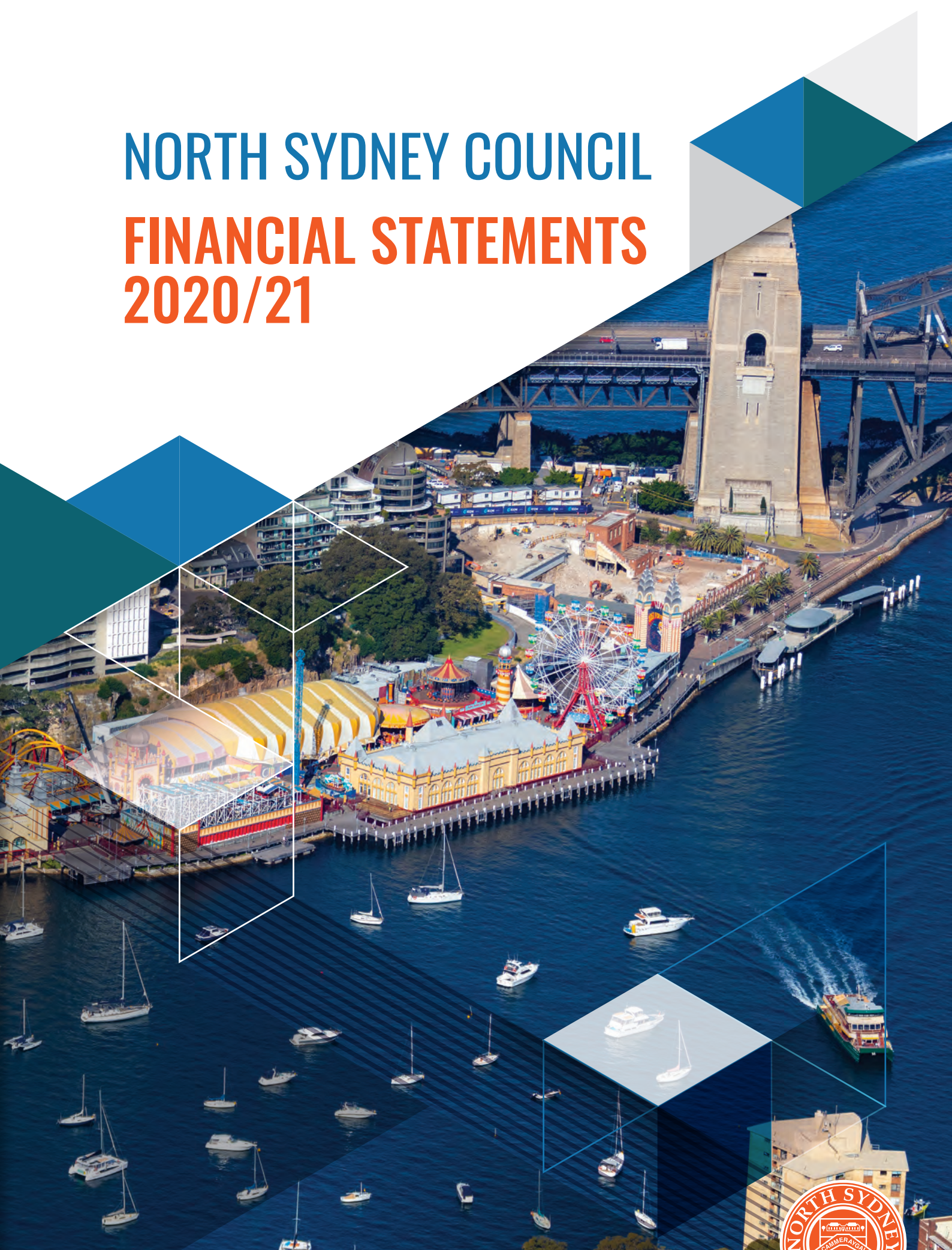


NORTH SYDNEY COUNCIL FINANCIAL STATEMENTS 2020/21



progressive *vibrant* diverse



North Sydney Council

GENERAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2021

*Shaping a progressive, diverse and vibrant North Sydney
community.*



North Sydney Council

General Purpose Financial Statements

for the year ended 30 June 2021

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Overview

North Sydney Council is constituted under the Local Government Act 1993 (NSW) and has its principal place of business at:

200 Miller Street
North Sydney NSW 2060

Council's guiding principles are detailed in Chapter 3 of the LGA and includes:

- principles applying to the exercise of functions generally by council,
- principles to be applied when making decisions,
- principles of community participation,
- principles of sound financial management, and
- principles for strategic planning relating to the development of an integrated planning and reporting framework.

A description of the nature of Council's operations and its principal activities are provided in Note B1-2.

Through the use of the internet, we have ensured that our reporting is timely, complete and available at minimum cost. All press releases, financial statements and other information are publicly available on our website: www.northsydney.nsw.gov.au

North Sydney Council

General Purpose Financial Statements

for the year ended 30 June 2021

Understanding Council's Financial Statements

Introduction

Each year NSW local governments are required to present audited financial statements to their council and community.

What you will find in the Statements

The financial statements set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2021.

The format of the financial statements is standard across all NSW Councils and complies with both the accounting and reporting requirements of Australian Accounting Standards and requirements as set down by the Office of Local Government.

About the Councillor/Management Statement

The financial statements must be certified by senior staff as 'presenting fairly' the Council's financial results for the year and are required to be adopted by Council – ensuring both responsibility for and ownership of the financial statements.

About the Primary Financial Statements

The financial statements incorporate five "primary" financial statements:

1. The Income Statement

Summarises Council's financial performance for the year, listing all income and expenses. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

2. The Statement of Comprehensive Income

Primarily records changes in the fair value of Council's Infrastructure, property, plant and equipment.

3. The Statement of Financial Position

A 30 June snapshot of Council's financial position indicating its assets, liabilities and "net wealth".

4. The Statement of Changes in Equity

The overall change for the year (in dollars) of Council's "net wealth".

5. The Statement of Cash Flows

Indicates where Council's cash came from and where it was spent. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

About the Notes to the Financial Statements

The Notes to the Financial Statements provide greater detail and additional information on the five primary financial statements.

About the Auditor's Reports

Council's financial statements are required to be audited by the NSW Audit Office.

In NSW the auditor provides 2 audit reports:

1. an opinion on whether the financial statements present fairly the Council's financial performance and position, and
2. their observations on the conduct of the audit, including commentary on the Council's financial performance and financial position.

Who uses the Financial Statements?

The financial statements are publicly available documents and must be presented at a Council meeting between seven days and five weeks after the date of the audit report.

The public can make submissions to Council up to seven days subsequent to the public presentation of the financial statements.

Council is required to forward an audited set of financial statements to the Office of Local Government.

North Sydney Council

General Purpose Financial Statements

for the year ended 30 June 2021

Statement by Councillors and Management made pursuant to Section 413(2)(c) of the Local Government Act 1993 (NSW) (as amended)

The attached General Purpose Financial Statements have been prepared in accordance with:

- the *Local Government Act 1993* (NSW) (as amended) and the regulations made thereunder;
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board; and
- the *Local Government Code of Accounting Practice and Financial Reporting*.


To the best of our knowledge and belief, these statements:

present fairly the Council's operating result and financial position for the year; and


accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 25 October 2021.




Jilly Gibson
Mayor
25 October 2021



Kathy Brodie
Councillor
25 October 2021



Ken Gouldthorp
General Manager
25 October 2021



Asif Ali
Responsible Accounting Officer
18 October 2021

North Sydney Council

Income Statement

for the year ended 30 June 2021

Original unaudited budget 2021	\$ '000	Notes	Actual 2021	Actual 2020
Income from continuing operations				
66,784	Rates and annual charges	B2-1	66,018	62,883
24,517	User charges and fees	B2-2	31,166	28,255
8,665	Other revenue	B2-3	8,390	8,821
4,801	Grants and contributions provided for operating purposes	B2-4	5,449	5,999
3,450	Grants and contributions provided for capital purposes	B2-4	24,219	6,378
1,412	Interest and investment income		1,373	1,970
5,651	Other income	B2-5	6,963	7,021
115,280	Total income from continuing operations		143,578	121,327
Expenses from continuing operations				
45,394	Employee benefits and on-costs	B3-1	42,900	46,194
42,428	Materials and services	B3-2	44,123	43,822
671	Borrowing costs		374	416
22,020	Depreciation, amortisation and impairment for non-financial assets	B3-3	27,524	29,351
2,759	Other expenses	B3-4	3,790	5,755
994	Net losses from the disposal of assets		1,155	922
114,266	Total expenses from continuing operations		119,866	126,460
1,014	Operating result from continuing operations		23,712	(5,133)
1,014	Net operating result for the year attributable to Council		23,712	(5,133)
(2,436)	Net operating result for the year before grants and contributions provided for capital purposes		(507)	(11,511)

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

North Sydney Council

Statement of Comprehensive Income

for the year ended 30 June 2021

\$ '000	Notes	2021	2020
Net operating result for the year – from Income Statement		23,712	(5,133)
Other comprehensive income:			
Amounts which will not be reclassified subsequently to the operating result			
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-5	<u>16,634</u>	<u>78,573</u>
Total items which will not be reclassified subsequently to the operating result		16,634	78,573
Total other comprehensive income for the year		16,634	78,573
Total comprehensive income for the year attributable to Council		40,346	73,440

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

North Sydney Council

Statement of Financial Position

as at 30 June 2021

\$ '000	Notes	2021	2020
ASSETS			
Current assets			
Cash and cash equivalents	C1-1	25,184	9,235
Investments	C1-2	85,995	81,961
Receivables	C1-4	10,182	6,393
Inventories		37	33
Other		954	378
Total current assets		122,352	98,000
Non-current assets			
Receivables	C1-4	392	335
Infrastructure, property, plant and equipment	C1-5	1,158,194	1,099,318
Investment property	C1-6	54,786	92,758
Right of use assets	C2-1	2,102	2,365
Investments accounted for using the equity method		28	20
Total non-current assets		1,215,502	1,194,796
Total assets		1,337,854	1,292,796
LIABILITIES			
Current liabilities			
Payables	C3-1	24,527	22,015
Contract liabilities	C3-2	13,897	9,287
Lease liabilities	C2-1	303	303
Borrowings	C3-3	881	846
Employee benefit provisions	C3-4	15,560	15,963
Total current liabilities		55,168	48,414
Non-current liabilities			
Lease liabilities	C2-1	1,860	2,096
Borrowings	C3-3	6,373	7,254
Employee benefit provisions	C3-4	249	1,174
Total non-current liabilities		8,482	10,524
Total liabilities		63,650	58,938
Net assets		1,274,204	1,233,858
EQUITY			
Accumulated surplus	C4-1	827,825	804,113
IPPE revaluation reserve	C4-1	446,379	429,745
Council equity interest		1,274,204	1,233,858
Total equity		1,274,204	1,233,858

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

North Sydney Council

Statement of Changes in Equity

for the year ended 30 June 2021

\$ '000	Notes	as at 30/06/21			as at 30/06/20		
		Accumulated surplus	IPPE revaluation reserve	Total equity	Accumulated surplus	IPPE revaluation reserve	Total equity
Opening balance at 1 July		804,113	429,745	1,233,858	813,480	351,172	1,164,652
Changes due to AASB 1058 and AASB 15 adoption		-	-	-	(4,234)	-	(4,234)
Restated opening balance		804,113	429,745	1,233,858	809,246	351,172	1,160,418
Net operating result for the year		23,712	-	23,712	(5,133)	-	(5,133)
Restated net operating result for the period		23,712	-	23,712	(5,133)	-	(5,133)
Other comprehensive income							
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-5	-	16,634	16,634	-	78,573	78,573
Other comprehensive income		-	16,634	16,634	-	78,573	78,573
Total comprehensive income		23,712	16,634	40,346	(5,133)	78,573	73,440
Closing balance at 30 June		827,825	446,379	1,274,204	804,113	429,745	1,233,858

