 \$'000
Repairs and Maintenance (i)	1,405	72
Management Fee	350	303
Auditor's Remuneration - Audit of Financial Statements	21	15
Other Contractors	66	23
Shared Service Fees	8	25
	1,850	438

##### (i) Repairs and Maintenance

Day-to-day servicing costs or maintenance are charged as expenses as incurred, except where they relate to the replacement of a part or component of an asset, in which case the costs are capitalised and depreciated. The significant increase in Repairs and Maintenance compared to prior year was mainly due to reimbursements of Buildings' maintenance costs to the lessee in July 2021 to support the working capital of lessee as part of NSW Government's economic stimulus.

##### (b) Depreciation Expense

	2022 \$'000	2021 \$'000
Depreciation Expense (Note 7(a))	979	960
	979	960

#### Recognition and Measurement - Depreciation of Property, Plant and Equipment

Except for certain heritage assets, depreciation is provided for on a straight-line basis for all depreciable assets so as to write off the depreciable amount of each asset as it is consumed over its useful life to the entity. All material separately identifiable components of assets are depreciated over their shorter useful lives.

The following asset useful lives have been applied for depreciation purposes:

	2022 Years	2021 Years
Buildings	20-50	20-50
Infrastructure	50	50

Land is not a depreciable asset. Certain heritage assets including original artworks and collections and heritage buildings may not have a limited useful life because appropriate curatorial and preservation policies are adopted. Such assets are not subject to depreciation. The decision not to recognise depreciation for these assets is reviewed annually.

#### 3. REVENUE

##### Recognition and Measurement - Revenue

Revenue is measured at the fair value of the consideration or contribution received or receivable. Additional comments regarding the accounting policies for the recognition and measurement of revenue is discussed within each revenue category below.

##### (a) Sale of Goods and Services

	2022 \$'000	2021 \$'000
Property Rental Income - Operating Lease Income	648	491
Heritage and Infrastructure Rental Income - Operating Lease Income	910	350
	1,558	841

Rental income arising from operating leases is accounted for in accordance with AASB 16 "Leases" on a straight-line basis over the lease term.

## LUNA PARK RESERVE TRUST

### Section B: Financial Performance

Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

**(b) Investment Revenue**

	2022	2021
	\$'000	\$'000
Interest	1	2
	<u>1</u>	<u>2</u>

Interest income is calculated in accordance with AASB 9 "Financial Instruments" by applying the effective interest rate to the gross carrying amount of a financial asset except for financial assets that subsequently become credit impaired. For financial assets that become credit impaired, the effective interest rate is applied to the amortised cost of the financial asset (i.e. after deducting the loss allowance for expected credit losses).

**(c) Grants and Contributions**

	2022	2021
	\$'000	\$'000
Grant Revenue	-	900
	<u>-</u>	<u>900</u>

Revenue from grants and contributions without sufficiently specific milestones/performance obligations is recognised when the Trust obtains control over the granted assets (i.e. cash received) in accordance with AASB 1058 "Income of Not-for-Profit Entities".

Revenue is only recognised to the extent that it is highly probable that a significant reversal will not occur. This is based on past experience and/or terms in the agreement.

#### 4. BUDGET REVIEW

The budgeted amounts are drawn from the original budgeted financial statements presented to Parliament in respect of the reporting period. Subsequent amendments to the original budget (e.g. adjustment for transfer of functions between entities as a result of administrative arrangements orders) are not reflected in the budgeted amounts. Major variances between the original budgeted amounts and the actual amounts disclosed in the primary financial statements are explained below.

**(a) Net Result**

The Net Result of \$1.3 million deficit was \$1.5 million lower than budget, primarily due to increase in Other Operating Expenses by \$0.9 million mainly due to increase in Repair and Maintenance expense, and decrease in Sale of Goods and Services by \$0.3 million.

**(b) Assets and Liabilities**

Total Assets of \$48.7 million were \$4.0 million higher than budget, primarily due to increase in Property Plant and Equipment of \$4.7 million from 2021-22 revaluations. The increase in Receivables and decrease in Cash and Cash Equivalents were mainly due to the rental payment deferral due to COVID-19.

Total Liabilities of \$0.8 million were \$0.4 million higher than budget, mainly due to the deferral of management fee payment to the Trust Manager, PMNSW.

