



# ANNUAL REPORT

2023-2024



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## WHO WE ARE

The Kirribilli Neighbourhood Centre (KNC) is an independent, non-profit, community-based organisation that delivers a range of programs, services and events that respond to a broad spectrum of local community interests and needs.

**OUR MISSION** is to provide services that strengthen and serve our community sustainably.

**OUR VISION** is to provide leadership in communities to ensure that people feel included and are recognised for their abilities, cultures and strengths.

**OUR VALUES** are respect, integrity, inclusion and innovation.

## WHAT WE OFFER

The KNC is a welcoming place for the community of North Sydney to meet, relax, heal, create and learn. It offers heritage rooms for hire, an extensive library collection, a play group run by parents, art and entertainment events as well as a wide range of information and classes for all age groups. The KNC also manages the popular Kirribilli Market.

# OUR COMMUNITY, OUR CENTRE

Bringing people together and supporting our community.

KNC is a not-for-profit neighbourhood centre in the heart of Kirribilli. Our aim is to support, enrich, encourage, and bring our community together. Our community's wellbeing is always top of mind. We aim to provide programs and promote creativity, happiness and positivity, which are important aspects of wellbeing, a core value of our centre.

We are a vibrant, happy, safe, and welcoming centre for everyone. We offer services, programs, support (legal advice, free KYDS Counselling) and are proud to deliver a wide range of programs and events.

This year our community has come together, supported each other and most importantly has got involved, which has been a highlight. We have more volunteers, who help with a myriad of things such as helping people

come to the Centre that are no longer able to walk themselves, taught English to those that needed additional language support, visiting socially isolated members of our community, checked in on neighbours who lived alone, baked for those that were financially struggling, and generally keeping an eye out on each other.

We had members of our community offering their services such as JP, legal advice, baking, language lessons, conversations, knitting, gardening help and much more.

We pride ourselves on being a place for everyone to gather, feel supported, to meet, chat, make friends and most importantly to feel they belong. This centre is the heart of our community.

We have a wonderful neighbourhood that we are proud to be part of.





## SUPPORTING OUR COMMUNITY

Bringing people together and supporting our community.

It is important for KNC and our community to give back and help those that need it most. This year we hosted the Salvation Army Homeless Christmas lunch, supported Share the Dignity, helping women with period poverty by collecting sanitary products (we had the largest donation to date), our knitting group knitted scarfs, beanies, and blankets for those financially disadvantaged and the homeless, we supported Marys House so children and their mums could enjoy Christmas, and we supported The Ukrainian Women's

Refugee Group by providing a safe space for them to gather, learn, heal and participant in free activities like meditation, Pilates and talks.

Our community comes together to help those that need it most. We gather, support, and encourage, engage, and put our community first.

We have a wonderful neighbourhood that we are proud to be part of and we thank everyone who came together and helped us create this welcoming & caring environment.

## MESSAGE FROM THE CHAIR

I would like to thank our wonderful staff, our volunteers, our Local Government partners, our teachers, and our community for making this centre a vibrant and welcoming Community Centre in the heart of Kirribilli Village.

The last financial year was incredibly successful. The Centre has emerged through the challenges of Covid, stronger and more robust than ever before. The markets which provide that bulk of our funding continue to perform beyond expectations. Such results would not have been possible without the hard work of our General Manager and her team. I would like to congratulate the entire team for a fantastic year.

The last year has not been without challenges. We have had further positive changes to our Board composition, and to our Strategic Plan. We now have a Board that is focussed entirely on the continued success of the Centre and is committed to continue to offer programs and services needed by the residents of the North Sydney Local Government Area.

Looking forward, the challenge that has been on the horizon for some time, namely, the bike ramp that will be built in the area where our markets are being held, is finally approved and construction is starting in September 2024. The team has done an incredible job, in the past 12 months to build our cash reserves, so we are as prepared as we can, to face the challenge ahead.

In closing, I would like to thank my fellow board directors for their support to me and to the Centre.

And again, I would like to thank our team for their commitment and dedication to the Centre. I would like to also acknowledge the support that North Sydney Council has given to the Centre, which is invaluable for the continued success of our markets and our Centre.

*Efi Farmakalidis*  
CHAIR



# MESSAGE FROM THE GENERAL MANAGER

This year has been an extremely productive year. We have had a strong focus on our community's wellbeing; running successful programs such as The Feel-Good Guitar Group, The Good Life Program, Writing for Wellbeing, Art for the Community (to name a few). These programs promote creativity, happiness, socialisation and positivity, which are important aspects of wellbeing, a core value of our centre.

We have had increased visitor numbers and class attendance, hosted additional events such as our seniors Christmas Celebration, lunch for those at risk of homelessness or homeless and Children's Cultural events and increased our volunteer numbers, which has enabled us to run additional classes such as the extremely popular Learn Italian and Conversations in Italian and French.

Our room hire numbers have increased, with our spaces being utilised by a myriad of groups from bush clubs to music productions, christenings, weddings, birthday collection, music lessons, clubs, local community members for book clubs and film clubs.

We have dedicated more space for at-need groups such as the Ukrainian Women's Refuge Group, Salvation Army for homeless events, men's mental health initiative, music for wellbeing & North Shore Queers, who we are delighted to host here at KNC, so members of this community can connect.

We have run several free events, programs and support services such as art exhibitions, scrabble and scones, bridge, knitting group

and subsidised programs such as seniors' strength and balance, lunches for financially disadvantaged, free legal advice, JP service, language lessons, art projects for wellbeing.

Our partnership with KYDS has allowed us to increase free counselling for children from three days a week to four (which will be increased to five this coming FY). This is a relationship we are especially proud of. Being able to supply counselling to at risk children, with no to little wait periods has been a highlight. The counsellors and children are thriving in a non-clinical environment.

KNC has supported a number of charities such as Salvation Army, Marys House, Share the Dignity and Kids Cancer.

Our markets (which fund our centre) have gone from strength to strength. We have added 10 additional market days to our calendar, which means we now have 35 markets per year. We have increased our marketing, received additional editorial exposure, increased our productivity, and have invested in great staff, strong marketing strategies and better partnerships with our key stakeholders (council, stallholders and visitors). It has been our focus to make market days a highlight. Our markets are a gathering place for our community, where they not only support our stallholders, but meet each other, talk, share and eat together. Our markets are an important part

of socialisation for our community.

We have highlighted small businesses, and showcased handmade products, while increasing our vintage section, which has a strong focus on sustainability. This has been very popular.