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

North Sydney Council

Statement of Cash Flows

for the year ended 30 June 2021

Original unaudited budget 2021	\$ '000	Notes	Actual 2021	Actual 2020
Cash flows from operating activities				
<i>Receipts:</i>				
66,745	Rates and annual charges		66,365	63,118
24,633	User charges and fees		34,312	28,459
1,335	Investment and interest revenue received		1,186	1,766
8,896	Grants and contributions		29,238	15,940
3,600	Bonds, deposits and retention amounts received		4,172	2,874
14,443	Other		19,394	22,209
<i>Payments:</i>				
(44,575)	Employee benefits and on-costs		(44,205)	(45,673)
(36,401)	Materials and services		(47,945)	(40,412)
(597)	Borrowing costs		(379)	(422)
(3,600)	Bonds, deposits and retention amounts refunded		(2,254)	(2,048)
(9,360)	Other		(7,139)	(13,053)
25,119	Net cash flows from operating activities	F1-1	52,745	32,758
Cash flows from investing activities				
<i>Receipts:</i>				
28,000	Sale of investment securities		29,060	53,540
–	Sale of real estate assets		–	4,500
–	Sale of infrastructure, property, plant and equipment		401	773
<i>Payments:</i>				
(33,743)	Purchase of investment securities		(33,000)	(62,361)
–	Purchase of investment property		(75)	(73)
(45,993)	Purchase of infrastructure, property, plant and equipment		(32,100)	(32,945)
(51,736)	Net cash flows from investing activities		(35,714)	(36,566)
Cash flows from financing activities				
<i>Receipts:</i>				
28,000	Proceeds from borrowings		–	–
<i>Payments:</i>				
(1,384)	Repayment of borrowings		(846)	(811)
–	Principal component of lease payments		(236)	(229)
26,616	Net cash flows from financing activities		(1,082)	(1,040)
(1)	Net change in cash and cash equivalents		15,949	(4,848)
2,000	Cash and cash equivalents at beginning of year		9,235	14,083
1,999	Cash and cash equivalents at end of year	C1-1	25,184	9,235
74,135	plus: Investments on hand at end of year	C1-2	85,995	81,961
76,134	Total cash, cash equivalents and investments		111,179	91,196

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

North Sydney Council

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North Sydney Council

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A About Council and these financial statements

A1-1 Basis of preparation

These financial statements were authorised for issue by Council on 25/10/2021. Council has the power to amend and reissue these financial statements.

The principal accounting policies adopted in the preparation of these consolidated financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993 (Act)* and *Local Government (General) Regulation 2005 (Regulation)*, and the Local Government Code of Accounting Practice and Financial Reporting.

Council is a not for-profit entity.

The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain infrastructure, property, plant and equipment and investment property.

Significant accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

Council makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- (i) estimated fair values of infrastructure, property, plant and equipment - refer Note C1-5
- (ii) estimated fair values of investment property – refer Note C1-6
- (iii) employee benefit provisions – refer Note C3-4.

Significant judgements in applying the Council's accounting policies

- (i) Impairment of receivables – refer Note C1-4.
- (ii) Determination of whether performance obligations are sufficiently specific and whether the contract is within the scope of AASB 15 *Revenue from Contracts with Customers* and/or AASB 1058 *Income of Not-for-Profit Entities* – refer to Notes B2-2 – B2-4.
- (iii) Determination of the lease term, discount rate (when not implicit in the lease) and whether an arrangement contains a lease – refer to Note C2-1.

Monies and other assets received by Council

In accordance with the provisions of Section 409(1) of the Local Government Act 1993 (NSW), all money and property received by Council is held in the Council's Consolidated Fund.

Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities that are recoverable from, or payable to, the taxation authority, are presented as operating cash flows.

A1-1 Basis of preparation (continued)

Volunteer services

Volunteer services are services received by Council from individuals or other entities without charge or for consideration significantly less than the fair value of those services. While the measurement of the revenue is at fair value, it is reasonable to assume it is calculated using a comparable hourly rate and the annual total of hours of voluntary services provided.

Volunteer services are not recognised as they would not be purchased if not donated. The quantum of the donated services would not be possible given the constraints on budgets and resources.

New accounting standards and interpretations issued not yet effective

Certain new accounting standards and interpretations (i.e. pronouncements) have been published by the Australian Accounting Standards Board that are not mandatory for the 30 June 2021 reporting period.

Council has elected not to apply any of these pronouncements in these financial statements before their operative dates.

As at the date of authorisation of these financial statements, it is considered unlikely that any of these standards will have a material impact on Council's future financial performance, financial position or cash flows.

B Financial Performance

B1 Functions or activities

B1-1 Functions or activities – income, expenses and assets

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note B1-2.

\$ '000	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
Functions or activities										
Our Living Environment	21,676	22,731	30,229	31,782	(8,553)	(9,051)	822	923	347,724	336,643
Our Built Infrastructure	41,012	35,011	19,253	17,143	21,759	17,868	9,806	6,145	579,859	617,227
Our Future Planning	12,011	11,826	13,694	14,943	(1,683)	(3,117)	17	941	169,327	130,271
Our Social Vitality	1,349	1,526	6,786	7,412	(5,437)	(5,886)	1,149	1,038	85,381	76,123
Our Civic Leadership	51,130	48,426	20,647	21,688	30,483	26,738	1,529	1,616	155,563	132,532
Other	16,400	1,807	29,257	33,492	(12,857)	(31,685)	16,345	1,714	-	-
Total functions and activities	143,578	121,327	119,866	126,460	23,712	(5,133)	29,668	12,377	1,337,854	1,292,796

B1-2 Components of functions or activities

Details relating to the Council's functions or activities as reported in B1-1 are as follows:

Our Living Environment

Encompasses but is not limited to bushland management, environmental sustainability, recreational facilities, tree preservation and community gardens.

Our Built Infrastructure

Encompasses but is not limited to asset management, land use planning, development and design, heritage preservation, streetscapes, compliance and traffic and transport planning.

Our Future Planning

Encompasses but is not limited to economic development, tourism and our commercial centres and shopping villages.

Our Social Vitality

Encompasses but is not limited to community services, arts and culture, access and safety, housing, health and wellbeing, recreational planning and volunteering.

Our Civic Leadership

Encompasses but is not limited to governance (i.e. how Council is managed).

B2 Sources of income

B2-1 Rates and annual charges

\$ '000	2021	2020
Ordinary rates		
Residential	28,369	26,579
Business	17,237	16,464
Less: pensioner rebates (mandatory)	(147)	(147)
Less: pensioner rebates (Council policy)	(120)	(120)
Rates levied to ratepayers	45,339	42,776
Pensioner rate subsidies received	147	147
Total ordinary rates	45,486	42,923
Special rates		
Infrastructure levy	2,062	1,918
Environmental levy	2,314	2,153
Main street levies	496	482
Rates levied to ratepayers	4,872	4,553
Total special rates	4,872	4,553
Annual charges		
<small>(pursuant to s.496, s.496A, s.496B, s.501 & s.611)</small>		
Domestic waste management services	15,053	14,802
Stormwater management services	574	572
Section 611 charges	67	69
Less: pensioner rebates (mandatory)	(42)	(44)
Less: pensioner rebates (Council policy)	(34)	(36)
Annual charges levied	15,618	15,363
Pensioner subsidies received:		
– Domestic waste management	42	44
Total annual charges	15,660	15,407
Total rates and annual charges	66,018	62,883

Council has used 2019 year valuations provided by the NSW Valuer General in calculating its rates.

Accounting policy

Rates and annual charges are recognised as revenue when the Council obtains control over the assets comprising these receipts which is the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area that are not subsidised by the NSW Government. Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are in substance a rates payment.

B2-2 User charges and fees

\$ '000	Timing	2021	2020
Specific user charges			
(per s.502 - specific 'actual use' charges)			
Domestic waste management services (additional)	2	1,211	1,235
Total specific user charges		1,211	1,235
Other user charges and fees			
(i) Fees and charges – statutory and regulatory functions (per s.608)			
Planning and building regulation	2	3,525	3,606
Regulatory / statutory fees	2	7,597	5,597
Section 10.7 certificates (EP&A Act)	2	306	277
Section 603 certificates	2	183	165
Total fees and charges – statutory/regulatory		11,611	9,645
(ii) Fees and charges – other (incl. general user charges (per s.608))			
Swimming centres	1	638	1,924
Community centres / facilities	1	138	90
Domestic waste management – other	2	66	44
Family day care	2	225	177
Library	2	67	71
On street parking	2	8,743	8,772
Off street parking	1	4,033	2,899
Ovals	1	1,038	815
Planning and building regulation (non-statutory)	2	1,286	634
Public events	2	57	71
Reinstatements	2	1,802	1,541
Other	2	251	337
Total fees and charges – other		18,344	17,375
Total user charges and fees		31,166	28,255
Timing of revenue recognition for user charges and fees			
User charges and fees recognised over time (1)		5,847	5,728
User charges and fees recognised at a point in time (2)		25,319	22,527
Total user charges and fees		31,166	28,255

Accounting policy

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 14 days of the provision of the service or in some cases such as parking meter fees, the customer is required to pay on arrival. There is no material obligation for Council in relation to refunds or returns.

Where an upfront fee is charged such as permanent reserved parking spaces in parking stations, the fee is recognised on a straight-line basis over the expected life of the reservation.

Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than over the term of the licence.

B2-3 Other revenue

\$ '000	Timing	2021	2020
Advertising on Council infrastructure	1	1,070	1,074
Fines – parking	2	6,288	5,916
Fines – environmental and compliance	2	36	39
Credit card payment surcharge	2	87	81
Legal fees recovered	2	208	499
New Years Eve event revenue	2	33	356
Other	2	668	856
Total other revenue		8,390	8,821

Timing of revenue recognition for other revenue

Other revenue recognised over time (1)	1,070	1,074
Other revenue recognised at a point in time (2)	7,320	7,747
Total other revenue	8,390	8,821

Accounting policy for other revenue

Where the revenue is earned for the provision of specified goods / services under an enforceable contract, revenue is recognised when or as the obligations are satisfied.

Statutory fees and fines are recognised as revenue when the service has been provided, the payment is received or when the penalty has been applied, whichever occurs first.

Other revenue is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

B2-4 Grants and contributions

\$ '000	Timing	Operating 2021	Operating 2020	Capital 2021	Capital 2020
General purpose grants and non-developer contributions (untied)					
General purpose (untied)					
Current year allocation					
Financial assistance – general component	2	739	785	–	–
Financial assistance – local roads component	2	237	245	–	–
Payment in advance - future year allocation					
Financial assistance – general component	2	790	831	–	–
Financial assistance – local roads component	2	254	260	–	–
Amount recognised as income during current year		2,020	2,121	–	–
Special purpose grants and non-developer contributions (tied)					
Cash contributions					
Community Care	2	886	798	16	–
Environment Programs	2	428	501	92	–
Recreation and culture	2	226	185	3,629	523
Storm/flood damage	2	–	–	52	–
Town Planning	2	320	941	–	–
Transport for NSW contributions (regional roads, block grant)	2	703	703	–	–
Roads to Recovery	2	305	305	–	–
Other roads and transport	2	362	445	4,085	4,142
Other	2	199	–	–	–
Total special purpose grants and non-developer contributions – cash		3,429	3,878	7,874	4,665
Total special purpose grants and non-developer contributions (tied)		3,429	3,878	7,874	4,665
Total grants and non-developer contributions		5,449	5,999	7,874	4,665
Comprising:					
– Commonwealth funding		1,054	976	1,637	136
– State funding		3,959	4,552	6,221	4,529
– Other funding		436	471	16	–
		5,449	5,999	7,874	4,665

The timing column notation (above) identifies the revenue recognition pattern for material items of Council's revenue:

- (1) indicates income recognised under AASB 15 or AASB 1058 “over time”,
(2) indicates income recognised under AASB 15 or AASB 1058 “at a point in time”.