**(c) Cash Flows**

Closing Cash and Cash Equivalents of \$1.2 million were \$2.3 million lower than budget as a result of reimbursements of Buildings' maintenance costs to the lessee and rental payment deferral in 2021-22 due to COVID-19.

## LUNA PARK RESERVE TRUST

### Section C: Assets

Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

#### 5. CURRENT ASSETS - CASH AND CASH EQUIVALENTS

##### (a) Cash and Cash Equivalents

	2022	2021
	\$'000	\$'000
<b>Current</b>		
Cash at Bank	298	1,467
Restricted Cash:		
Luna Park Heritage Infrastructure Fund (b)	961	-
	1,259	1,467

Cash at Bank comprises of balances within the NSW Treasury Banking System. Interest as determined by NSW Treasury is earned on daily bank balances and paid twice yearly.

For the purposes of the Statement of Cash Flows, cash includes Cash at Bank and Restricted Cash.

##### Interest Rate Risk

The effect on the Net Result and Equity due to a reasonably possible change in risk variable is outlined in the information below, for interest rate risk and other price risk. A reasonably possible change in risk variable has been determined after taking into account the economic environment in which the Trust operates and the time frame for the assessment (i.e. until the end of the next annual reporting period). The sensitivity analysis is based on risk exposures in existence at 30 Jun 2022. The analysis is performed on the same basis as for 2021. The analysis assumes that all other variables remain constant.

Exposure to interest rate risk arises primarily through the Trust's cash and cash equivalents. The Trust does not account for any fixed rate financial instruments at fair value through profit or loss or as available for sale. Therefore, for these financial instruments, a change in interest rates would not affect profit or loss or equity. A reasonably possible change of +/-1% is used, consistent with current trends in interest rates (based on official RBA interest rate volatility over the last five years). The basis will be reviewed annually and amended where there is a structural change in the level of interest rate volatility. The Trust's exposure to interest rate risk is set out below.

	Carrying Amount \$'000	-1%		+1%	
	Profit \$'000	Equity \$'000	Profit \$'000	Equity \$'000	Equity \$'000
<b>Interest Rate Risk - 2022</b>					
<b>Financial Assets</b>					
Cash and Cash Equivalents	1,259	(13)	(13)	13	13
<b>Interest Rate Risk - 2021</b>					
<b>Financial Assets</b>					
Cash and Cash Equivalents	1,467	(15)	(15)	15	15

##### (b) Restricted Cash

	2022	2021
	\$'000	\$'000
At the Beginning of Financial Year	-	19
Transfer from Cash at Bank	1,056	-
Collection of Heritage and Infrastructure Rental	961	46
Payment for Heritage and Infrastructure Works During the Period	(960)	(63)
GST Transfers	(96)	(2)
At the End of Financial Year	961	-

The Luna Park Heritage Infrastructure Fund, included in cash, is restricted in application under the Trust. Funds can only be spent on the maintenance of Heritage and Infrastructure Items as defined in the Trust Deed agreement between the Trust and the lessee.



## LUNA PARK RESERVE TRUST

### Section C: Assets

Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

(c) Reconciliation of Cash Flows from Operating Activities to Net Result

	2022 \$'000	2021 \$'000
<b>Net Cash Flow From Operating Activities</b>	<b>(208)</b>	<b>38</b>
<b>Non-Cash Revenue/(Expenses):</b>		
Depreciation	(979)	(960)
<b>Changes in Operating Assets and Liabilities:</b>		
Increase/(Decrease) in Receivables	709	851
Decrease/(Increase) in Payables	(792)	416
<b>Net Result</b>	<b>(1,270)</b>	<b>345</b>

6. CURRENT / NON-CURRENT ASSETS - RECEIVABLES

(a) Receivables

	2022 \$'000	2021 \$'000
<b>Current</b>		
Trade Debtors - Rent Receivable	810	1,457
Accrued Revenue	131	50
<b>Total Current Receivables</b>	<b>941</b>	<b>1,507</b>
<b>Non-Current</b>		
Trade Debtors - Rent Receivable	1,312	-
<b>Total Non-Current Receivables</b>	<b>1,312</b>	<b>-</b>

(b) Recognition and Measurement - Receivables

All 'regular way' purchases or sales of financial asset are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

Receivables are initially recognised at fair value plus any directly attributable transaction costs. Trade receivables that do not contain a significant financing component are measured at the transaction price.