Our markets have supported many charities such as Greenway Tenants Association, Childhood Cancer, Make a Wish Foundation, People work with Disabilities, and small local businesses such as Ensemble Theatre by providing free stalls.

Our focus has been to ensure we are financially viable over the next two years during construction of the Bradfield Park Cycle Way. We have strategically planned our market dates to leverage as many stalls and market visitors as we can.

We anticipate the cycle way construction will impact our centre and markets. The construction period is 18 - 24 months. This has put additional pressure on our team, especially around market planning, stallholder disruption, finances, and ongoing redistribution of staff resources.

We have worked closely with North Sydney Council, TfNSW and Arenco (construction company) to help ensure a smooth transition over this period. I would like to thank the above for their support during this planning stage.

We had a strong year financially, which has come about through the hard work

and dedication of our team.

We have a small but incredibly hard-working dedicated team. I am extremely grateful for the support and hard work of our KNC team and markets staff. A special thank you to Arie, Dianne and Roger, who have done an outstanding job, and to all our markets team, who are up at 4am on market day and don't get home until after 5pm.

Thank you to our board for their support, guidance, and dedication. We are extremely lucky to have a talented and local board. Thank you to Efi, Chrissy, David, Carmen, Irene and Simon.

Thank you for Seng and Luan at Refuge Accounting for their continued support.

We are very lucky to have a large group of dedicated teachers and instructors here at KNC. We are so very grateful for their support, dedication, and expertise.

To our community, we value your support and thank you for helping make our neighbourhood centre so vibrant.

Lastly but not certainly least, our volunteers. Our centre could not function without you. We've dedicated a special page just for you because you deserve it.

We have a challenging year ahead but have done all we can to help navigate this.

*Jo Harvey*  
GENERAL MANAGER



# MARKETING, PROGRAMMING AND ROOM HIRE

## HIGHLIGHTS

This year we have seen several new projects start which has brought our community together, helped reduce social isolation and most importantly created friendships, support networks and a sense of purpose.

Our health and fitness classes have nearly doubled over the last year. Our seniors' wellbeing class numbers continue to increase week on week, so much so, we have had to bring on additional classes.

Room Hire has been at an all-time high, with more of our community utilising our facilities for a myriad of projects, groups, talks and celebrations.

It has been a rewarding, exciting and productive year. The centre has once again become the hub of our community and continues to be a safe place for our community to meet, talk, share and make connections.

## MARKETING

A solid social media campaign, with targeted niche magazine ad

placements have worked well for us this year.

We have received extended editorial media coverage for our KNC courses, programs and our markets. Bonus editorial exposure has appeared in Northsider magazine, Sydney Guide and Sydney Travel Guide (who both reach over 80,000 visitors to Sydney). We have seen an increase in tourist numbers since the campaign began.

Our Instagram and Facebook for both KNC and the markets continue to grow.

### KIRRIBILLI MARKETS

**Instagram**  
Total followers 21,100  
an increase of 62% YOY

**Facebook**  
Total followers 17,000  
an increase of 6.24% YOY

### KNC

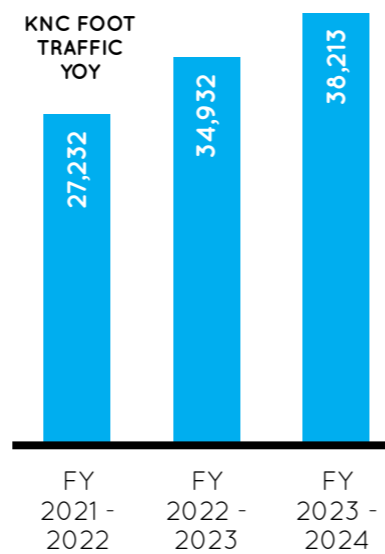
**Instagram**  
Total followers 1814  
an increase of 48% YOY

**Facebook**  
Total followers 1,200  
an increase of 9%

## FOOT TRAFFIC/ VISITORS

Foot traffic continues to grow with a 9% YOY increase

The Kirribilli Markets foot traffic remains consistent with a 10% increase YOY from 10,000 (average) to 11,000 (average) per market. Interstate and international tourist numbers have increased.



## PROGRAMS

We are extremely proud to run programs throughout the year that add value to our community and create a sense of wellbeing. It is with the hard work and dedication of our teachers, volunteers and support teams that allow us to continue offering programs that run year-round.

We have had an exciting year of new programs such as the Feel-Good Guitar Group, which focuses on music, connection and fun in a supportive environment. This is run by the wonderful Guiseppe Zangari who also runs our guitar tutoring.

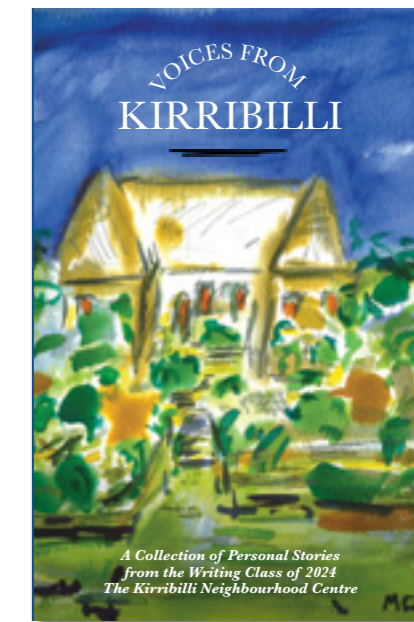
Men's Pilates has been extremely popular, especially with the senior members of our community. Mel's Pilates classes continue to grow and are an asset to our health and well-being calendar. We have started stretch and release, which is a wonderful class combining stretch, meditation, Pilates, which is

also run by Mel.

Lessons in Italian and conversations in Italian run by Carmen Langley (volunteer board member) have proven to be extremely successful and popular. Carmen is very much loved by everyone that attends, and her classes have become a Thursday and Friday highlight for many.

We have added Conversations in French, which is taken by our newest member here at KNC, Talia. Talia has become a much-valued team member and here classes (as well as her work here at KNC and the markets is invaluable.

Our Personal history writing for wellbeing has been very successful. The program allows participants to write their personal history in a supportive environment, with guidance from the well-regarded Marie Geissler, who comes with a wealth of experience. It was with much



excitement and pride that we published our first book, showcasing short stories.

Our holiday guitar school, which we run in the school holidays has proven to be very popular.

The above have been a wonderful edition to our already extensive program lineup. Our existing programs continue to grow.