B2-4 Grants and contributions (continued)

Developer contributions

\$ '000	Notes	Timing	Operating 2021	Operating 2020	Capital 2021	Capital 2020
Developer contributions: (s7.4 & s7.11 - EP&A Act, s64 of the LGA):	F3					
Cash contributions						
S 7.4 – contributions using planning agreements		2	–	–	11,818	–
S 7.11 – contributions towards amenities/services		2	–	–	4,527	1,713
Total developer contributions – cash			–	–	16,345	1,713
Total developer contributions			–	–	16,345	1,713
Total contributions			–	–	16,345	1,713
Total grants and contributions			5,449	5,999	24,219	6,378
Timing of revenue recognition for grants and contributions						
Grants and contributions recognised over time (1)			–	–	–	–
Grants and contributions recognised at a point in time (2)			5,449	5,999	24,219	6,378
Total grants and contributions			5,449	5,999	24,219	6,378

B2-4 Grants and contributions (continued)

Unspent grants and contributions

Certain grants and contributions are obtained by Council on the condition they be spent in a specified manner or in a future period but which are not yet spent in accordance with those conditions are as follows:

\$ '000	Operating 2021	Operating 2020	Capital 2021	Capital 2020
Unspent grants and contributions				
Unspent funds at 1 July	562	875	7,842	3,359
Add: Funds received and not recognised as revenue in the current year	350	361	5,730	7,842
Less: Funds received in prior year but revenue recognised and funds spent in current year	(429)	(674)	(3,358)	(3,359)
Unspent funds at 30 June	483	562	10,214	7,842

The majority of unspent grant funding at 30 June 2021 was received for the following projects which had not yet been completed:

- streetscape upgrades along the Military Road corridor in conjunction with the Northern Beaches B-Line Program;
- Hume Street Plaza additional open space in Crows Nest;
- upgrade of Primrose Park Tennis Courts in Cremorne;
- design of the proposed redevelopment of Holtermann Street Car Park in Crows Nest;
- acquisition of the former Quarantine Boat Depot at Waverton; and
- upgrades to traffic and pedestrian facilities under the Streets as Shared Spaces program.

Contributions

Unspent funds at 1 July	–	–	18,785	20,147
Add: contributions received and not recognised as revenue in the current year	–	–	16,277	1,807
Less: contributions recognised as revenue in previous years that have been spent during the reporting year	–	–	(2,852)	(3,169)
Unspent contributions at 30 June	–	–	32,210	18,785

As at 30 June 2021, Council held \$32.2 million of unspent developer contributions levied under S7.11 or S7.4 of the Environmental Planning & Assessment Act, 1979. These funds will be utilised in future years to assist in the cost of providing local public infrastructure and facilities required as a consequence of development.

Accounting policy

Grants and contributions – enforceable agreement with sufficiently specific performance obligations

Grant and contribution revenue from an agreement which is enforceable and contains sufficiently specific performance obligations is recognised as or when control of each performance obligations is transferred.

The performance obligations vary according to the agreement but include the accelerated review of Council's Local Environmental Plan and the provision of vacation care. Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

B2-4 Grants and contributions (continued)

Performance obligations may be satisfied either at a point in time or over time and this is reflected in the revenue recognition pattern. Point in time recognition occurs when the beneficiary obtains control of the goods / services at a single time (e.g. completion of the project when a report / outcome is provided), whereas over time recognition is where the control of the services is ongoing throughout the project (e.g. provision of community services throughout the year).

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

Capital grants

Capital grants received by Council under an enforceable contract for the acquisition or construction of infrastructure, property, plant and equipment to identified specifications which will be under Council's control on completion are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

Developer contributions

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but Council may apply contributions according to the priorities established in work schedules for the contribution plan.

Other grants and contributions

Assets, including cash, received from other grants and contributions are recognised at fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

B2-5 Other income

\$ '000	Notes	2021	2020
Fair value increment on investment properties			
Fair value increment on investment properties		913	–
Total fair value increment on investment properties	C1-6	913	–
Rental income			
Investment properties			
Lease income (excluding variable lease payments not dependent on an index or rate)		5,011	5,914
Total Investment properties		5,011	5,914
Other lease income			
Room/Facility Hire		728	791
Leaseback fees - council vehicles		303	306
Total Other lease income		1,031	1,097
Total rental income	C2-2	6,042	7,011
Net share of interests in joint ventures and associates using the equity method			
Joint ventures		8	10
Total net share of interests in joint ventures and associates using the equity method		8	10
Total other income		6,963	7,021

B3 Costs of providing services

B3-1 Employee benefits and on-costs

\$ '000	2021	2020
Salaries and wages	33,503	35,445
Employee leave entitlements (ELE)	4,720	6,300
Superannuation – defined contribution plans	3,241	3,331
Superannuation – defined benefit plan	819	826
Workers' compensation insurance	687	623
Fringe benefit tax (FBT)	248	186
Gratuities	401	437
Other	204	160
Total employee costs	43,823	47,308
Less: capitalised costs	(923)	(1,114)
Total employee costs expensed	42,900	46,194
Number of 'full-time equivalent' employees (FTE) at year end	379	392

Accounting policy

Employee benefit expenses are recorded when the service has been provided by the employee.

Retirement benefit obligations

All employees of the Council are entitled to benefits on retirement, disability or death. Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

Superannuation plans

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

Council participates in a defined benefit plan under the Local Government Superannuation Scheme. However, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note 18 for more information.

B3-2 Materials and services

\$ '000	Notes	2021	2020
Audit Fees	E2-1	81	86
Consultancy		759	1,635
Contractor costs:			
– Agency staff		1,415	1,147
– Cash collection		327	366
– Cleaning of Council properties		594	451
– Computer hardware and software maintenance		1,657	1,426
– Mowing		1,017	989
– Infrastructure maintenance		5,266	3,771
– Parking meter maintenance		943	881
– Parks, gardens and tree maintenance		1,832	1,873
– Property maintenance and management		3,468	4,370
– Public events		302	744
– Waste and recycling collection		6,815	6,620
– Waste and recycling disposal		4,108	3,880
– Other contractor costs		2,707	2,608
Infringement notice contract costs (SEINS)		829	792
Raw materials and consumables		3,994	4,258
Service costs (previously other expenses):			
– Bank charges		479	458
– Councillor and Mayoral fees and associated expenses	E1-2	333	261
– Electricity and heating		785	1,072
– Insurance		2,202	1,959
– Postage		318	376
– Staff training		302	324
– Staff travel expenses		242	244
– Street lighting		763	799
– Telephone and communications		415	314
– Other service costs		555	673
Legal expenses:			
– Legal expenses: planning and development		1,494	1,396
– Legal expenses: other		121	49
Total materials and services		44,123	43,822
Total materials and services		44,123	43,822

Accounting policy

Expenses are recorded on an accruals basis as the council receives the goods or services.

B3-3 Depreciation, amortisation and impairment of non-financial assets

\$ '000	2021	2020
Depreciation and amortisation		
Furniture and fittings	507	518
Office equipment	879	913
Land improvements (depreciable)	443	389
Plant and equipment	2,221	1,954
Infrastructure:		
– Buildings – specialised	2,778	2,756
– Buildings – non-specialised	30	30
– Footpaths	3,191	3,185
– Other structures	54	53
– Roads	5,975	5,673
– Stormwater drainage	1,953	2,013
– Swimming pools	2,791	6,552
– Other open space / recreational assets	1,259	1,217
– Other infrastructure	3,469	3,401
Right of use assets	263	263
Other assets:		
– Heritage collections	42	41
– Library books	364	393
Total depreciation and amortisation costs	26,219	29,351
Impairment / revaluation decrement of IPPE		
Other structures	1,305	–
Total gross IPPE impairment / revaluation decrement costs	1,305	–
Total IPPE impairment / revaluation decrement costs charged to Income Statement	1,305	–
TOTAL DEPRECIATION, AMORTISATION AND IMPAIRMENT / REVALUATION DECREMENT FOR IPP&E	27,524	29,351

Accounting policy

Depreciation and amortisation

Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives. Useful lives are included in Note C1-5 for IPPE assets.

Depreciation is capitalised where in-house assets have contributed to new assets.

Impairment of non-financial assets

Council assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are no longer required to be tested for impairment under AASB 136. This is because these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

B3-4 Other expenses

\$ '000	Notes	2021	2020
Impairment of receivables			
User charges and fees		4	160
Rental income		600	36
Total impairment of receivables	C1-4	604	196
Fair value decrement on investment properties			
Fair value decrement on investment properties		–	2,827
Total fair value decrement on investment properties	C1-6	–	2,827
Other			
Contributions/levies to other levels of government			
– Department of planning levy		281	276
– Emergency services levy (includes FRNSW and SES levies)		1,330	1,328
– Land tax		21	25
– State Treasury (share of net parking infringement revenue)		(54)	54
– Parking Space Levy		646	–
Donations, contributions and assistance to other organisations		962	1,049
Total other		3,186	2,732
Total other expenses		3,790	5,755

Accounting policy

Other expenses are recorded on an accruals basis when Council has an obligation for the expenses.

Impairment expenses are recognised when identified.

B4 Performance against budget

B4-1 Material budget variations

Council's original budget was adopted by the Council on 27/07/2020 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council.

While these General Purpose Financial Statements include the original budget adopted by Council, the Act requires Council to review its financial budget on a quarterly basis, so it is able to manage the variation between actuals and budget that invariably occur during the year.

Material variations of more than 10% between original budget and actual results or where the variance is considered material by nature are explained below.

Variation Key: **F** = Favourable budget variation, **U** = Unfavourable budget variation.

\$ '000	2021 Budget	2021 Actual	2021 ----- Variance -----	
REVENUES				
User charges and fees	24,517	31,166	6,649	27% F
While the COVID-19 pandemic continued to impact revenue from user charges and fees in 2020/21, in some cases its effect was not as substantial as had been forecast in the original budget and this was the main reason for this variance. Actual revenue from on and off-street parking fees, some regulatory/ statutory fees and reinstatement fees greatly exceeded original budget forecasts. A delay in the closure of the North Sydney Olympic Pool for redevelopment allowed it to remain open for longer than expected and the resulting additional revenue also contributed to the variance.				
Operating grants and contributions	4,801	5,449	648	13% F
The actual amount of grants received often depends on decisions made by the State and Commonwealth Governments after the original budget was adopted. Subsequent to the adoption of the budget, additional funding was received from the State Government towards the accelerated review of Council's Local Environmental Plan. This, along with the receipt of several other minor grants which were not included in the original budget, was the reason for this variance.				
Capital grants and contributions	3,450	24,219	20,769	602% F
The \$22.8 million variance from budget for capital grants and contributions was due to:				
<ul style="list-style-type: none"> • the earlier than expected receipt of some developer contributions, most notably an \$11.8 million contribution from Sydney Metro in relation to the Crows Nest over station development; • the receipt of unbudgeted grant funding from the Federal Government under the Local Roads and Community Infrastructure Program which will be used to fund the upgrade of Primrose Park Tennis Courts, Grasmere Reserve Playground and East Crescent Street footpath; • the receipt of unbudgeted grant funding from the State Government under the Public Space Legacy Program which will be used to fund the acquisition of the former Quarantine Boat Depot at Waverton and the upgrade of St Leonards Park; • the receipt of unbudgeted grant funding from Transport for NSW towards a number of traffic, bicycle, pedestrian and streetscape facilities projects; • the recognition of grant funding from both the Federal and State Governments towards the redevelopment of North Sydney Olympic Pool; and • the recognition of grant funding from the State Government towards the Hume Street Plaza development in Crows Nest. 				
Other income	5,651	6,963	1,312	23% F
An unbudgeted \$913,000 fair value increment on Council's investment property portfolio and a less significant impact than was forecast in the original budget from the pandemic on property rental were the reasons for this variance.				
EXPENSES				
Borrowing costs	671	374	297	44% F
The Original Budget included the costs incurred in relation to a loan required to partially fund the redevelopment of the North Sydney Olympic Pool. As a consequence of the project commencing later than expected, the loan was not taken out in 2020/21 and this is the reason for this variance.				
Depreciation, amortisation and impairment of non-financial assets	22,020	27,524	(5,504)	(25)% U

B4-1 Material budget variations (continued)

\$ '000	2021 Budget	2021 Actual	2021 ----- Variance -----
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An amendment to the useful life of the North Sydney Olympic Pool complex prior to its closure for redevelopment resulted in the charging of additional depreciation costs above that forecast in the original budget and this, along with a \$1.3 million decrement on reevaluation the Other Structures class of infrastructure assets, was the reason for the unfavourable variance from budget for this item.