(i) Subsequent measurement

The Trust holds receivables with the objective to collect the contractual cash flows and therefore measures them at amortised cost using the effective interest method, less any impairment. Changes are recognised in the net result for the year when impaired, derecognised or through the amortisation process.

(ii) Impairment

The Trust recognises an allowance for expected credit losses (ECLs) for all debt financial assets not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows and the cash flows that the Trust expects to receive, discounted at the original effective interest rate.

For trade receivables, the Trust applies a simplified approach in calculating ECLs. The Trust recognises a loss allowance based on lifetime ECLs at each reporting date.

## LUNA PARK RESERVE TRUST

### Section C: Assets

Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

#### 7. NON-CURRENT ASSETS - PROPERTY, PLANT AND EQUIPMENT

##### (a) Total Property, Plant and Equipment

	2022	2021
	\$'000	\$'000
<b>Non-Current</b>		
<b>Land</b>		
At Fair Value	20,613	18,135
<b>Carrying Amount at 30 June</b>	<b>20,613</b>	<b>18,135</b>
<b>Buildings</b>		
At Fair Value	30,116	27,898
Accumulated Depreciation	(13,862)	(12,072)
<b>Carrying Amount at 30 June</b>	<b>16,454</b>	<b>15,826</b>
<b>Infrastructure</b>		
At Fair Value	19,083	18,016
Accumulated Depreciation	(10,921)	(9,934)
<b>Carrying Amount at 30 June</b>	<b>8,162</b>	<b>8,082</b>
<b>Work in Progress</b>	-	-
<b>Total Property, Plant and Equipment</b>		
At Fair Value	69,812	64,049
Accumulated Depreciation	(24,583)	(22,008)
<b>Total Property Plant and Equipment Carrying Amount at 30 June</b>	<b>45,229</b>	<b>42,043</b>
<b>Reconciliation of Opening and Closing Carrying Amounts</b>		
	2022	2021
	\$'000	\$'000
<b>Land</b>		
Carrying Amount at 1 July	18,135	17,869
Net Revaluation Increment/(Decrement) (Note 10(b))	2,478	266
<b>Carrying Amount at 30 June</b>	<b>20,613</b>	<b>18,135</b>
<b>Buildings</b>		
Carrying Amount at 1 July	15,826	15,976
Depreciation Expense (Note 2(b))	(599)	(588)
Net Revaluation Increment/(Decrement) (Note 10(b))	1,227	438
<b>Carrying Amount at 30 June</b>	<b>16,454</b>	<b>15,826</b>
<b>Infrastructure</b>		
Carrying Amount at 1 July	8,082	8,340
Transfer from Work in Progress	-	(3)
Depreciation Expense (Note 2(b))	(380)	(372)
Net Revaluation Increment/(Decrement) (Note 10(b))	460	117
<b>Carrying Amount at 30 June</b>	<b>8,162</b>	<b>8,082</b>
<b>Work in Progress</b>		
Carrying Amount at 1 July	-	-
Additions/(Correction of Addition)	-	(3)
Transfer to Fixed Assets	-	3
<b>Carrying Amount at 30 June</b>	<b>-</b>	<b>-</b>
<b>Total Property Plant and Equipment Carrying Amount at 30 June</b>	<b>45,229</b>	<b>42,043</b>