## SERVICES

We are extremely proud to offer free counselling to children via KYDS. KYDS is a valuable service available here at KNC currently four days a week, soon to be five days a week. KNC offers a non-clinical environment for counselling which has proven successful. We are passionate about supporting our youth. The service that KYDS provides is extremely valuable. KNC will be funding a full-time counsellor here from July.

Our weekly JP service continues to grow, and our community is grateful to have Therese here once a week.

Our weekly and monthly free legal advice service has been extremely popular. We are extremely grateful to our volunteer lawyers, Duncan Ramsay, and David Cohen for providing value advice to our community.

We are proud to host and support North Shore Queers here at KNC. A group who are meeting, connecting and supporting the Queer community.

## EVENTS

We pride ourselves on offering no cost or low-cost events to our community. These events are a great way for our community to come together, meet others, socialise and to get to know

each other better. It also promotes connections and friendships which helps reduce social isolation.

This year's events were all a big hit, with increased numbers and more connections made.

Events for this year:

- Seniors Week Garden Party Luncheon
- Seniors Christmas Morning Tea
- Spring Kids Festival
- Art Exhibition with Tony Maniaty
- Kids Christmas Party
- Kids African Drumming Cultural Event
- Art Exhibition with our Art Group
- Christopher Ireland Art Exhibition showcasing the many faces of Greenway
- Sunset Concert
- D2 production concert
- Sydney Guitar School Concert
- Christmas Day Lunch for the homeless

## ROOM HIRE

Room hire continues to grow, with more local community groups and members using our centre. Our non-clinical, homely and welcoming heritage rooms are much loved.

## CHARITY

It is important for KNC and our community to give back and help those that need it most. This year we supported:

- Share the Dignity, helping women with period poverty.
- Our knitting group has knitted scarfs, beanies, and blankets for those financially disadvantaged and the homeless.
- Marys House. We provide Christmas Hampers.
- Supporting Ukrainian Refugees.
- Salvation Army Christmas Lunch for the homeless

## NEW PROGRAMS

- Conversations in French
- Learn French
- Conversations in Italian
- Learn Italian
- The Feel-Good Guitar Group
- Spiritual Matters
- Stretch and Release
- Men's Pilates

# MARKETS REPORT

This financial year we held 10 extra markets on the first Sunday of each month except in January.

We recorded the highest revenue since our inception (comparing the 25 markets on year-on-year basis). This result was achieved by hard work from our team, a vigorous social media campaign, paid advertising in local magazines and a full-page ad in the Sydney Traveller Magazine, which reaches over 85,000 people. Moreover, a robust market day plan was developed.

The demand for stall bookings was extremely high. This was achieved due to our streamlined systems, interactive website and a more focused team.

We continue to review our processes, which enables us to deliver a quality market to consumers.

This fiscal year no market was cancelled due to severe weather conditions, this also contributed to our result.

As of June 2024, we have 600 approved tunnel stallholders out of a total capacity of 85 stalls per market. We have 400 approved gourmet food stallholders out of a total capacity of 10 stalls per market.

The foot traffic to the market increased considerably, this is a direct result of better

systems and a focused media campaign.

The products offered by stallholders are key to the success of this market. This in return generates foot traffic (more sales for the stallholders). As such we are overly cautious when we approve a product to trade in the tunnel/gravel area. We have a strict approval and inspection process, both prior to market day and on market day.

The make-up of our stalls consist of pre-loved/charity 25%, food 9% and the balance 66% from the small businesses/startups.

We have made a commitment to support charities and have provided free stalls to Greenway Tenants Group charity, Children's Cancer Institute Ladies Committee, Avenue Co Working, Make A Wish Australia Sydney North, Ensemble Theatre and North Sydney Council.

The market run smoothly due to the fantastic efforts of our very hard-working Markets-day team and wonderful support from the local community.

We must also mention that local businesses benefit from market day, with increased sales and foot traffic.

Thank you to all stallholders, visitors, market-team, KNC management, North Sydney Council, and our local community for making each market a success.