STATEMENT OF CASH FLOWS

Cash flows from operating activities	25,119	52,745	27,626	110%	F
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The receipt of significantly more revenue from grants and developer contributions than was originally forecast was the main reason for this variance. The impact of the pandemic on revenue from user charges and fees was not as substantial as was originally forecast and this also contributed to the variance.

Cash flows from investing activities	(51,736)	(35,714)	16,022	(31)%	F
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Delays in the commencement and/or completion of some capital projects resulted in lower than forecast outflows for the purchase of infrastructure and this was the reason for this variance.

Cash flows from financing activities	26,616	(1,082)	(27,698)	(104)%	U
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The deferral of the drawdown of a loan to fund the redevelopment of the North Sydney Olympic Pool complex was the reason for this variance.

C Financial position

C1 Assets we manage

C1-1 Cash and cash equivalents

\$ '000	2021	2020
Cash and cash equivalents		
Cash on hand and at bank	25,025	9,081
Cash-equivalent assets		
– Deposits at call	159	154
Total cash and cash equivalents	25,184	9,235

Accounting policy

For Statement of Cash Flow presentation purposes, cash and cash equivalents include: cash on hand, deposits held at call with financial institutions and other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

C1-2 Financial investments

\$ '000	2021 Current	2020 Current
Financial assets at fair value through the profit and loss		
NCD's, FRN's (with maturities > 3 months)	11,995	9,961
Total	11,995	9,961
Debt securities at amortised cost		
Long term deposits	74,000	72,000
Total	74,000	72,000
Total financial investments	85,995	81,961
Total cash assets, cash equivalents and investments	111,179	91,196

Accounting policy

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument. On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

Financial assets

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification

On initial recognition, Council classifies its financial assets into the following categories – those measured at:

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income – equity instrument (FVOCI-equity)

Financial assets are not reclassified subsequent to their initial recognition.

Amortised cost

Assets measured at amortised cost are financial assets where:

- the business model is to hold assets to collect contractual cash flows, and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

C1-2 Financial investments (continued)

Council's financial assets measured at amortised cost comprise trade and other receivables, term deposits and cash and cash equivalents in the Statement of Financial Position.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income, impairment and gains or loss on de-recognition are recognised in profit or loss.

Financial assets through profit or loss

All financial assets not classified as measured at amortised cost or fair value through other comprehensive income as described above are measured at fair value through profit or loss.

Net gains or losses, including any interest or dividend income, are recognised in profit or loss.

Council's financial assets measured at fair value through profit or loss comprise investments of FRNs and NCDs in the Statement of Financial Position.

C1-3 Restricted cash, cash equivalents and investments

\$ '000	2021 Current	2020 Current
Total cash, cash equivalents and investments	111,179	91,196
attributable to:		
External restrictions	52,527	34,900
Internal restrictions	52,500	48,933
Unrestricted	6,152	7,363
	111,179	91,196

\$ '000	2021	2020
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Details of restrictions

External restrictions – included in liabilities

Specific purpose unexpended grants – general fund	10,526	8,019
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External restrictions – included in liabilities

	10,526	8,019
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External restrictions – other

External restrictions included in cash, cash equivalents and investments above comprise:

Developer contributions – general	32,333	18,785
Domestic waste management	8,360	6,818
Environment levy	988	893
Mainstreet levies	96	–
Other specific purpose contributions	171	385
Waste and sustainability improvement funds	53	–
External restrictions – other	42,001	26,881

Total external restrictions

	52,527	34,900
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Internal restrictions

Council has internally restricted cash, cash equivalents and investments as follows:

Capital works	17,424	11,703
Community housing – capital purchases	963	963
Community housing – major maintenance	132	132
Deposits, retentions and bonds	12,715	10,804
Employees leave entitlement	7,905	8,569
I.T. hardware and software	516	299
Income producing projects	740	1,410
Insurance	62	77
Loan principal	–	24
Olympic Pool Redevelopment	9,920	13,089
Plant and vehicle replacement	2,123	1,863
Total internal restrictions	52,500	48,933

Total restrictions

	105,027	83,833
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Internal restrictions over cash, cash equivalents and investments are those assets restricted only by a resolution of the elected Council.

C1-4 Receivables

\$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Purpose				
Rates and annual charges	1,470	276	1,495	237
Interest and extra charges	42	98	52	80
User charges and fees	2,390	–	1,173	–
Accrued revenues				
– Interest on investments	732	–	647	–
– Other income accruals	1,000	–	1,267	–
Government grants and subsidies	3,447	–	412	–
Net GST receivable	1,075	–	929	–
Outstanding infringements	882	–	704	–
Other debtors	17	18	8	18
Total	11,055	392	6,687	335
Less: provision of impairment				
User charges and fees	(873)	–	(294)	–
Total provision for impairment – receivables	(873)	–	(294)	–
Total net receivables	10,182	392	6,393	335

\$ '000	2021	2020
Movement in provision for impairment of receivables		
Balance at the beginning of the year (calculated in accordance with AASB 9)	294	197
+ new provisions recognised during the year	605	196
– amounts already provided for and written off this year	(26)	(99)
Balance at the end of the year	873	294

Accounting policy

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

Impairment

Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition, and when estimating ECL, the Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

When considering the ECL for rates debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rates debtors, Council uses the presumption that an asset which is more than 30 days past due has seen a significant increase in credit risk.

The Council uses the presentation that a financial asset is in default when:

- the other party is unlikely to pay its credit obligations to the Council in full, without recourse by the Council to actions such as realising security (if any is held); or
- the financial assets (for non-rates debtors) are more than 90 days past due.

Credit losses are measured as the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability weighted approach.

On initial recognition of the asset, an estimate of the expected credit losses for the next 12 months is recognised. Where the asset has experienced significant increase in credit risk then the lifetime losses are estimated and recognised.

There has been no change in the estimation techniques or significant assumptions made during the current reporting period.

C1-4 Receivables (continued)

The Council writes off a trade receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery.

Where the Council renegotiates the terms of receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

Rates and annual charges outstanding are secured against the property.

C1-5 Infrastructure, property, plant and equipment

By aggregated asset class	At 1 July 2020			Asset movements during the reporting period								At 30 June 2021		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals ¹	Additions new assets	Carrying value of disposals	Depreciation expense	Impairment loss / revaluation decrements (recognised in P/L)	WIP transfers	Adjustments and transfers	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
\$ '000														
Capital work in progress	12,226	–	12,226	6,365	2,123	–	–	–	(3,528)	–	–	17,186	–	17,186
Plant and equipment	17,599	(11,002)	6,597	1,079	385	(205)	(2,221)	–	291	–	–	18,262	(12,336)	5,926
Office equipment	19,640	(17,471)	2,169	143	83	–	(879)	–	865	–	–	20,731	(18,350)	2,381
Furniture and fittings	8,939	(6,354)	2,585	41	–	(26)	(507)	–	–	–	–	8,872	(6,779)	2,093
Land:														
– Operational land	153,661	–	153,661	–	–	–	–	–	–	35,470	–	189,131	–	189,131
– Community land	104,825	–	104,825	–	–	–	–	–	–	(1,944)	7,443	110,324	–	110,324
– Crown land	51,503	–	51,503	–	–	–	–	–	–	1,944	2,400	55,847	–	55,847
Land improvements – depreciable	15,191	(3,340)	11,851	227	71	–	(443)	–	17	–	–	15,506	(3,783)	11,723
Infrastructure:														
– Buildings – non-specialised	1,441	(457)	984	16	–	–	(30)	–	–	–	–	1,458	(488)	970
– Buildings – specialised	209,414	(82,237)	127,177	683	1,004	(23)	(2,778)	–	301	3,490	–	209,468	(79,614)	129,854
– Other structures	2,570	(200)	2,370	–	–	–	(54)	(1,305)	–	–	–	1,146	(135)	1,011
– Roads	352,219	(100,055)	252,164	4,683	1,672	(652)	(5,975)	–	527	–	–	357,397	(104,978)	252,419
– Footpaths	117,860	(38,773)	79,087	4,488	1,159	(651)	(3,191)	–	952	–	–	123,241	(41,397)	81,844
– Stormwater drainage	201,754	(56,627)	145,127	2,561	155	–	(1,953)	–	83	–	–	204,553	(58,580)	145,973
– Swimming pools	22,488	(16,541)	5,947	–	–	–	(2,791)	–	–	–	–	7,547	(4,391)	3,156
– Other open space / recreational assets	25,799	(8,257)	17,542	810	760	–	(1,259)	–	240	–	–	27,610	(9,517)	18,093
– Other infrastructure	229,239	(108,156)	121,083	2,994	188	–	(3,469)	–	249	–	–	232,671	(111,626)	121,045
Other assets:														
– Heritage collections	2,438	(987)	1,451	106	4	–	(42)	–	3	–	6,791	13,775	(5,462)	8,313
– Library books	2,326	(1,357)	969	300	–	–	(364)	–	–	–	–	2,143	(1,238)	905
Total infrastructure, property, plant and equipment	1,551,132	(451,814)	1,099,318	24,496	7,604	(1,557)	(25,956)	(1,305)	–	38,960	16,634	1,616,868	(458,674)	1,158,194

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

C1-5 Infrastructure, property, plant and equipment (continued)