## LUNA PARK RESERVE TRUST

### Section C: Assets

Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

(b) Total Property, Plant and Equipment where the Trust is Lessor under Operating Leases	2022	2021
	\$'000	\$'000
<b>Non-Current</b>		
<b>Land</b>		
At Fair Value	20,613	18,135
<b>Carrying Amount at 30 June</b>	<b>20,613</b>	<b>18,135</b>
<b>Buildings</b>		
At Fair Value	30,116	27,898
Accumulated Depreciation	(13,662)	(12,072)
<b>Carrying Amount at 30 June</b>	<b>16,454</b>	<b>15,826</b>
<b>Infrastructure</b>		
At Fair Value	19,083	18,016
Accumulated Depreciation	(10,921)	(9,934)
<b>Carrying Amount at 30 June</b>	<b>8,162</b>	<b>8,082</b>
<b>Work in Progress</b>	-	-
<b>Total Property, Plant and Equipment</b>		
At Fair Value	69,812	64,049
Accumulated Depreciation	(24,583)	(22,006)
<b>Total Property Plant and Equipment Carrying Amount at 30 June</b>	<b>45,229</b>	<b>42,043</b>
<b>Reconciliation of Opening and Closing Carrying Amounts</b>		
	2022	2022
	\$'000	\$'000
<b>Land</b>		
Carrying Amount at 1 July	18,135	17,869
Net Revaluation Increment/(Decrement)	2,478	266
<b>Carrying Amount at 30 June</b>	<b>20,613</b>	<b>18,135</b>
<b>Buildings</b>		
Carrying Amount at 1 July	15,826	15,976
Depreciation Expense	(599)	(588)
Net Revaluation Increment/(Decrement)	1,227	438
<b>Carrying Amount at 30 June</b>	<b>16,454</b>	<b>15,826</b>
<b>Infrastructure</b>		
Carrying Amount at 1 July	8,082	8,340
Transfer from Work in Progress	-	(3)
Depreciation Expense	(380)	(372)
Net Revaluation Increment/(Decrement)	460	117
<b>Carrying Amount at 30 June</b>	<b>8,162</b>	<b>8,082</b>
<b>Work in Progress</b>		
Carrying Amount at 1 July	-	-
Additions/(Correction of Addition)	-	(3)
Transfer to Fixed Assets	-	3
<b>Carrying Amount at 30 June</b>	<b>-</b>	<b>-</b>
<b>Total Property Plant and Equipment Carrying Amount at 30 June</b>	<b>45,229</b>	<b>42,043</b>

# LUNA PARK RESERVE TRUST

## Section C: Assets

### Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

#### (c) Recognition and Measurement - Property, Plant and Equipment

##### (i) Acquisitions of Assets

Assets acquired are initially recognised at cost. Cost is the amount of cash or cash equivalents paid or the fair value of the other consideration given to acquire the asset at the time of its acquisition or construction or, where applicable, the amount attributed to that asset when initially recognised in accordance with the requirements of other Australian Accounting Standards.

Assets acquired at no cost, or for nominal consideration, are initially recognised at their fair value at the date of acquisition. Fair value is the price that would be received to sell an asset in an orderly transaction between market participants at measurement date.

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

##### (ii) Capitalisation Thresholds

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

##### (iii) Revaluation of Property, Plant and Equipment

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

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 social-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 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. Also refer to Note 8 for further information regarding fair value.

The Trust re-values each class of property, plant and equipment at least every three 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. A comprehensive revaluation was performed for Land and Buildings only and an interim desktop valuation was performed for Infrastructure assets on 31 March 2022 and was subsequently updated on 30 June 2022 by AON Global Risk Consulting Valuation Services (AON).

Interim revaluations are conducted between comprehensive revaluations.

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

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

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

Revaluation increments are credited directly to 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 net result, the increment is recognised immediately as revenue in the net result.

## LUNA PARK RESERVE TRUST

### Section C: Assets

#### Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

Revaluation decrements are recognised immediately as expenses in the net result, except that, to the extent that a credit balance exists in the Asset Revaluation Reserve in respect of the same class of assets, they are debited directly to the Asset Revaluation Reserve.

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

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

#### (iv) 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.

At each reporting date the Trust assesses whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Trust estimates the asset's recoverable amount. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. As a not-for-profit entity, an impairment loss is recognised in the net result to the extent the impairment loss exceeds the amount in the Asset Revaluation Reserve for the class of asset.

#### (v) Major Inspection Costs

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

#### (vi) Restoration Costs

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

### 8. FAIR VALUE MEASUREMENT OF NON-FINANCIAL ASSETS

The following table shows the levels within the hierarchy of non-financial assets measured at fair value on a recurring basis (Refer to Notes 1(f) and 7):

#### (a) Fair Value Hierarchy 2022

	Level 1	Level 2	Level 3	Total Fair Value
	\$'000	\$'000	\$'000	\$'000
<b>Property, Plant and Equipment (Note 7)</b>				
Land	-	20,613	-	20,613
Buildings	-	-	16,454	16,454
Infrastructure	-	-	8,162	8,162
	<u>-</u>	<u>20,613</u>	<u>24,616</u>	<u>45,229</u>
<b>2021</b>				
	Level 1	Level 2	Level 3	Total Fair Value
	\$'000	\$'000	\$'000	\$'000
<b>Property, Plant and Equipment (Note 7)</b>				
Land	-	18,135	-	18,135
Buildings	-	-	15,826	15,826
Infrastructure	-	-	8,082	8,082
	<u>-</u>	<u>18,135</u>	<u>23,908</u>	<u>42,043</u>

There were no transfers between Level 1 or 2 during the periods.