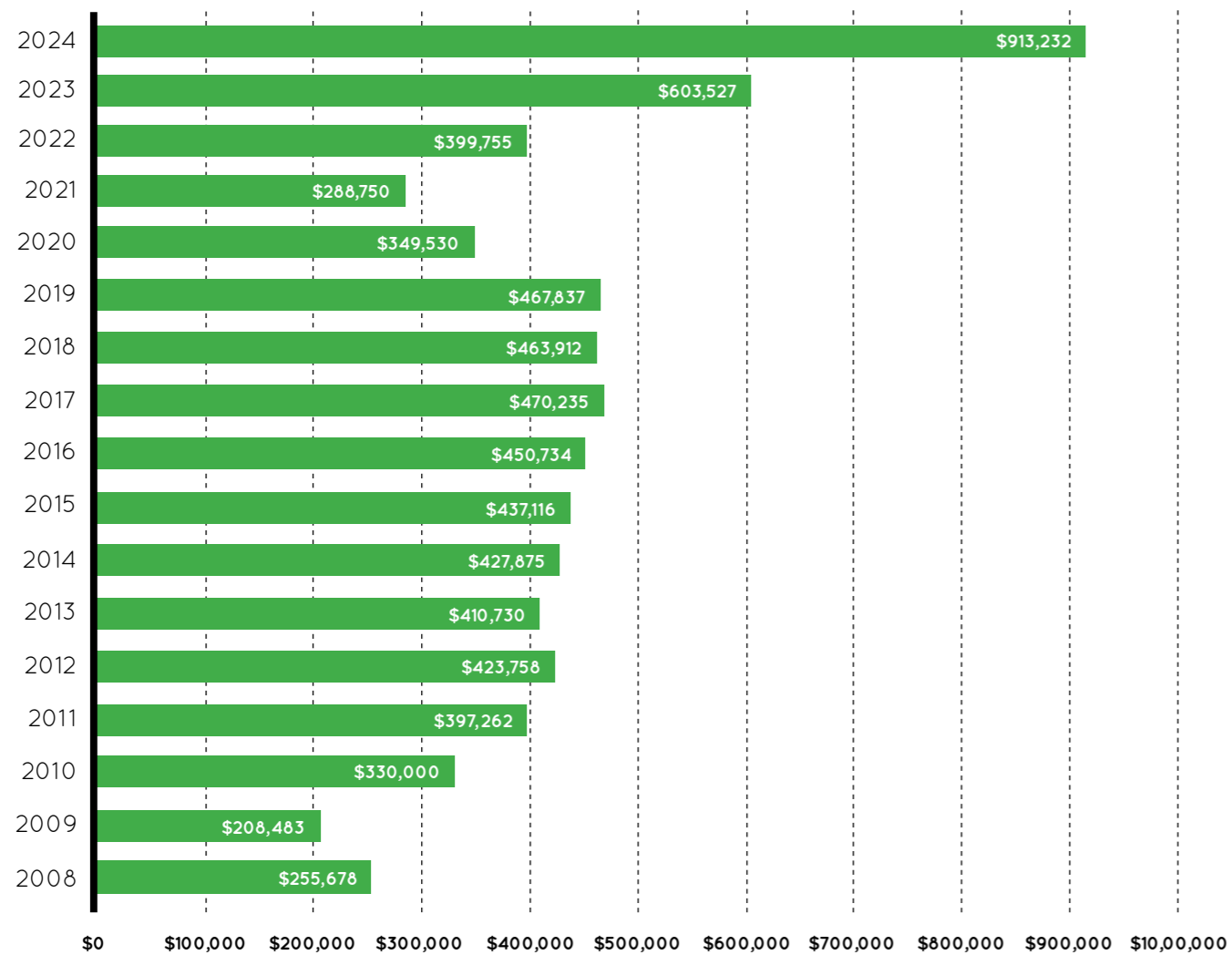
## KNC TEAM THE KIRRIBILLI CENTRE

Thank you to our talented staff past and present. The following people were employed by The Kirribilli Neighbourhood Centre from 1 July 2023 – 30 June 2024.



Left to right:  
Dianne, Roger, Jo and Arie

### MARKET INCOME (GROSS)



**NOTE:** The Harbour Bridge cycleway construction will start from September 2024. The construction is scheduled to complete in 2 years' time. We have retained the tunnel, gravel and Eat Street area of the market. The green section (astro-turf) of the market is moving further south to the grass area. TfNSW, in conjunction with the North Sydney Council have agreed to astro-turf the grass

area at no cost to us. The astro-turfing work already started from 08/08/2024. We also managed to retain the total number of stalls of 225 per market.

We are in constant communication with the TfNSW, North Sydney Council and ARENCO, the contractor, which has allowed for a smooth transition. We would like to thank the above for their support.

### Jo Harvey

#### GENERAL MANAGER

Our General Manager Jo is a proud local who is dedicated to her community. The position of General Manager at KNC is something she is very proud of. Jo has been with KNC for 11 years, having started at KNC as a volunteer, while commuting back and forth to NZ for work. Jo worked for many years in media/publishing in marketing, management & management consultancy before pivoting to community, community is by far her most rewarding role. KNC has a special place in Jo's heart. Jo is passionate about community wellbeing, mental health, reducing social isolation and bringing community together.

### Arindam Maiti

#### MARKETS, FINANCE & VENUE OFFICER

Ari runs our Kirribilli Markets, while also helping with our finances in-house. Ari has been with KNC for well over 17 years in both a volunteer role, markets and now in our office. Prior to working in the community sector, Ari worked in the corporate accounts. Having moved to Kirribilli from India, while studying for an MBA. Ari brings a wealth of knowledge to our team. Kirribilli is a very special place to Ari and he is passionate about community.

### Dianne McHattan

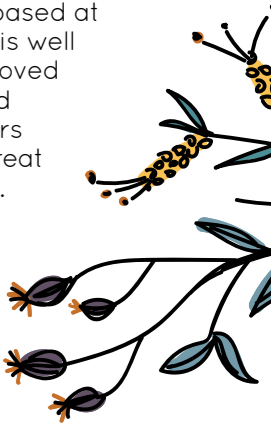
#### FRONT OFFICE ADMINISTRATOR

Dianne looks after our front office and events and has been with KNC for three years. Dianne's background in hospitality has been a major asset to our team, especially with our events. Dianne has worked with major hotel groups around Australia. She loves our community and enjoys her day-to-day interaction with locals who visit the centre.

### Roger Hack

#### CARETAKER

Roger is a Kirribilli local who looks after our centre and is our caretaker. He started at KNC as a volunteer, then moved to the market and is now based at KNC. Roger is well known and loved by locals and centre visitors and takes great care of KNC.





# BOARD OF DIRECTORS AS AT 30 JUNE 2023

## KNC TEAM THE KIRRIBILLI MARKETS



*Efi Farmakalidis* *Irene Bennett* *Carmen Langley* *David Cohen*

**CHAIR** **TREASURER** **SECRETARY** **DIRECTOR**

**Efi Farmakalidis, B.Sc., M.Sc., Ph. D., Grad Dip Management.** Efi was born and grew up in Cyprus. After completing her university education, she migrated to Australia in 1984. She has over 35 years' experience in the Food Sector and has worked in executive roles in Australia and Regional responsibilities for Asia, Europe, Middle East and Latin America. Her expertise is in the areas of corporate and social responsibility, corporate affairs, organization change, cross cultural management and staff coaching and development.

Efi has lived and worked in Australia, then moved to Asia to live in Bangkok and subsequently Singapore, while having management responsibility for teams in Europe, Middle East and Latin America. Efi currently runs her own consulting company and works for a variety of companies in the diary sector across Australia and New Zealand.

**Irene Bennett**  
(Appointed 21 Feb 2024)

In February 2024, Irene Bennett returned to the KNC Board as Treasurer, after a two year absence where she travelled around Australia in a camper with her husband, Jonathan, and kelpie, Maisy. She is a long term resident of Kirribilli, and moved two blocks down the road into Milsons Point in November 2023. Her passion for the Centre was reignited by her mother Susanne's joy in being a regular at Scrabble and Scones every Tuesday. Seeing the difference this weekly outing made reinforced for her the vital role the Centre has to play in providing social connection for those in the community who struggle to get out and about.

Now retired, in her working days she was a commercially focused senior Finance professional in the pharmaceutical industry, and was most valued for her productive collaboration with internal customers, and contribution to decision making on strategic direction, revenue growth, profitability improvements, and day to day operations of sales and marketing based organisations.

She is delighted to again be on the team - with the rest of the Board, the Centre and Market Staff and the accounting team, and is committed to ensuring the future viability of the Centre and ensuring the delivery of valued program and activity offerings for the benefit of the local community.

She is often to be found walking Maisy locally, out and about with her Mum, or working out at Norths Fitness in Cammeray.

**Carmen Langley**  
(Appointed 14 Feb 2024)

I am retired pharmaceutical professional living in Kirribilli. A pharmacist by training, with post graduate qualifications and extensive experience in the Australian Pharmaceutical industry, mostly in clinical research, regulatory & scientific affairs, reimbursement, and compliance. I have had several teaching interests in the pharmaceutical industry and contributed to textbooks in international pharmaceutical registration and drug development. I also operated my own regulatory affairs consultancy business for around a decade and worked part-time in community pharmacy prior to full retirement in late 2019.