By aggregated asset class	At 1 July 2019			Asset movements during the reporting period							At 30 June 2020		
	Gross carrying amount restated	Accumulated depreciation restated	Net carrying amount	Additions renewals ¹	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Adjustments and transfers	Revaluation increments to equity (ARR)	Gross carrying amount restated	Accumulated depreciation restated	Net carrying amount
\$ '000													
Capital work in progress	7,324	–	7,324	4,239	1,753	–	–	(1,090)	–	–	12,226	–	12,226
Plant and equipment	17,277	(9,911)	7,366	1,760	93	(668)	(1,954)	–	–	–	17,599	(11,002)	6,597
Office equipment	19,445	(16,691)	2,754	251	54	(26)	(913)	49	–	–	19,640	(17,471)	2,169
Furniture and fittings	8,859	(5,836)	3,023	80	–	–	(518)	–	–	–	8,939	(6,354)	2,585
Land:													
– Operational land	153,661	–	153,661	–	–	–	–	–	–	–	153,661	–	153,661
– Community land	104,825	–	104,825	–	–	–	–	–	–	–	104,825	–	104,825
– Crown land	51,503	–	51,503	–	–	–	–	–	–	–	51,503	–	51,503
Land improvements – depreciable	18,522	(4,601)	13,921	252	778	–	(389)	55	(2,766)	–	15,191	(3,340)	11,851
Infrastructure:													
– Buildings – non-specialised	1,415	(427)	988	26	–	–	(30)	–	–	–	1,441	(457)	984
– Buildings – specialised	206,498	(78,827)	127,671	890	504	–	(2,756)	100	768	–	209,414	(82,237)	127,177
– Other structures	2,223	(89)	2,134	–	25	–	(53)	120	144	–	2,570	(200)	2,370
– Roads	329,828	(114,982)	214,846	4,824	1,788	(547)	(5,673)	246	(912)	37,592	352,219	(100,055)	252,164
– Footpaths	95,945	(34,898)	61,047	7,048	168	(521)	(3,185)	211	–	14,319	117,860	(38,773)	79,087
– Stormwater drainage	198,872	(70,460)	128,412	2,292	447	–	(2,013)	118	–	15,871	201,754	(56,627)	145,127
– Swimming pools	22,488	(9,989)	12,499	–	–	–	(6,552)	–	–	–	22,488	(16,541)	5,947
– Other open space/recreational assets	11,648	(7,258)	4,390	806	–	–	(1,217)	6	2,766	10,791	25,799	(8,257)	17,542
– Other infrastructure	225,151	(104,756)	120,395	3,274	630	–	(3,401)	185	–	–	229,239	(108,156)	121,083
Other assets:													
– Heritage collections	2,393	(946)	1,447	30	15	–	(41)	–	–	–	2,438	(987)	1,451
– Library books	2,331	(1,263)	1,068	294	–	–	(393)	–	–	–	2,326	(1,357)	969
Total infrastructure, property, plant and equipment	1,480,208	(460,934)	1,019,274	26,066	6,255	(1,762)	(29,088)	–	–	78,573	1,551,132	(451,814)	1,099,318

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

C1-5 Infrastructure, property, plant and equipment (continued)

Accounting policy

Infrastructure, property, plant and equipment are held at fair value. Independent comprehensive valuations are performed at least every five years, however the carrying amount of assets is assessed by Council at each reporting date to confirm that it is not materially different from current fair value. Council applies a brownfield approach to infrastructure revaluations.

Increases in the carrying amounts arising on revaluation are credited to the revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss. Decreases that reverse previous increases of assets in the same class are first charged against revaluation reserves directly in equity to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Income Statement during the financial period in which they are incurred.

When infrastructure, property, plant and equipment are acquired by Council at significantly below fair value, the assets are initially recognised at their fair value at acquisition date.

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives as follows:

Plant and equipment	Years	Buildings	Years
Office equipment	3 to 10	Buildings	25 to 150
Computer equipment	3 to 8	Building components	
Furniture	5 to 10	Substructure	60 to 200
Vehicles	5	Superstructure	60 to 200
Other plant and equipment	5 to 10	Roof cladding	50 to 60
		Finishes	25 to 30
Transportation assets	Years	Fittings	25 to 30
Sealed roads: surface	18 to 40	Mechanical services	30 to 40
Sealed roads: structure	60 to 100	Other services	50 to 60
Sealed roads: formation	200		
Kerb and gutter	34 to 67	Other sport and recreation assets	Years
Footpaths	10 to 60	Playgrounds	15
Traffic facilities	70	Sports lighting	55
Street furniture	15 to 90	Park furniture	15 to 100
Bus shelters	50	Sport and fitness	5 to 55
		Swimming pools	20 to 200
Stormwater drainage assets	Years		
Drainage pipes	70 to 100	Depreciable land improvements	Years
Drainage pits	80	Depreciable land improvements	5 to 100
Culverts	70 to 100		
Gross pollutant traps	40 to 50	Other	Years
		Other Structures	25 to 50
Other infrastructure	Years	Library collection	5
Lighting	20 to 35	Heritage collection	10 to 100
Seawalls	110		
Marine structures	25 to 50		
Fences	20 to 80		
Retaining walls	90		

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

Land under roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

Council has elected not to recognise land under roads acquired before 1 July 2008. Land under roads acquired after 1 July 2008 is recognised in accordance with the IPPE accounting policy.

C1-5 Infrastructure, property, plant and equipment (continued)

Crown reserves

Crown reserves under Council's care and control are recognised as assets of the Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated.

Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

C1-6 Investment properties

Owned investment property

\$ '000	2021	2020
At fair value		
Opening balance at 1 July	92,758	95,512
Capitalised subsequent expenditure	75	73
Net gain/(loss) from fair value adjustments	913	(2,827)
Transfers from/(to) owner-occupied property (Note C1-5)	(38,960)	–
Closing balance at 30 June	54,786	92,758

Accounting policy

Investment property, principally comprising freehold office buildings, is held for long-term rental yields and is not occupied by the Council. Changes in fair values are recorded in the Income Statement as part of other income.

C2 Leasing activities

C2-1 Council as a lessee

Council does not have any material lease contracts over land and buildings, machinery or IT equipment.

Waste and recycling collection contract

On 1 July 2019, Council entered into a seven (7) year contract with URM Environmental Services Pty Ltd to provide the waste and recycling collection service.

Embedded within the contract is the lease of eight (8) garbage collection trucks dedicated specifically to the service. Under the terms of the contract, Council has the right to obtain substantially all of the economic benefits from these vehicles for the duration of the contract. This results in a right of use asset for Council. Information relating to the right of use asset and associated balances and transactions is provided below.

Extension options

The waste and recycling collection contract contains an option to extend by a further three (3) years to provide a degree of flexibility and certainty to Council's operations. The extension is at Council's discretion.

At reporting date, Council assesses if it is reasonably certain that the extension option will be exercised. At 30 June 2021, it is considered reasonably certain that the option will be exercised and the information below has been prepared on that assumption.

(a) Right of use assets

\$ '000	Waste Disposal Contract	Total
2021		
Opening balance at 1 July	2,365	2,365
Depreciation charge	(263)	(263)
Balance at 30 June	2,102	2,102
2020		
Depreciation charge	(263)	(263)
Balance at 30 June	2,365	2,365

(b) Lease liabilities

\$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Lease liabilities	303	1,860	303	2,096
Total lease liabilities	303	1,860	303	2,096

C2-1 Council as a lessee (continued)

(c) (i) The maturity analysis

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

\$ '000	< 1 year	1 – 5 years	> 5 years	Total	Total per Statement of Financial Position
2021					
Cash flows	303	1,211	909	2,423	2,163
2020					
Cash flows	303	1,211	1,211	2,725	2,399

(d) Income Statement

The amounts recognised in the Income Statement relating to leases where Council is a lessee are shown below:

\$ '000	2021	2020
Interest on lease liabilities	67	74
Depreciation of right of use assets	263	263
	330	337

(e) Statement of Cash Flows

Total cash outflow for leases (principal and interest)	303	303
	303	303

(f) Leases at significantly below market value – concessionary / peppercorn leases

Council has a number of leases at significantly below market for land which is used for:

- land beautification
- dinghy storage
- boat ramps and jetties

The leases are generally between 1 and 5 years and require payments of a maximum amount of \$5,000 per year. The use of the right to use asset is restricted by the lessors to specified community services which Council must provide, these services are detailed in the leases.

Council does not believe that any of the leases in place are individually material from a statement of financial position or performance perspective.

Accounting policy

At inception of a contract, Council assesses whether a lease exists – i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration?

Council has estimated the standalone price of the right of use asset obtained from the waste collection contract. In making this estimate Council has maximised the use of observable information

At the lease commencement, Council recognises a right of use asset and associated lease liability for the lease term. The lease term includes extension periods where Council believes it is reasonably certain that the option will be exercised.

The right of use asset is measured using the cost model where cost on initial recognition comprises: the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives. The right of use

C2-1 Council as a lessee (continued)

asset is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset accounting policy.

The lease liability is initially recognised at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Council's incremental borrowing rate for a similar term with similar security is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is re-measured when there is a lease modification, or change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI).

Where the lease liability is re-measured, the right of use asset is adjusted to reflect the re-measurement.

Exceptions to lease accounting

Council has applied the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

Leases at significantly below market value / concessionary leases

Council has elected to measure the right of use asset arising from the concessionary leases at cost which is based on the associated lease liability at initial recognition.

C2-2 Council as a lessor

Operating leases

Council leases out a number of properties to commercial tenants and community groups as well as vehicles to Council employees. These leases have been classified as operating leases for financial reporting purposes and the assets are included as investment property (refer Note C1-9) and IPP&E (refer in this note part (v) below) in the Statement of Financial Position.

The amounts recognised in the Income Statement relating to operating leases where Council is a lessor are shown below.

\$ '000	2021	2020
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(i) Assets held as investment property

Investment property operating leases relate to properties leased to commercial tenants.

The amounts recognised in the Income Statement relating to operating leases where Council is a lessor are shown below.

Lease income (excluding variable lease payments not dependent on an index or rate)	5,011	5,914
Total income relating to operating leases for investment property assets	5,011	5,914

Operating lease expenses

Direct operating expenses that generated rental income	2,082	2,338
Total expenses relating to operating leases	2,082	2,338

(ii) Assets held as property, plant and equipment

PPE operating leases relate to vehicles leased to eligible employees and facilities leased to community groups.

Lease income (excluding variable lease payments not dependent on an index or rate)	1,031	1,097
Total income relating to operating leases for Council assets	1,031	1,097

C2-2 Council as a lessor (continued)

Reconciliation of IPPE assets leased out as operating leases

\$ '000	Plant & Equipment 2021	Plant & Equipment 2020
Opening balance as at 1 July	1,939	2,121
Additions renewals	193	927
Carrying value of disposals	(138)	(533)
Depreciation expense	(567)	(576)
Closing balance as at 30 June	1,427	1,939

\$ '000	2021	2020
---------	------	------

(iii) Maturity analysis of contractual lease income

Maturity analysis of future lease income receivable showing the undiscounted lease payments to be received after reporting date for operating leases:

< 1 year	4,043	5,064
1–2 years	3,113	3,800
2–3 years	1,955	2,974
3–4 years	1,469	1,990
4–5 years	1,243	1,646
> 5 years	9,295	10,328
Total undiscounted lease payments to be received	21,118	25,802

Accounting policy

When Council is a lessor, the lease is classified as either an operating or finance lease at inception date, based on whether substantially all of the risks and rewards incidental to ownership of the asset have been transferred to the lessee. If the risks and rewards have been transferred then the lease is classified as a finance lease, otherwise it is an operating lease.

When Council has a sub-lease over an asset and is the intermediate lessor then the head lease and sub-lease are accounted for separately. The classification of the sub-lease is based on the right-of-use asset which arises from the head lease rather than the useful life of the underlying asset.

If the lease contains lease and non-lease components then the non-lease components are accounted for in accordance with AASB 15 *Revenue from Contracts with Customers*.

The lease income is recognised on a straight-line basis over the lease term.

During 2020 some of Council's rental property tenants were granted rent concessions related to Covid-19. Council has treated these concessions as a lease modification. Lease income from these leases, including the rent concessions related to Covid-19, will be recognised on a straight-line basis over the remaining term of the lease.

C3 Liabilities of Council

C3-1 Payables

\$ '000	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Payables				
Prepaid rates	952	-	584	-
Goods and services	8,906	-	8,771	-
Accrued expenses:				
– Borrowings	49	-	54	-
– Salaries and wages	1,140	-	1,035	-
– Other expenditure accruals	279	-	436	-
Security bonds, deposits and retentions	12,715	-	10,804	-
Other	486	-	331	-
Total payables	24,527	-	22,015	-
Total payables	24,527	-	22,015	-

Current payables not anticipated to be settled within the next twelve months

\$ '000	2021	2020
The following liabilities, even though classified as current, are not expected to be settled in the next 12 months.		
Payables – security bonds, deposits and retentions	8,700	5,359
Total payables	8,700	5,359

Accounting policy

Council measures all financial liabilities initially at fair value less transaction costs. Subsequently, financial liabilities are measured at amortised cost using the effective interest rate method. The financial liabilities of the Council comprise trade payables, bank and other loans.