## LUNA PARK RESERVE TRUST

### Section C: Assets

Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

**(b) Valuation Techniques, Input and Processes**

For each class of property, plant and equipment, a description of the valuation technique applied, and the inputs used in the fair value measurement is disclosed in the table below. For the valuation processes refer note 7(c)(iii).

Class	Valuation Technique	Key inputs
Land	Market approach (recurring) - assets are valued based on comparable property sales transactions having regard to matters such as heritage restrictions, zoning, location, topography, aspect, frontage, size, shape, date of contract and current market conditions	- Comparable property sales values - Adjustments including condition, location, heritage restrictions topography
Buildings	Depreciated replacement cost approach (recurring) - assets are valued based on the structure, fabric and finishes as a heritage structure, rates reflect modern building techniques with regard to Rawlinson's Australian Construction Handbook 2022	- Current unit replacement costs - Adjustments including capital improvements, remaining useful lives of buildings
Infrastructure	Depreciated replacement cost approach (recurring) - assets are valued based on the structure, fabric and finishes as a heritage structure, rates reflect modern building techniques with regard to Rawlinson's Australian Construction Handbook 2022	- Current unit replacement costs - Adjustments including capital improvements, remaining useful lives of infrastructure

**(c) Reconciliation of Recurring Level 3 Fair Value Measurements**

2022	Buildings \$'000	Infrastructure \$'000	Total Recurring Level 3 Fair Value \$'000
Fair Value as at 1 July 2021	15,826	8,082	23,908
Revaluation Increments/(Decrements)	1,227	480	1,687
Depreciation	(599)	(380)	(979)
<b>Fair Value as at 30 June 2022</b>	<b>16,454</b>	<b>8,162</b>	<b>24,616</b>
2021	Buildings \$'000	Infrastructure \$'000	Total Recurring Level 3 Fair Value \$'000
Fair Value as at 1 July 2019	15,978	8,340	24,316
Addition	-	(3)	(3)
Revaluation Increments/(Decrements)	438	117	555
Depreciation	(588)	(372)	(960)
<b>Fair Value as at 30 June 2021</b>	<b>15,826</b>	<b>8,082</b>	<b>23,908</b>

There were no transfers into or out of Level 3 during the periods.

## LUNA PARK RESERVE TRUST

### Section D: Liabilities

Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

#### 9. CURRENT LIABILITIES - PAYABLES

##### (a) Payables

	2022	2021
	\$'000	\$'000
Current		
Accrued Expenses	802	9
GST Payable	41	5
	<u>843</u>	<u>14</u>

##### (b) Recognition and Measurement - Payables

Payables are recognised for amounts due to be paid in the future for goods or services received, whether or not invoiced. Payables represent liabilities for goods and services provided to the entity 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.

The Trust's payables are all non-interest bearing. Payable items which are out of the scope of AASB 7 "Financial Instruments: Disclosures" have been excluded from the carrying amount shown in the Statement of Financial Position.

##### (c) Maturity Profile

All of the Trust's payables and accruals have a maturity of less than 12 months (2021: less than 12 months). Amounts owing to suppliers (which are unsecured) are settled in accordance with the policy set out in Treasury Circular TC 11/12. 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 statement is received. Treasury Circular TC 11/12 allows the Minister to award interest for late payment.

## LUNA PARK RESERVE TRUST

### Section E: Equity

Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

#### 10. EQUITY

##### (a) Accumulated Funds

The category Accumulated Funds includes all current and prior period retained funds.

Accumulated Funds Movement	2022 \$'000	2021 \$'000
Carrying Amount at 1 July	7,680	7,335
Net Result for the Year	(1,270)	345
<b>Carrying Amount at 30 June</b>	<b>6,410</b>	<b>7,680</b>

##### (b) Asset Revaluation Reserve

The revaluation reserve is used to record increments and decrements on the revaluation of non-current assets. This accords with the Trust's policy on the Revaluation of Property, Plant and Equipment as discussed in Note 7.