My relevant prior board experience encompasses roles at ARCS (Association of Regulatory and Clinical Scientists) spanning approximately 10 years, including President for 3 years, and for which I have been honoured with Life Membership.

I am of Italian extraction and interested in sharing Italian culture and heritage with other Italophiles and descendants of Italian migrants. Currently I volunteer at the Kirribilli Neighbourhood Centre, teaching Italian for beginners and facilitating a conversation group for Italian speakers in the community. I am also a volunteer aged care visitor for the Italian community organisation Co.As. It (Leichhardt) via the Government's ACVVS (Aged Care Volunteer Visitors Scheme).

**David Cohen**

David Cohen lives in Milsons Point after downsizing from Pymble. He is the principal of a boutique law firm in the city specialising in litigation involving family, criminal and commercial cases.

Born in Melbourne, David moved to Sydney when his late brother needed better weather to help his symptoms of Cystic Fibrosis.

David and his wife, Ruth share two children, a daughter who lives in Los Angeles and a son who is studying Psychology at UNSW.

David enjoys reading escapist thrillers, watching European movies and attempting to play golf. He loves the local sense of community and opportunities for involvement in maintaining the village atmosphere of our suburbs.

He particularly enjoyed helping on the entrances to the re-opened markets after COVID and hearing how much locals and visitors alike, have appreciated the chance to catch up, try some food and support our cottage industries.

David wants to bring his legal knowledge to help the centre to ensure all initiatives reflect our vision and values, protect our volunteers and grow our community involvement.

Thank you to our talented staff past and present. The following people were employed by The Kirribilli Neighbourhood Centre from 1 July 2023 - 30 June 2024.

- Markets Manager**  
Arindam Maiti
- Markets Assistant**  
Anirudha Maiti
- Markets Assistant**  
Zak Irfan
- Markets Assistant**  
Lewis Cavender
- Markets Assistant/  
Traffic Controller**  
Husseyin Zincirci
- Markets Assistant/  
Traffic Controller**  
William Norrie
- Markets Assistant**  
Phillip Kauta
- Markets Assistant**  
Amandeep Jandu
- Markets Assistant**  
Bilal Ahmed
- Markets Assistant**  
Ozan Zincirci







*Chrissy Blackburn*

**DIRECTOR**

Chrissy is one of Australia's most experienced and highly regarded strategists. She has been at the forefront of brand planning internationally, as one of the first strategic planners in Australia and subsequently New York as Senior Vice President at Lowe and Partners with strategic planning responsibility for Citibank Visa, Nabisco and Diet Coke. Chrissy experienced was Global qualitative Head of researcher. Strategy atr research agency, The Leading Edge and is a highly She founded strategic consultancy Red Spider in Australia, which she ran for 10 years. Chrissy is currently Managing director of strategic consultancy West 82nd and has created brand strategies for Qantas, Telstra, Australia Post and ASX. Chairman of Judges for the APG Creative Planning Awards, 2020 and 2021 and Finalist judge for the Efies (Advertising effectiveness awards) for the past 10 years.



*Simon Collins*

**DIRECTOR**

(Appointed 14 Feb 2024)

Simon is responsible for some of Australia's most effective advertising campaigns. Having worked for decades on big brands for multinational agencies, he now consults mainly in the advocacy space, where he has helped national grass roots campaigns for Marriage Equality, Justice Reform Initiative and The Voice.

Outside advertising, Simon writes the Aussie Life column for Spectator Australia, draws cartoons for several publications and is a published poet.

A pom by birth, Simon moved to Australia in the 1980's. Since then he has been tempted away by jobs in London, New York, Washington and Melbourne, but keeps returning to Sydney. He has been a Kirribilli resident for more than ten years and does not plan any more moves.

Despite being a cyclist, Simon was opposed to the construction of the bike ramp, and the loss of precious green space which that will involve.

He's also is a keen swimmer, and can't wait for our beautiful pool to re-open!



*Matt McGuire*

**TREASURER**

(Resigned 14 Feb 2024)

Matt has an extensive track record in leading businesses of scale (\$10 million to \$400 million) across multiple industry sectors spanning Distribution, Manufacturing, ICT, Telecommunications, Finance and Credit industries in Australia and Asia Pacific. Matt has demonstrated outstanding leadership skills as either a CEO or COO and has a proven record of transforming businesses to profitable growth.

For the past 10 years, Matt has focused most recently on business turnarounds and reconstruction roles which require organisational change and discipline that result in profitable revenue growth.

Outside of business Matt is passionate in supporting the community, with a particular interest in assisting the disadvantaged. Matt is focused on supporting those in the disability and mental health arenas.

Matt has worked as a carer assisting people with mental health issues as well as providing in a voluntary capacity his time and skills to several not-for-profit organisations including Life for Koori Kids, OZ Harvest, Cana House and Youth off the Streets.



*Michael Donaldson*

**SECRETARY**

(Resigned 14 Feb 2024)

Michael is an experienced executive and company director having spent his entire career in banking and financial services. He has held senior roles in multi disciplined sectors including retail, business, corporate and institutional banking and also has an extensive background in funds and wealth management.

Since retiring in 2014 he spends considerable time and effort developing, coaching and mentoring young women across a range of industries and professions. His volunteer and community activities centre around participation in programs caring for Sydney's homeless.

He holds a Bachelor of Business (Accounting) degree, is a Certified Practising Accountant and a Fellow of the Financial Services Institute of Australasia.

*Neil Ross*

(Resigned 14 Feb 2024)

Neil's extensive business experience includes Global Head of Marketing for QANTAS; Agency Managing Director for McCann Erickson Sydney; DDB Sydney and Smith Ross & Muir; Board Member for The Advertising Federation Of Australia and The Sydney Biennale; Lecturer and Advisor

to the Marketing Faculty At The University Of Sydney.

Neil founded Groupe Amplify in 2009 with the aim of sharing his 30+ years of success in leveraging the awesome power of the well crafted, well delivered spoken word applied to presentations, speeches and talks.

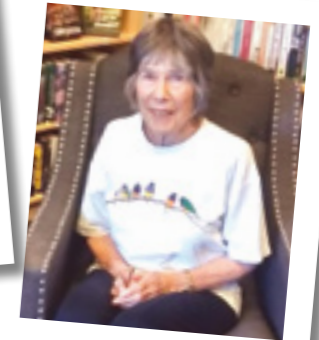
Since 2017 Neil, his wife and two dogs, have lived in High Street North Sydney, returning to the area they first lived in from 1982 to 1990.