Payables

Payables represent liabilities for goods and services provided to Council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

C3-2 Contract Liabilities

\$ '000	Notes	2021 Current	2021 Non-current	2020 Current	2020 Non-current
Grants and contributions received in advance:					
Unexpended capital grants (to construct Council controlled assets) ⁱ	(i)	10,214	-	7,842	-
Unexpended operating grants (received prior to performance obligation being satisfied) ⁱⁱ	(ii)	312	-	177	-
Unexpended operating contributions (received prior to performance obligation being satisfied)	(ii)	171	-	385	-
Total grants received in advance		10,697	-	8,404	-
User fees and charges received in advance:					
DA Compliance Levy ⁱⁱⁱ	(iii)	1,405	-	-	-
Hoarding Permit fees	(iii)	534	-	123	-
Outdoor Dining fees	(iii)	56	-	110	-
Swimming Centre fees	(iii)	-	-	128	-
Work Zone Permit fees	(iii)	968	-	254	-
Rental income - investment properties	(iii)	171	-	142	-
Rental income - other	(iii)	66	-	88	-
Other	(iii)	-	-	38	-
Total user fees and charges received in advance		3,200	-	883	-
Total contract liabilities		13,897	-	9,287	-

(i) Council has received grants from both the Commonwealth and State Governments to fund a number of infrastructure upgrade or renewal projects. The funds received are under an enforceable contract which require Council to construct identified assets which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.

(ii) The contract liability relates to grants and contributions received prior to the revenue recognition criteria in AASB 15 being satisfied as the performance obligations are ongoing.

(iii) The contract liability relates to user charges and fees received in advance prior to the revenue recognition criteria in AASB 15 being satisfied as the performance obligations are ongoing.

Contract liabilities relating to restricted assets

Externally restricted assets

Unspent grants held as contract liabilities	10,526	-	8,019	-
Unspent contributions held as contract liabilities	171	-	385	-
Contract liabilities relating to externally restricted assets	10,697	-	8,404	-
Total contract liabilities relating to restricted assets	10,697	-	8,404	-
Total contract liabilities relating to unrestricted assets	3,200	-	883	-
Total contract liabilities	13,897	-	9,287	-

C3-2 Contract Liabilities (continued)**Revenue recognised that was included in the contract liability balance at the beginning of the period**

\$ '000	2021	2020
Grants and contributions received in advance:		
Capital grants (to construct Council controlled assets)	3,358	3,359
Operating grants (received prior to performance obligation being satisfied)	177	438
Operating contributions (received prior to performance obligation being satisfied)	252	236
User fees and charges received in advance	883	–
Total revenue recognised that was included in the contract liability balance at the beginning of the period	4,670	4,033

Accounting policy

When consideration is received from a customer or fund provider prior to Council transferring a good or service to the customer, Council presents the funds which exceed revenue recognised as a contract liability.

C3-3 Borrowings

\$ '000	2021		2020	
	Current	Non-current	Current	Non-current
Loans – secured ¹	881	6,373	846	7,254
Total borrowings	881	6,373	846	7,254

(1) Loans are secured over the general rating income of Council.
Disclosures on liability interest rate risk exposures, fair value disclosures and security can be found in Note D1-1.

(a) Changes in liabilities arising from financing activities

\$ '000	2020		Non-cash movements				2021
	Opening Balance	Cash flows	Acquisition	Fair value changes	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	8,100	(846)	–	–	–	–	7,254
Lease liability (Note C2-1b)	2,399	(236)	–	–	–	–	2,163
Total liabilities from financing activities	10,499	(1,082)	–	–	–	–	9,417

\$ '000	2019		Non-cash movements				2020
	Opening Balance	Cash flows	Acquisition	Fair value changes	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	8,911	(811)	–	–	–	–	8,100
Lease liability (Note C2-1b)	–	–	–	–	2,399	–	2,399
Total liabilities from financing activities	8,911	(811)	–	–	2,399	–	10,499

(b) Financing arrangements

\$ '000	2021	2020
Total facilities		
Bank overdraft facilities ¹	500	500
Credit cards/purchase cards	350	350
Total financing arrangements	850	850
Undrawn facilities		
– Bank overdraft facilities	500	500
– Credit cards/purchase cards	350	350
Total undrawn financing arrangements	850	850

(1) The bank overdraft facility may be drawn at any time and may be terminated by the bank subject to the notice period in accordance with the terms and conditions of the facility.

Accounting policy

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down.

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

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

C3-4 Employee benefit provisions

\$ '000	2021	2021	2020	2020
	Current	Non-current	Current	Non-current
Annual leave	4,259	–	4,246	–
Sick leave	37	–	85	–
Long service leave	7,789	249	7,950	1,174
Gratuities	3,423	–	3,631	–
Other leave – RDO's	52	–	51	–
Total employee benefit provisions	15,560	249	15,963	1,174

Current employee benefit provisions not anticipated to be settled within the next twelve months

\$ '000	2021	2020
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employees benefits	10,818	11,732
	10,818	11,732

Accounting policy

Employee benefit provisions are presented as current liabilities in the Statement of Financial Position if Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur and therefore all annual leave and vested long service leave (or that which vests within 12 months) is presented as current.

Short-term obligations

Liabilities for wages and salaries (including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service) are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave and accumulating sick leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

On-costs

The employee benefit provisions include the aggregate on-cost liabilities that will arise when payment of current employee benefits is made in future periods.

These amounts include superannuation, payroll tax and workers compensation expenses which will be payable upon the future payment of certain leave liabilities which employees are entitled to at the reporting period.

C4 Reserves

C4-1 Nature and purpose of reserves

Infrastructure, property, plant and equipment revaluation reserve

The infrastructure, property, plant and equipment (IPPE) revaluation reserve is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

D Risks and accounting uncertainties

D1-1 Risks relating to financial instruments held

Council's activities expose it to a variety of financial risks including **(1)** price risk, **(2)** credit risk, **(3)** liquidity risk and **(4)** interest rate risk.

The Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk. Financial risk management is carried out by Council's Finance team under policies approved by the Council.

A comparison by category of the carrying amounts and fair values of Council's financial assets and financial liabilities recognised in the financial statements is presented below.

\$ '000	Carrying value 2021	Carrying value 2020	Fair value 2021	Fair value 2020
Financial assets				
Measured at amortised cost				
Cash and cash equivalents	25,184	9,235	25,184	9,235
Receivables	10,574	6,728	12,174	6,726
Investments				
– Debt securities at amortised cost	74,000	72,000	74,000	72,000
Fair value through profit and loss				
Investments				
– Held for trading	11,995	9,961	11,995	9,961
Total financial assets	121,753	97,924	123,353	97,922
Financial liabilities				
Payables	24,527	22,015	24,523	22,000
Loans/advances	7,254	8,100	7,254	8,100
Total financial liabilities	31,781	30,115	31,777	30,100

Fair value is determined as follows:

- **Cash and cash equivalents, receivables, payables** – are estimated to be the carrying value that approximates market value.
- **Borrowings and held-to-maturity investments** – are based upon estimated future cash flows discounted by the current mkt interest rates applicable to assets and liabilities with similar risk profiles, unless quoted market prices are available.
- Financial assets classified (i) **'at fair value through profit and loss'** or (ii) **'available-for-sale'** – are based upon quoted market prices (in active markets for identical investments) at the reporting date or independent valuation.

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital.

Council's Finance team manages the cash and investments portfolio with the assistance of independent advisors.

Council has an investment policy which complies with the Local Government Act 1993 and Minister's Investment Order 625. This policy is regularly reviewed by Council and its staff and an investment report is tabled before Council on a monthly basis setting out the portfolio breakup and its performance as required by Local Government regulations.

The risks associated with the instruments held are:

- **Price risk** – the risk that the capital value of Investments may fluctuate due to changes in market prices, whether these changes are caused by factors specific to individual financial instruments or their issuers or are caused by factors affecting similar instruments traded in a market.
- **Interest rate risk** – the risk that movements in interest rates could affect returns and income.
- **Liquidity risk** – the risk that Council will not be able to pay its debts as and when they fall due.

D1-1 Risks relating to financial instruments held (continued)

- **Credit risk** – the risk that the investment counterparty will not complete their obligations particular to a financial instrument, resulting in a financial loss to Council – be it of a capital or income nature.

Council manages these risks (amongst other measures) by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees.

Council also seeks advice from independent advisers before placing any funds in cash equivalents and investments.

(a) Market risk – interest rate and price risk

\$ '000	2021	2020
The impact on result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.		
Impact of a 1% movement in interest rates		
– Equity / Income Statement	899	913
Impact of a 10% movement in price of investments		
– Equity / Income Statement	1,111	996

(b) Credit risk

Council's major receivables comprise (i) rates and annual charges and (ii) user charges and fees.

Council manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions. The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance.

Council makes suitable provision for doubtful receivables as required. There are no material receivables that have been subjected to a re-negotiation of repayment terms.

Credit risk profile

Receivables – rates and annual charges

Credit risk on rates and annual charges is minimised by the ability of Council to recover these debts as a secured charge over the land; that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages payment.

\$ '000	Not yet overdue	< 1 year overdue	1 - 2 years overdue	2 - 5 years overdue	> 5 years overdue	Total
2021						
Gross carrying amount	1,470	183	8	27	58	1,746
2020						
Gross carrying amount	1,495	144	8	27	58	1,732

D1-1 Risks relating to financial instruments held (continued)

Receivables - non-rates and annual charges and contract assets

Council applies the simplified approach for non-rates and annual charges debtors and contract assets to provide for expected credit losses, which permits the use of the lifetime expected loss provision at inception. To measure the expected credit losses, non-rates and annual charges debtors and contract assets have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision is determined as follows. The expected credit losses incorporate forward-looking information.

\$ '000	Not yet overdue	0 - 30 days overdue	31 - 60 days overdue	61 - 90 days overdue	> 91 days overdue	Total
2021						
Gross carrying amount	7,621	459	254	367	1,000	9,701
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	87.29%	9.00%
ECL provision	-	-	-	-	873	873
2020						
Gross carrying amount	4,550	129	123	108	380	5,290
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	77.40%	5.56%
ECL provision	-	-	-	-	294	294

(c) Liquidity risk ¹

Payables, lease liabilities and borrowings are both subject to liquidity risk – the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer.

Payment terms can (in extenuating circumstances) also be extended and overdraft facilities utilised as required.