Asset Revaluation Reserve Movement	2022 \$'000	2021 \$'000
Carrying Amount at 1 July	37,323	36,502
Net Increase in Revaluation Reserve (i)	4,165	821
<b>Carrying Amount at 30 June</b>	<b>41,488</b>	<b>37,323</b>
<b>Dissection by Asset Class:</b>		
Land	15,793	13,315
Buildings	17,684	16,457
Infrastructure	8,011	7,551
<b>Total Asset Revaluation Reserve at 30 June</b>	<b>41,488</b>	<b>37,323</b>

##### (i) Net Increase in Revaluation Reserve

	2022 \$'000	2021 \$'000
Land (Note 7(a))	2,478	266
Buildings (Note 7(a))	1,227	438
Infrastructure (Note 7(a))	460	117
<b>Net Increase in Revaluation Reserve</b>	<b>4,165</b>	<b>821</b>



## LUNA PARK RESERVE TRUST

### Section F: Financial Instruments and Other Notes

Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

#### 11. FINANCIAL INSTRUMENTS

The Trust's principal financial instruments are outlined below. These financial instruments arise directly from the 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 the Trust's objectives, policies and processes for measuring and managing risk. Quantitative and qualitative disclosures together with the Trust's objectives, policies and processes for measuring and managing risk are included throughout the financial statements.

The PMNSW Board (as the Trust manager) 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 Management on a continuous basis.

##### (a) Financial Instrument Categories

###### (i) As at 30 June 2022

Class	Notes	Category	Carrying amount \$'000
<b>Financial Assets</b>			
Cash and Cash Equivalents	5	Amortised Cost	1,259
Receivables (i)	6	Amortised Cost	2,253
<b>Financial Liabilities</b>			
Payables (ii)	9	Financial Liabilities measured at Amortised Cost	802

(i) Excludes statutory receivables and prepayments as they are not within scope of AASB 7.

(ii) Excludes statutory payables and unearned revenue as they are not within scope of AASB 7.

###### (ii) As at 30 June 2021 under AASB 9

Class	Notes	Category	Carrying amount \$'000
<b>Financial Assets</b>			
Cash and Cash Equivalents	5	Amortised Cost	1,467
Receivables (i)	6	Amortised Cost	1,507
<b>Financial Liabilities</b>			
Payables (ii)	9	Financial Liabilities measured at Amortised Cost	9

(i) Excludes statutory receivables and prepayments as they are not within scope of AASB 7.

(ii) Excludes statutory payables and unearned revenue as they are not within scope of AASB 7.

The Trust determines the classification of its financial assets and liabilities after initial recognition and, when allowed and appropriate, re-evaluates this at each financial year end.

##### (b) Derecognition of financial assets and financial liabilities

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognised when the contractual rights to the cash flows from the financial assets expire; or if the Trust transfers to receive cash flows from the asset or has assumed an obligation to pay the received cash its rights flow in full without material delay to a third party under a 'pass-through' arrangement; and either:

- the Trust has transferred substantially all the risks and rewards of the asset; or
- the Trust has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control.

## LUNA PARK RESERVE TRUST

### Section F: Financial Instruments and Other Notes

#### Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

When the Trust has transferred its rights to receive cash flows from an asset or has entered into a pass through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. Where the Trust has neither transferred nor retained substantially all the risks and rewards or transferred control, the asset continues to be recognised to the extent of the Trust's continuing involvement in the asset. In that case, the Trust also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Trust has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the entity could be required to repay.

A financial liability is derecognised when the obligation specified in the contract is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts are recognised in the net result.

#### (c) Offsetting financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Statement of Financial Position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

#### (d) Financial Risks

##### (i) Credit Risk

Credit risk arises when there is the possibility that a counterparty will default 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 and receivables (Notes 5 and 6). No collateral is held by the Trust and the Trust has not granted any financial guarantees. Credit risk associated with the Trust's financial assets, other than receivables, is managed through the selection of counterparties and establishment of minimum credit rating standards.

##### *Cash and cash equivalents*

Cash comprises cash on hand and bank balances within the NSW Treasury Banking System. Interest is earned on daily bank balances at the monthly average TCorp 11am unofficial cash rate, adjusted for a management fee to NSW Treasury.

Accounting policy for impairment of trade debtors and other financial assets under AASB 9

##### *Receivables - trade debtors*

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.

The Trust applies the AASB 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade debtors.

To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due.

The expected loss rates are based on historical observed loss rates. The historical loss rates are adjusted to reflect current and forward-looking information on macro-economic factors affecting the ability of the customers to settle the receivables.

# LUNA PARK RESERVE TRUST

## Section F: Financial Instruments and Other Notes

### Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022

Trade debtors are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, a failure to make contractual payments for a period of greater than 90 days past due.