*Therese*



*Gretel*



*Joan*



*Audrey*



*Giuseppe*

# OUR VOLUNTEERS

We are extremely grateful to have a wonderful group of volunteers, which offer their time, skills, and support. Gretel, Joan, Audrey, Jean, Therese, David, Duncan, Brent, Carmen, Giuseppe, Yoshiko & Pauline have been an integral part of our KNC family, and we are extremely grateful. To our Duke of Edinburgh students, thank you for your help and assistance this year.

Volunteers are the soul of our Centre. They help create community, connection and wellbeing.

Gretel has been our head librarian for many years and helps keep our library in tip-top shape. Joan is part of our library team helping Gretel. We could not be happier to have two incredibly passionate women running our library.

Audrey looks after our front office on Friday afternoons. Audrey is a much-loved member of our team and very popular with visitors to the centre, especially our Friday afternoon fitness classes. Audrey runs a tight ship!

Terese is our local JP and has been coming to TKC for many years and started in our office over 20 years ago. Terese is a much-loved volunteer, who makes everyone feel welcome.

Carmen runs our extremely popular Italian lessons and conversations, and

Brent runs our Good Life Group, which has grown considerably this year.

Pauline teaches one-on-one English lessons which are extremely valuable to many in our community. Pauline is very well thought of here at KNC and is also a member of our Scrabble & Scones group.

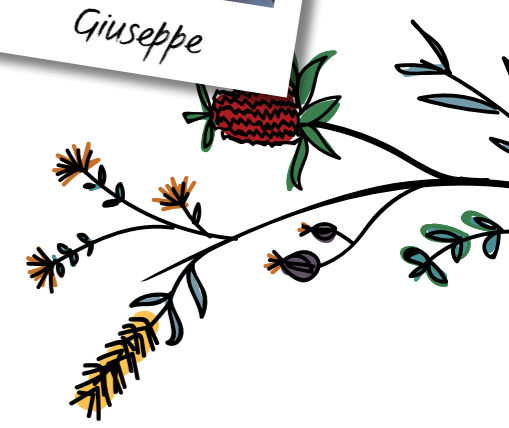
David Cohen and Duncan Ramsay are our volunteer solicitors who offer their time and expertise to our community. There services are greatly appreciated and are a wonderful edition to our community services.

A thank you to Giuseppe from Sydney Guitar School. Giuseppe volunteers each year at our Seniors Luncheon and plays at our Kirribilli Markets. Giuseppe is a valued member of KNC and much loved by our community.

We would like to make a special mention to the wonderful Jean Martin who works in our front office on Saturdays and teaches computers for seniors. Jean has been one of our longest standing volunteers and is an integral part of our team, we cannot thank her enough for her support and time.

A big thank you to Brent who runs our Good Life Program.

We would like to thank Kristina Lee, who replaces our solicitor Duncan when is unable to attend.





# THANK YOU

## OUR SUPPORTERS/ PARTNERS

Our supporters are individuals, families, local businesses, government and non-government organizations. To these supporters we wish to say thank you for your generous support this year. Together we have been able to respond to the needs and interests of our local community and create a vibrant place to live. Among our major supporters are:

- North Sydney Council
- North Sydney Leagues Club
- Our local Kirribilli businesses
- Sydney Guitar School
- Crow's Nest Centre
- North Sydney Community Centre
- Neutral Bay Community Centre
- Northsider Magazine
- KYDS
- Sydney Guitar School

## OUR VOLUNTEERS

It would not be possible to achieve all that the KNC does without the efforts of our extraordinary volunteers. We wish to say thank you for dedicating your time and talents to the Centre and for the positive impact that you have made on the community. We wish to acknowledge our regular volunteers that turn up week after week to assist in this important work:

- Jean Martin
- Gretel Jones
- Joan Brodie
- Giuseppe Zangari
- Therese Delanty
- David Cohen
- Yoshiko Arakawa
- Annabelle Parker
- Harriett Higgins
- Dick Helle
- Pauline Soon
- Audrey Tonkin
- Duncan Ramsay
- Kristina Lee
- Brent Powis
- Carmen Langley
- Zara Falinski
- Isabelle Guo
- Agnieszka Zochowska

A big thank you to our wonderful knitting group who continue to provide scarves and beanies for the homeless and those who are financially disadvantaged.

Our legal advice service is extremely valued and is an exceptional service provided to our community. Thank you to David Cohen and Duncan Ramsay for their support.

Thank you to Carmen Langley for the wonderful Italian classes, which are very popular.

Thank you to our community who have kindly donated to our Christmas charity drive and to our Share the Dignity campaign.



# FINANCIAL HIGHLIGHTS

FOR THE YEAR ENDED 30 JUNE 2024

It has been a spectacular year financially for the Kirribilli Neighbourhood Centre (KNC) achieving an extremely healthy bottom line. The robust performance was primarily driven by the ongoing popularity of the Kirribilli Markets, and the strong support of our courses and room hire from the local community. Though it was expected that the Markets would be disrupted by commencement of the bicycle ramp construction, this turned out to be delayed, to our financial advantage. All in all, the Centre faced no major adverse events in the last financial year, and this is reflected in the financial results.

The Centre reported an astounding \$190,841 surplus in 2023-2024, which was well above budget expectations of \$40,621, and very favourable compared to the \$76,988 surplus in 2023-2024. Interest in the Centre's offerings such as programs and room hire remains high, while the Markets experienced strong occupancy rates and continues to attract quality stallholders. The KNC staff, led by General Manager Jo Harvey, are responsible for this, as they have worked tirelessly to raise the Market profile within the local community and beyond, and create an iconic Sydney experience for stallholder and visitors alike.

The Centre has enjoyed the support of North Sydney Council over the years, and we are most appreciative to have received additional grants this year for community activities such as Singalong for the Community, Seniors Week Events, and also to be able to provide food for those in need during these cost of living challenges. Our KNC team have worked closely with NSC, Transport NSW and the contractor Arence, to reach favourable outcomes to ensure continuity of the Kirribilli Markets with minimum disruption during the construction of the Transport NSW bike ramp, now commencing in September 2024.

Given the importance of the Kirribilli Markets to the funding of our Centre and programs, it is vital that Kirribilli



Markets remain viable during the upcoming challenges of the bike ramp construction, but we may need to partially utilise our cash reserves if there are major disruptions to the Centre's revenue raising operations. We are indeed fortunate to carry robust cash reserves, and the KNC Board has traditionally invested them conservatively in term deposits, with interest returns being continuously reinvested into the Centre. This will help the Centre to remain committed to delivery of programs that benefit our community and increase community engagement.