Borrowings are also subject to interest rate risk – the risk that movements in interest rates could adversely affect funding costs and debt servicing requirements. Council manages this risk through diversification of borrowing types, maturities and interest rate structures. The Finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

\$ '000	Weighted average interest rate	Subject to no maturity	payable in: ≤ 1 Year	1 - 5 Years	> 5 Years	Total cash outflows	Actual carrying values
2021							
Trade/other payables	0.00%	12,715	-	-	-	12,715	23,575
Loans and advances	4.02%	-	1,159	5,793	1,448	8,400	7,254
Total financial liabilities		12,715	1,159	5,793	1,448	21,115	30,829
2020							
Trade/other payables	0.00%	10,804	-	-	-	10,804	21,431
Loans and advances	4.02%	-	1,159	5,793	2,607	9,559	8,100
Total financial liabilities		10,804	1,159	5,793	2,607	20,363	29,531

(1) A separate maturity analysis of lease liabilities is at Note 14. Leases

D2 Fair value measurement

The Council measures the following asset and liability classes at fair value on a recurring basis:

- Infrastructure, property, plant and equipment
- Investment property
- Financial assets and liabilities

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

\$ '000	Notes	Fair value measurement hierarchy					
		Level 2 Significant observable inputs		Level 3 Significant unobservable inputs		Total	
		2021	2020	2021	2020	2021	2020
Recurring fair value measurements							
Financial assets							
Financial investments	C1-2						
At fair value through profit or loss		11,995	9,961	–	–	11,995	9,961
Total financial assets		11,995	9,961	–	–	11,995	9,961
Investment property							
Investment properties	C1-6	54,786	92,758	–	–	54,786	92,758
Total investment property		54,786	92,758	–	–	54,786	92,758
Infrastructure, property, plant and equipment							
Plant and equipment	C1-5	–	–	5,926	6,597	5,926	6,597
Office equipment		–	–	2,381	2,169	2,381	2,169
Furniture and fittings		–	–	2,093	2,585	2,093	2,585
Operational land		102,857	67,387	86,274	86,274	189,131	153,661
Community land		–	–	166,171	156,328	166,171	156,328
Land improvements – depreciable		–	–	11,723	11,851	11,723	11,851
Buildings – non-specialised		832	836	138	148	970	984
Buildings – specialised		42	47	129,812	127,130	129,854	127,177
Other structures		–	–	1,011	2,370	1,011	2,370
Roads		–	–	252,419	252,165	252,419	252,165
Footpaths		–	–	81,844	79,087	81,844	79,087
Stormwater drainage		–	–	145,973	145,127	145,973	145,127
Swimming pools		–	–	3,156	5,947	3,156	5,947
Other open space/recreation assets		–	–	18,093	17,542	18,093	17,542
Other infrastructure assets		–	–	121,045	121,083	121,045	121,083
Heritage collections		–	–	8,313	1,450	8,313	1,450
Library books		–	–	905	969	905	969
Total infrastructure, property, plant and equipment		103,731	68,270	1,037,277	1,018,822	1,141,008	1,087,092

D2 Fair value measurement (continued)

Transfers between level 1 and level 2 fair value hierarchies

During the year, there were no transfers between level 1 and level 2 fair value hierarchies for recurring fair value measurements.

Valuation techniques

Where Council is unable to derive fair valuations using quoted market prices of identical assets (i.e. level 1 inputs) Council instead utilises a spread of both observable inputs (level 2 inputs) and unobservable inputs (level 3 inputs).

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows:

Investment property

The market approach using level 2 inputs was used to value Council's investment properties.

Level 2 inputs:

- Quoted prices for similar assets in active markets
- Comparison of rate per square metre of floor area

The 2021 revaluations were based on Independent Assessments made by Ms Elise Wallace of Australis Advisory Group Pty Ltd. There has been no change to the valuation process during the reporting period.

Infrastructure, property, plant and equipment (IPPE)

Plant & Equipment, Office Equipment, Furniture & Fittings

The cost approach using level 3 inputs was used to value Council's plant and equipment, office equipment and furniture and fittings.

Level 3 inputs:

- Depreciated historic cost
- Useful life

Operational Land

The market approach using level 3 inputs was used to value Council's operational land.

Level 3 inputs:

- Rate per square metre from the sales evidence available

Community Land

The market approach using level 3 inputs was used to value Council's community land.

Level 3 inputs:

- Inputs to Valuer General valuations, i.e. land area, land values.

Council completed a revaluation of the Community Land asset class as at 30 June 2021. The revaluation was based on independent assessments made by the NSW Valuer General.

Land Improvements - depreciable

The cost approach using level 3 inputs was used to value Council's depreciable land improvements.

Level 3 inputs:

- Unit rates
- Useful life
- Remaining life
- Residual value

Non specialised buildings

The cost approach using level 3 inputs was used to value Council's non specialised buildings.

Level 3 inputs:

- Components
- Cost
- Residual value
- Useful life
- Asset condition

D2 Fair value measurement (continued)

Specialised buildings

The cost approach using level 3 inputs was used to value Council's specialised buildings.

Level 3 inputs:

- Components
- Cost
- Residual value
- Useful life
- Asset condition

Other Structures

The cost approach using level 3 inputs was used to value Council's other structures

- Replacement cost
- Useful life
- Remaining life
- Residual value

Council completed a revaluation of the Other Structures asset class as at 30 June 2021. The revaluation was based on independent assessments made by Mr Colin McWilliam of McWilliam and Assoc. Pty Ltd.

Roads

The cost approach using level 3 inputs was used to value Council's road assets.

Level 3 inputs:

- Unit rates
- Useful life
- Remaining life
- Residual value

Footpaths

The cost approach using level 3 inputs was used to value Council's footpath assets.

Level 3 inputs:

- Unit rates
- Useful life
- Remaining life
- Residual value

Stormwater Drainage

The cost approach using level 3 inputs was used to value Council's stormwater drainage assets.

Level 3 inputs:

- Unit rates
- Useful life
- Remaining life
- Residual value

Swimming Pools

The costs approach using level 3 inputs was used to value Council's swimming pools.

Level 3 inputs:

- Components
- Cost
- Residual value
- Useful life
- Asset condition

Open Space/Recreation Assets

The cost approach using level 3 inputs was used to value Council's open space/recreation assets.

Level 3 inputs:

- Unit rates
- Useful life
- Remaining life
- Residual value

D2 Fair value measurement (continued)

Other Infrastructure Assets

The cost approach using level 3 inputs was used to value Council's other infrastructure assets.

Level 3 inputs:

- Unit rates
- Useful life
- Remaining life
- Residual value

Heritage Collections

The cost approach using level 3 inputs was used to value Council's heritage collections.

Level 3 inputs:

- Replacement cost
- Useful life
- Remaining life
- Residual value

Council completed a revaluation of the Heritage Collections asset class as at 30 June 2021. The revaluation was based on independent assessments made by Mr Colin McWilliam of McWilliam and Assoc. Pty Ltd.

Library Books

The cost approach using level 3 inputs was used to value Council's library books.

Level 3 inputs:

- Depreciated historic cost
- Useful life

D2 Fair value measurement (continued)

Fair value measurements using significant unobservable inputs (level 3)

A reconciliation of the movements in recurring fair value measurements allocated to Level 3 of the hierarchy is provided below:

\$ '000	Plant and equipment		Office equipment		Furniture and fittings		Operational Land		Community Land		Land improve-ments depreciable		Buildings non specialised	
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
Opening balance	6,597	7,366	2,169	2,754	2,585	3,023	86,274	86,274	156,328	156,328	11,851	13,921	148	158
Total gains or losses for the period														
Recognised in other comprehensive income – revaluation surplus	-	-	-	-	-	-	-	-	9,843	-	-	-	-	-
Other movements														
Transfers from/(to) another asset class	-	-	-	-	-	-	-	-	-	-	-	(2,766)	-	-
Purchases (GBV)	1,755	1,853	1,091	354	41	80	-	-	-	-	315	1,085	-	-
Disposals (WDV)	(205)	(668)	-	(26)	(26)	-	-	-	-	-	-	-	-	-
Depreciation and impairment	(2,221)	(1,954)	(879)	(913)	(507)	(518)	-	-	-	-	(443)	(389)	(10)	(10)
Closing balance	5,926	6,597	2,381	2,169	2,093	2,585	86,274	86,274	166,171	156,328	11,723	11,851	138	148

\$ '000	Building specialised		Other structures		Roads		Footpaths		Stormwater drainage		Swimming pools		Open space / recreation assets	
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
Opening balance	127,130	127,645	2,370	2,134	252,164	214,846	79,087	61,047	145,127	128,412	5,947	12,499	17,542	4,390
Total gains or losses for the period														
Recognised in other comprehensive income – revaluation surplus	-	-	-	-	-	37,592	-	14,319	-	15,871	-	-	-	10,791
Other movements														
Transfers from/(to) another asset class	3,490	768	-	144	-	(912)	-	-	-	-	-	-	-	2,766
Purchases (GBV)	1,988	1,469	-	145	6,882	6,858	6,599	7,427	2,799	2,857	-	-	1,810	812
Disposals (WDV)	(23)	-	-	-	(652)	(547)	(651)	(521)	-	-	-	-	-	-
Depreciation and impairment	(2,773)	(2,752)	(1,359)	(53)	(5,975)	(5,673)	(3,191)	(3,185)	(1,953)	(2,013)	(2,791)	(6,552)	(1,259)	(1,217)
Closing balance	129,812	127,130	1,011	2,370	252,419	252,164	81,844	79,087	145,973	145,127	3,156	5,947	18,093	17,542

D2 Fair value measurement (continued)

\$ '000	Other infrastructure assets		Heritage collection		Library books		Total	
	2021	2020	2021	2020	2021	2020	2021	2020
Opening balance	121,083	120,395	1,451	1,447	969	1,068	1,018,822	943,707
Recognised in other comprehensive income – revaluation surplus	–	–	6,791	–	–	–	16,634	78,573
Transfers from/(to) another asset class	–	–	–	–	–	–	3,490	–
Purchases (GBV)	3,431	4,089	113	45	300	294	27,124	27,368
Disposals (WDV)	–	–	–	–	–	–	(1,557)	(1,762)
Depreciation and impairment	(3,469)	(3,401)	(42)	(41)	(364)	(393)	(27,236)	(29,064)
Closing balance	121,045	121,083	8,313	1,451	905	969	1,037,277	1,018,822

D2 Fair value measurement (continued)

Highest and best use

All of Council's non-financial assets are considered as being utilised for their highest and best use.

D3-1 Contingencies

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but their knowledge and disclosure is considered relevant to the users of Council's financial report.

LIABILITIES NOT RECOGNISED

1. Guarantees

(i) Defined benefit superannuation contribution plans

Council is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme, named The Local Government Superannuation Scheme – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a 'multi-employer fund' for purposes of AASB119 Employee Benefits for the following reasons:

- Assets are not segregated within the sub-group according to the employees of each sponsoring employer.
- The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer.
- Benefits for employees of all sponsoring employers are determined according to the same formulae and without regard to the sponsoring employer.
- The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members).

Description of the funding arrangements.

Pooled Employers are required to pay future service employer contributions and past service employer contributions to the Fund.

The future service employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current future service employer contribution rates are:

Division B	1.9 times member contributions for non-180 Point Members; Nil for 180 Point Members*
Division C	2.5% salaries
Division D	1.64 times member contributions

* For 180 Point Members, Employers are required to contribute 7% of salaries for the year ending 30 June 2021 (increasing to 7.5% in line with the increase in the Superannuation Guarantee) to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of \$40.0 million for 1 July 2019 to 30 June 2021, apportioned according to each employer's share of the accrued liabilities as at 30 June 2019. These past service contributions are used to maintain the adequacy of the funding position for the accrued liabilities.

The adequacy of contributions is assessed at each triennial actuarial investigation and monitored annually between triennials.

Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

D3-1 Contingencies (continued)

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding additional contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the Council.

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ending 30 June 2021 was \$818,704.33. The last valuation of the Scheme was performed by fund actuary, Richard Boyfield, FIAA as at 30 June 2020.

The amount of additional contributions included in the total employer contribution advised above is \$370,500. Council's expected contribution to the plan for the next annual reporting period is \$724,400.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2021 is:

Employer reserves only *	\$millions	Asset Coverage
Assets	2,620.5	
Past Service Liabilities	2,445.6	107.2%
Vested Benefits	2,468.7	106.2%

* excluding member accounts and reserves in both assets and liabilities.

Council's share of the deficiency cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	5.75% per annum
Salary inflation *	3.5% per annum
Increase in CPI	2.5% per annum

* Plus promotional increases

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program. However, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group.

(ii) Statewide Limited

Council is a member of Statewide Mutual, a mutual pool scheme providing liability insurance to local government.

Membership includes the potential to share in either the net assets or liabilities of the fund depending on its past performance. Council's share of the net assets or liabilities reflects Council's contributions to the pool and the result of insurance claims within each of the fund years.