The loss allowance for trade debtors as at 30 June 2022 and 30 June 2021 was Nil.

#### (ii) 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 liquid assets. The objective is to maintain a balance between continuity of funding and flexibility through the use of overdrafts, loans and other advances.

During the current and prior year, there were no defaults of borrowings. No assets have been pledged as collateral. The Trust's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

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 TC 11/12. For small business suppliers, where 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.

The table below summarises the maturity profile of the entity's financial liabilities based on contractual undiscounted payments, together with the interest rate exposure.

	Payables	
	2022	2021
	\$'000	\$'000
Weighted Average Effective Interest Rate %	0%	0%
Nominal Amount	843	14
<b><u>Interest Rate Exposure</u></b>		
Non-interest Bearing	843	14
<b><u>Maturity Dates</u></b>		
< 1 year	843	14

#### (iii) Maturity Profile

All of LPRT's trade payables, sundry payables and accruals have a maturity of less than 12 months (2021: less than 12 months). Amounts owing to suppliers (which are unsecured) are settled in accordance with the policy set out in NSW Treasury Circular 11/12. For small business suppliers, where 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, LPRT may automatically pay the supplier simple interest. The rate of interest applied by LPRT accords with the current rate applicable under section 22 of the *Taxation Administration Act 1996*.

#### (iv) Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. The Trust's exposures to market risk are primarily through interest rate risk on the Trust's Cash and Cash Equivalents (Note 5). The Trust has no exposure to foreign currency risk and does not enter into commodity contracts.

#### (v) Fair Value of Financial Instruments

The Trust's financial instruments are recognised at cost. The amortised cost of the Trust's financial instruments recognised in the Statement of Financial Position approximates the fair value, because of the short-term nature of the financial instruments. The Trust has not identified any financial instruments whose fair value differs materially from the carrying amount.

**LUNA PARK RESERVE TRUST**

**Section F: Financial Instruments and Other Notes**

**Notes to and Forming Part of the Financial Statements For the Year Ended 30 June 2022**

**12. COMMITMENTS FOR EXPENDITURE**

	<u>2022</u>	<u>2021</u>
	<u>\$'000</u>	<u>\$'000</u>
Capital expenditure contracted at balance date but not provided for:		
Payable within one year	-	-
<b>Total Capital Expenditure Commitments (Incl GST)</b>	<u>-</u>	<u>-</u>

There were no capital expenditure commitments at 30 June 2022 (Nil at 30 June 2021).

**13. CONTINGENT ASSETS AND CONTINGENT LIABILITIES**

The Trust is not aware of any contingent assets or liabilities at 30 June 2022 (Nil at 30 June 2021).

The Trust may be liable for reimbursement to the lessee for maintenance costs of Heritage and Infrastructure. The amount involved cannot be accurately determined as the reimbursement is subject to collection of future Heritage and Infrastructure operating lease income from the lessee. The Trust is not aware of any other contingent liabilities at 30 June 2022 (Nil at 30 June 2021).

**14. RELATED PARTY DISCLOSURES**

**(a) Key Management Personnel Compensation**

During the year, the Trust did not pay any compensation to its key management personnel, nor did the Trust incur any expense in respect of the key management personnel services that are provided by a separate management entity. PMNSW provides management services to the Trust.

**(b) Transactions and Outstanding Balances with Other Related Parties**

During the year, the Trust did not enter into other transactions with key management personnel, their close family members and controlled or jointly controlled entities thereof.

**(c) Transactions and Outstanding Balances with Other Government Entities**

During the year, the Trust entered into transactions with other entities that are controlled/jointly controlled/significantly influenced by NSW Government. These transactions in aggregate are a significant portion of the Trust's sale of goods/rendering of services/receiving of services. The Trust received management services of \$0.3 million from Place Management NSW in 2021-22.

**15. EVENTS AFTER REPORTING DATE**

Management is continuously evaluating the COVID-19 impact on the Trust and has concluded that while it is reasonably possible that the COVID-19 could have a negative effect on the results of its future operations, the specific impact is not readily determinable as of the date of these financial statements. The financial statements do not include any adjustments that might result from the outcome of this uncertainty.

The Trust has not identified any other events or transactions that are material to require adjustments or disclosures in the financial report.