On behalf of the KNC Board, I would like to thank everybody for their past and future support, including the North Sydney Council, Transport NSW, Kirribilli Markets stallholders and all visitors to the Centre and the Markets. And most of all, we are thankful for our awesome staff on the ground, hard working accountants and fabulous volunteers, all of whom do an exceptional job of keeping our Centre thriving for the benefit of our community.

*Irene Bennett*  
TREASURER

# FINANCIAL OVERVIEW

## KIRRIBILLI NEIGHBOURHOOD CENTRE CO-OPERATIVE LIMITED ABN 49 171 540 646

### DIRECTORS' REPORT

Your directors present their report on the Co-Operative for the financial year ended 30 June 2024.

#### Directors

The names and particulars of the directors of the Co-Operative holding office during or since the end of the financial year are:

Efi Farmakalidis  
 Matthew Joseph McGuire (Resigned 14 February 2024)  
 Neil Kenneth Ross (Resigned 30 April 2024)  
 Ekaterina Kravtsova (Resigned 6 September 2023)  
 Christine Blackburn Porter  
 David Harold Cohen  
 Michael Ian Donaldson (Resigned 14 February 2024)  
 Simon Edward Collins (Appointed 14 February 2024)  
 Carmen Langley (Appointed 14 February 2024)  
 Irene Bennet (Appointed 21 February 2024)

The directors listed above fulfil their duties in an honorary capacity and are not remunerated for their service.

#### Meetings of directors

	<u>Held</u>	<u>Attended</u>
Efi Farmakalidis	6	6
Matthew Joseph McGuire	4	4
Neil Kenneth Ross	4	4
Ekaterina Kravtsova	3	1
Christine Blackburn Porter	6	5
David Harold Cohen	6	5
Michael Ian Donaldson	4	3
Simon Edward Collins	2	2
Carmen Langley	2	2
Irene Bennet	2	2

#### Principal activities and performance

The principal activities of the Co-Operative during the financial year were to provide services to the community.

There were no significant changes in the nature of the activities of the Co-Operative during the year.

The surplus of the Co-Operative for the year ended 30 June 2024 was \$190,841 (2023: \$76,988 surplus).

#### Review of operations

Uncertain economic events and conditions remain, including inflation, cost of living pressures and increased interest rates. In addition, the markets will be disrupted during the period of construction of a bike ramp by North Sydney Council. These factors will have separate and distinct effects on the Co-Operative's operations, its future results and financial position.

#### Dividends

In accordance with the Co-Operative's rules, no dividends, distributions or rebates may be paid to the members of the Co-Operative.

## KIRRIBILLI NEIGHBOURHOOD CENTRE CO-OPERATIVE LIMITED ABN 49 171 540 646

### DIRECTORS' REPORT (Cont.)

#### Future developments

The Co-Operative expects to maintain operations and explore other developments in future financial years.

#### Environmental issues

The Co-Operative's operations are not regulated by any significant environmental regulation under a law of the Commonwealth or of a state or territory.

#### After balance date events

Other than the uncertainty in economic events and conditions, no other matters or circumstances have arisen since the end of the financial year which significantly affected or may affect the Co-Operative's operations, the results of those operations or the state of affairs of the Co-Operative in future years.

#### Indemnities given to, and insurance premiums paid for auditors and officers

The Co-Operative has not during or since the end of the financial year, indemnified or agreed to indemnify any current or former officer or auditor of the Co-Operative against a liability incurred as such by an officer or auditor.

#### Proceedings on behalf of the Co-Operative

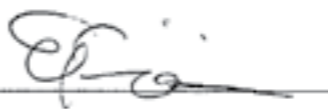
No person has applied for leave of Court to bring proceedings on behalf of the Co-Operative or intervene in any proceedings to which the Co-Operative is a party for the purpose of taking responsibility on behalf of the Co-Operative for all or any part of those proceedings.

The Co-Operative was not a party to any such proceedings during the year.

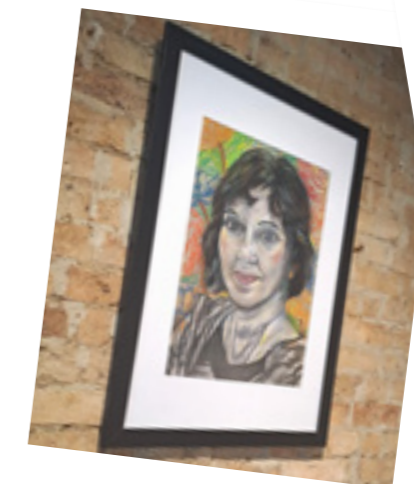
#### Auditor's independence declaration

The auditor's independence declaration is set out on page 22 and forms part of the directors' report for financial year ended 30 June 2024.

This report is made in accordance with a resolution of the directors:



Director  
Dated: 16.8.24



**KIRRIBILLI NEIGHBOURHOOD CENTRE CO-OPERATIVE LIMITED**  
**ABN 49 171 540 646**

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 30 JUNE 2024**

	Note	2024 \$	2023 \$
<b>CLASSIFICATION BY NATURE</b>			
Revenues from ordinary activities	2	1,177,062	848,996
Employee benefits expense		(552,412)	(440,537)
Depreciation		(48,626)	(37,660)
Other expenses from ordinary activities		(385,183)	(293,811)
Surplus from ordinary activities		190,841	76,988
Accumulated funds at the beginning of the financial year		798,547	721,559
Accumulated funds at the end of the financial year		989,388	798,547

**KIRRIBILLI NEIGHBOURHOOD CENTRE CO-OPERATIVE LIMITED**  
**ABN 49 171 540 646**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 JUNE 2024**

	Note	2024 \$	2023 \$
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	3	1,067,117	931,257
Receivables	4	27,639	6,030
Inventories		3,411	3,105
Other	5	26,091	16,467
<b>TOTAL CURRENT ASSETS</b>		<b>1,124,258</b>	<b>956,859</b>
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	6	38,535	30,526
<b>TOTAL NON-CURRENT ASSETS</b>		<b>38,535</b>	<b>30,526</b>
<b>TOTAL ASSETS</b>		<b>1,162,793</b>	<b>987,385</b>
<b>CURRENT LIABILITIES</b>			
Payables	7	67,254	48,972
Other	8	44,461	85,877
Provisions	9	52,390	48,020
<b>TOTAL CURRENT LIABILITIES</b>		<b>164,105</b>	<b>182,869</b>
<b>NON-CURRENT LIABILITIES</b>			
Provisions	9	9,300	5,969
<b>TOTAL NON-CURRENT LIABILITIES</b>		<b>9,300</b>	<b>5,969</b>
<b>TOTAL LIABILITIES</b>		<b>173,405</b>	<b>188,838</b>
<b>NET ASSETS</b>		<b>989,388</b>	<b>798,547</b>
<b>FUNDS</b>			
Accumulated funds		989,388	798,547
<b>TOTAL FUNDS</b>		<b>989,388</b>	<b>798,547</b>



**KIRRIBILLI NEIGHBOURHOOD CENTRE CO-OPERATIVE LIMITED**  
**ABN 49 171 540 646**

**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 30 JUNE 2024**

	Note	2024 \$	2023 \$
<b>Cash flows from operating activities:</b>			
Receipts from members and customers		1,197,182	915,636
Payments to suppliers and employees		(1,046,419)	(813,294)
Interest and dividends received		41,731	18,051
Net cash from operating activities	10	<u>192,494</u>	<u>120,393</u>
<b>Cash flows from investing activities:</b>			
Payment for property, plant and equipment		(56,634)	(27,276)
Net cash (outflow) from investing activities		<u>(56,634)</u>	<u>(27,276)</u>
Net increase/(decrease) in cash held		135,860	93,117
Cash at the beginning of the financial year		931,257	838,140
<b>Cash at the end of the financial year</b>	3	<u><u>1,067,117</u></u>	<u><u>931,257</u></u>

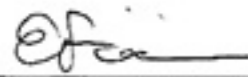
**KIRRIBILLI NEIGHBOURHOOD CENTRE CO-OPERATIVE LIMITED**  
**ABN 49 171 540 646**

**DIRECTORS' DECLARATION**

In accordance with a resolution of the Directors of Kirribilli Neighbour Centre Co-Operative Limited, the directors of the Registered Entity declare that, in the directors' opinion:

1. The financial statements and notes, as set out on pages 4 to 18, satisfy the requirements of the *Australian Charities and Not-for-profits Commission Act 2012* and:
  - a. comply with Australian Accounting Standards applicable to the Registered Entity; and
  - b. give a true and fair view of the financial position of the Registered Entity as at 30 June 2024 and of its performance for the year ended on that date.
2. There are reasonable grounds to believe that the Registered Entity will be able to pay its debts as and when they become due and payable.

This declaration is signed in accordance with subs 60.15(2) of the *Australian Charities and Not-for-profits Commission Regulation 2013*.



Director

Dated: 16.8.24



**KIRRIBILLI NEIGHBOURHOOD CENTRE CO-OPERATIVE LIMITED**  
**ABN 49 171 540 646**

**INDEPENDENT AUDIT REPORT TO THE MEMBERS**

**Audit Report**

We have audited the financial report of Kirribilli Neighbourhood Centre Co-Operative Limited for the financial year ended 30 June 2024, as set out on pages 4 to 19 (the Registered Entity), which comprises the statement of financial position as at 30 June 2024, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration..

In our opinion the financial report of Kirribilli Neighbourhood Centre Co-Operative Limited is in accordance with the *Australian Charities and Not-for-profits Commission Act 2012* and the *Co-Operatives Act 1992 (NSW)*, including:

1. giving a true and fair view of the Co-Operative's financial position as at 30 June 2024 and of its performance for the financial year ended on that date; and
2. complying with Australian Accounting Standards (including the Australian Accounting Interpretations), the *Australian Charities and Not-for-profits Commission Regulation 2013* and the *Co-Operatives Act 1992 (NSW)*.

**Basis for Opinion**

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the registered entity in accordance with the ACNC Act, the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110: *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Information Other than the Financial Report and Auditor's Report Thereon**

The directors are responsible for the other information. The other information comprises the information included in the Registered Entity's annual report for the year ended 30 June 2024 but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Directors Responsibility**

The directors of Kirribilli Neighbourhood Centre Co-Operative Limited are responsible for the preparation of the financial report that gives a true and fair view in accordance with Accounting Standards as described in Note 1 to the financial statements, the *Australian Charities and Not-for-profits Commission Act 2012* and the *Co-Operatives Act 1992 (NSW)*; This responsibility includes establishing and maintaining internal controls relevant to the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

**KIRRIBILLI NEIGHBOURHOOD CENTRE CO-OPERATIVE LIMITED**  
**ABN 49 171 540 646**

**INDEPENDENT AUDIT REPORT TO THE MEMBERS CONT.)**

**Directors Responsibility (Cont.)**

In preparing the financial report, the directors are responsible for assessing the ability Kirribilli Neighbourhood Centre Co-Operative Limited, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intend to liquidate the Entity or to cease operations, or have no realistic alternative but to do so.

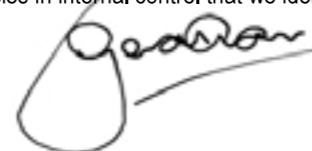
**Auditor's Responsibility**

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal controls of Kirribilli Neighbourhood Centre Co-Operative Limited.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management committee.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability for Kirribilli Neighbourhood Centre Co-Operative Limited to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



**Benbow & Pike**  
**Chartered Accountants**  
Suite 401, 54 Miller Street  
NORTH SYDNEY NSW 2060

**Gerard J Abrams**  
Partner

Dated:

**KIRRIBILLI NEIGHBOURHOOD CENTRE CO-OPERATIVE LIMITED**  
**ABN 49 171 540 646**

**AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION 60-40 OF AUSTRALIAN CHARITIES AND NOT-FOR-PROFITS COMMISSION ACT 2012 TO THE DIRECTORS**

In accordance with Subdivision 60-C of the Australian Charities and Not-for-profits Commission Act 2012, I am pleased to provide the following declaration of independence to the directors of Kirribilli Neighbourhood Co-Operative Limited. As the lead audit partner for the audit of the financial report of Kirribilli Neighbourhood Co-Operative Limited for the year ended 30 June 2024, I declare that, to the best of my knowledge and belief, there have been no contraventions of:

- i. the auditor independence requirements of the Australian Charities and Not for Profits Commission Act 2012 in relation to the audit; and
- ii. any applicable code of professional conduct in relation to the audit.



**Gerard J Abrams**  
Partner

Dated: 16 August 2024

**Benbow & Pike**  
**Chartered Accountants**  
Suite 401, 54 Miller Street  
North Sydney NSW 2060





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