**End of Audited Financial Statements**

## 28. Additional matters for inclusion

### Privacy and Personal Information Protection Act 1998 (PIIP Act)

The *Privacy and Personal Information Protection (PIIP) Act 1998* contains 12 information protection principles regulating the collection, use and disclosure of personal information by NSW public sector agencies. These principles ensure that agencies collect personal information for lawful purposes, and that such information is protected from misuse and unauthorised release.

NSW Government agencies are required to prepare and implement a privacy management plan in accordance with section 33(1) of the *Privacy and Personal Information Protection Act 1998*.

Additional information about how PMNSW manages its obligations under the PIIP Act is available at <https://www.planning.nsw.gov.au/Privacy>

### Accessing this report

This report is available for download at <https://www.dpie.nsw.gov.au/housing-and-property/place-management-nsw>

## 29. Liability management performance

PMNSW does not have any liabilities.

## 30. Numbers and remuneration of senior executives

### Average Remuneration of Senior Executives

	2021-2022	
	Range (\$)	Average Remuneration (\$)
Band 4 Secretary	-	-
Band 3 Group/Deputy Secretary	-	-
Band 2 Executive Director	-	\$277,024
Band 1 Director	\$209,187 - \$259,706	\$241,045

14.6% of Place Management NSW employee-related expenditure in 2021-22 was related to Senior Executives

### Exceptional Movements in Remuneration

- Exceptional movements in wages, salaries or allowances
- Nil in 2021-22

### **31. Credit card certification**

PMNSW relies on the DPIE Purchase Card Policy that complies with NSW Treasury's TPP 21-02 *Use and Management of NSW Government Purchasing Cards*. Cardholders are required to observe the policy and complete a reconciliation form each month, which is authorised by PMNSW's CEO.

### **32. Government Information (Public Access) Act 2009**

The *Government Information (Public Access) Act 2009* (GIPA Act) requires NSW Government agencies to make mandatory disclosures of information, encourages proactive releases of information and provides mechanisms for individuals to apply to access government information.

Statistical information relating to formal applications under the GIPA Act is provided in the DPIE Annual Report Government Information (Public Access) statistics.

#### **Review of proactive release program**

Under section 7(3) of the GIPA Act, agencies must review their proactive release of government information program at least once every 12 months.

PMNSW complies with this Act by proactively releasing information on the NSW Department of Planning, Industry and Environment website [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

### **33. Assessment Approvals**

During 2021-22, Design and Place processed the following applications for Land Owners Consent and Heritage Act approvals under Delegation:

- 358 applications for landowner's consent.
- 177 Heritage Act applications under Delegation:
  - s.60 applications (15 applications; av. 4 days – vs statutory timeframe 40 days, PMNSW agreed to 20 working days timeframe)
  - s.60FT applications (8 applications; av. 2 days – vs statutory timeframe of 20 days)
  - s.57(2) exemptions (128 applications; av. 1 day, however from Dec 2020 no statutory timeframe applies)
  - s.140 excavation permits (0 applications)
  - s.139 exceptions (4 applications; av. 1 day - vs statutory timeframe 15 days)

### **34. Public Interest Disclosures**

As staff members are employees of DPIE, PMNSW has adopted and adhered to the DPIE Public Interest and Disclosures Policy. All staff members are advised of this policy by means of the Code of Conduct and intranet access.

There were no public interest disclosures made by PMNSW officials for the period 1 July 2021 to 30 June 2022.

### 35. Exemptions and nil reports

Reporting requirement	Reason for exemption
Economic or other factors	N/A
Legal change	No legal change.
Land disposal	In 2021-22 there was one transaction consisting of a parcel of properties. Following an Expression of Interest process a 99 year lease was awarded to the preferred proponent. PMNSW keeps a register of government contracts. All contracts greater than \$150,000 are released on the site <a href="https://tenders.nsw.gov.au/">https://tenders.nsw.gov.au/</a> .
Agreements with Multicultural NSW	PMNSW does not have any agreements with Multicultural NSW under the <i>Multicultural Act 2000</i> .
Implementation of price determination	PMNSW is not subject to determinations or recommendations of the Independent Pricing and Regulatory Tribunal of NSW.
Promotion	No PMNSW employees undertook overseas travel to promote or develop the business during the reporting period.
Disclosure of controlled entities	N/A
Disclosure of subsidiaries	PMNSW does not control or hold shares in any subsidiaries within the meaning of the <i>Corporations Act 2001</i> .
Investment Performance	PMNSW does not have an investment portfolio.
Requirements arising from employee arrangements	N/A
Research and Development	N/A