The future realisation and finalisation of claims incurred but not reported to 30 June this year may result in future liabilities or benefits as a result of past events that Council will be required to fund or share in respectively.

2. Other liabilities

(i) Third party claims

The Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services. Council believes that it is appropriately covered for all claims through its insurance coverage and does not expect any material liabilities to eventuate.

(ii) Potential land acquisitions due to planning restrictions imposed by Council

Council has classified a number of privately owned land parcels as local open space or bushland. As a result, where notified in writing by the various owners, Council will be required to purchase these land parcels. At reporting date, it has not been

D3-1 Contingencies (continued)

possible to establish reliable estimates as to the value of any potential liability (and subsequent land asset) from such potential acquisitions.

D3-1 Contingencies (continued)

(iii) Legal Claims

Council is the planning authority for its area under the Environmental Planning and Assessment Act 1979.

Pursuant to that Act, certain persons dissatisfied by a planning decision of the Council may appeal to the Land and Environment Court. It is the Court's normal practice in Class 1 proceedings that parties bear their own legal costs. In Class 4 proceedings, costs usually follow the event.

As at 30 June 2021, there were **twelve (12)** Land and Environment Court matters ongoing, one (1) District Court matter ongoing and two (2) NSW Civil and Administrative Tribunal matters ongoing. All known costs have been recognised but the amount of further costs cannot be known until the appeals are determined.

E People and relationships

E1 Related party disclosures

E1 Key management personnel (KMP)

Key management personnel (KMP) of the council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly. The KMP for North Sydney Council are the Mayor, Councillors, General Manager, Director Corporate Services, Director City Strategy, Director Community and Library Services, Director Engineering and Property Services and Director Open Space and Environmental Services.

The aggregate amount of KMP compensation included in the Income Statement is:

\$ '000	2021	2020
Compensation:		
Short-term benefits (salaries, Mayoral Allowance, Councillors fees)	2,397	2,076
Post-employment benefits (superannuation)	149	142
Other long-term benefits (increase in employee leave entitlements)	30	36
Total	2,576	2,254

E1-2 Councillor and Mayoral fees and associated expenses

\$ '000	2021	2020
The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:		
Mayoral fee	68	44
Councillors' fees	258	203
Other Councillors' expenses (including Mayor)	7	14
Total	333	261

E2 Other relationships

E2-1 Audit fees

\$ '000	2021	2020
During the year, the following fees were incurred for services provided by the auditor of Council, related practices and non-related audit firms		
Auditors of the Council - NSW Auditor-General:		
Audit and other assurance services		
Audit and review of financial statements	81	86
Remuneration for audit and other assurance services	81	86
Total Auditor-General remuneration	81	86
Total audit fees	81	86

F Other matters

F1-1 Statement of Cash Flows information

Reconciliation of net operating result to cash provided from operating activities

\$ '000	2021	2020
Net operating result from Income Statement	23,712	(5,133)
Adjust for non-cash items:		
Depreciation and amortisation	26,219	29,351
Net losses/(gains) on disposal of assets	1,155	922
Adoption of AASB 15/1058	–	(4,234)
Losses/(gains) recognised on fair value re-measurements through the P&L:		
– Investments classified as ‘at fair value’ or ‘held for trading’	(94)	5
– Investment property	(913)	2,827
– Revaluation decrements / impairments of IPP&E direct to P&L	1,305	–
Share of net (profits)/losses of associates/joint ventures using the equity method	(8)	(10)
+/- Movement in operating assets and liabilities and other cash items:		
Decrease/(increase) in receivables	(4,424)	(341)
Increase/(decrease) in provision for impairment of receivables	579	97
Decrease/(increase) in inventories	(4)	24
Decrease/(increase) in other current assets	(576)	(134)
Increase/(decrease) in payables	135	177
Increase/(decrease) in accrued interest payable	(5)	(6)
Increase/(decrease) in other accrued expenses payable	(52)	276
Increase/(decrease) in other liabilities	2,434	(1,188)
Increase/(decrease) in contract liabilities	4,610	9,287
Increase/(decrease) in provision for employee benefits	(1,328)	838
Net cash provided from/(used in) operating activities from the Statement of Cash Flows	52,745	32,758

F2-1 Commitments

Capital commitments (exclusive of GST)

\$ '000	2021	2020
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Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:

Property, plant and equipment

Buildings	3,593	1,600
Computer equipment	1	36
Computer software	102	18
Infrastructure	6,248	5,581
Library books	12	67
Other structures	1,931	78
Parking meters	-	66
Plant and equipment	73	585
Total commitments	11,960	8,031

These expenditures are payable as follows:

Within the next year	11,960	8,031
Total payable	11,960	8,031

Sources for funding of capital commitments:

Unrestricted general funds	19	67
Section 7.11 and 64 funds/reserves	523	1,461
Unexpended grants	4,391	712
Externally restricted reserves	34	200
Internally restricted reserves	6,993	5,591
Total sources of funding	11,960	8,031

Details of capital commitments

Council has committed to a number of major capital projects, the most notable being the redevelopment of the North Sydney Olympic Pool complex, upgrade of Primrose Park Tennis Courts, Hume Street Plaza open space expansion and the design of the proposed Holtermann Street Car Park redevelopment in Crows Nest.

F3 Statement of developer contributions as at 30 June 2021

F3-1 Summary of developer contributions

\$ '000	Opening balance at 1 July 2020	Contributions received during the year		Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2021	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash					
Traffic Improvements	693	56	–	1	(395)	–	355	–
St Leonards Public Domain	852	–	–	2	–	–	854	–
Other Public Domain	489	33	–	1	–	–	523	–
North Sydney Public Domain	3,499	22	–	7	(10)	–	3,518	–
Open Space Increased Capacity	–	1,580	–	–	(2,215)	635	–	(6,025)
Open Space Acquisitions	5,395	797	–	26	–	322	6,540	6,667
Olympic Pool	–	297	–	–	–	(297)	–	(305)
Library Premises & Equipment	–	255	–	–	(5)	(243)	7	–
Library Acquisitions	127	84	–	–	(18)	–	193	–
Indoor Sports Centre	40	91	–	–	–	–	131	–
Community Centres	–	417	–	–	–	(417)	–	(337)
Child Care	1,676	617	–	4	(209)	–	2,088	–
Affordable Housing	3,431	–	–	7	–	–	3,438	–
Administration	656	155	–	2	–	–	813	–
S7.11 contributions – under a plan	16,858	4,404	–	50	(2,852)	–	18,460	–
S7.12 levies – under a plan	–	123	–	–	–	–	123	–
Total S7.11 and S7.12 revenue under plans	16,858	4,527	–	50	(2,852)	–	18,583	–
S7.4 planning agreements	1,927	11,818	–	5	–	–	13,750	–
Total contributions	18,785	16,345	–	55	(2,852)	–	32,333	–

Under the Environmental Planning and Assessment Act 1979, Council has significant obligations to provide Section 7.11 (contributions towards provision or improvement of amenities or services) infrastructure in new release areas. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

F3-2 Developer contributions by plan

\$ '000	Opening balance at 1 July 2020	Contributions received during the year		Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2021	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash					
NORTH SYDNEY PLAN 2004								
Administration	656	155	-	2	-	-	813	-
Affordable Housing	3,431	-	-	7	-	-	3,438	-
Indoor Sports Centre	40	91	-	-	-	-	131	-
Community Centres	-	417	-	-	-	(417)	-	(337)
Child Care	1,676	617	-	4	(209)	-	2,088	-
Library Premises & Equipment	-	255	-	-	(5)	(243)	7	-
Library Acquisitions	127	84	-	-	(18)	-	193	-
Olympic Pool	-	297	-	-	-	(297)	-	(305)
North Sydney Public Domain	3,499	22	-	7	(10)	-	3,518	-
Open Space Increased Capacity	-	1,580	-	-	(2,215)	635	-	(6,025)
Open Space Acquisitions	5,395	797	-	26	-	322	6,540	6,667
Other Public Domain	489	33	-	1	-	-	523	-
St Leonards Public Domain	852	-	-	2	-	-	854	-
Traffic Improvements	693	56	-	1	(395)	-	355	-
Total	16,858	4,404	-	50	(2,852)	-	18,460	-

S7.12 Levies – under a plan

NORTH SYDNEY PLAN 2020								
Other	-	123	-	-	-	-	123	-
Total	-	123	-	-	-	-	123	-

F4 Statement of performance measures

F4-1 Statement of performance measures – consolidated results

\$ '000	Amounts 2021	Indicator 2021	2020	Indicators 2019	2018	Benchmark
1. Operating performance ratio						
Total continuing operating revenue excluding capital grants and contributions less operating expenses ^{1,2}	1,542	1.30%	(6.59)%	3.34%	7.08%	> 0.00%
Total continuing operating revenue excluding capital grants and contributions ¹	118,344					
2. Own source operating revenue ratio						
Total continuing operating revenue excluding all grants and contributions ¹	112,895	79.19%	89.80%	83.97%	89.35%	> 60.00%
Total continuing operating revenue	142,563					
3. Unrestricted current ratio						
Current assets less all external restrictions	69,381	2.82x	2.82x	3.44x	2.20x	> 1.50x
Current liabilities less specific purpose liabilities	24,628					
4. Debt service cover ratio						
Operating result before capital excluding interest and depreciation, amortisation and impairment ¹	28,135	19.32x	15.24x	27.61x	91.17x	> 2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	1,456					
5. Rates and annual charges outstanding percentage						
Rates and annual charges outstanding	1,886	2.78%	2.90%	2.05%	1.29%	< 5.00%
Rates and annual charges collectable	67,940					
6. Cash expense cover ratio						
Current year's cash and cash equivalents plus all term deposits	99,184	11.55	9.50	8.73	6.69	> 3.00
Monthly payments from cash flow of operating and financing activities	8,584	mths	mths	mths	mths	mths

(1) Excludes fair value increments on investment properties, reversal of revaluation decrements, reversal of impairment losses on receivables, net gain on sale of assets and net share of interests in joint ventures and associates using the equity method and includes pensioner rate subsidies

(2) Excludes impairment/revaluation decrements of IPPE, fair value decrements on investment properties, net loss on disposal of assets and net loss on share of interests in joint ventures and associates using the equity method

G Additional Council disclosures (unaudited)

G1-1 Statement of performance measures – consolidated results (graphs)

1. Operating performance ratio



Purpose of operating performance ratio

This ratio measures Council's achievement of containing operating expenditure within operating revenue.

Commentary on 2020/21 result

2020/21 ratio 1.30%

After falling below the benchmark for the first time in many years in 2019/20, this ratio achieved the benchmark in 2020/21. Excluding capital grants and contributions, fair value adjustments and net losses from the disposal of assets, a \$1.5 million operating surplus was achieved. This was an improvement on what had been forecast, largely because the impact of pandemic restrictions on revenue was not as substantial as had been predicted.

Benchmark: — > 0.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

2. Own source operating revenue ratio



Purpose of own source operating revenue ratio

This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions.

Commentary on 2020/21 result

2020/21 ratio 79.19%

This ratio comfortably achieved the benchmark and has done so for many years. 79.19% of Council's operating revenue was derived from internal funding sources, i.e. other than from grants and contributions. The subsequent reliance on internal funding sources such as rates and user charges provides Council with a more than adequate level of fiscal flexibility.

Benchmark: — > 60.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

3. Unrestricted current ratio



Purpose of unrestricted current ratio

To assess the adequacy of working capital and its ability to satisfy obligations in the short term for the unrestricted activities of Council.

Commentary on 2020/21 result

2020/21 ratio 2.82x

This ratio achieved the benchmark and has done so for many years. This is a reflection of Council's ongoing capacity to meet its obligations for its unrestricted activities in the short term. As at 30 June 2021, for every \$1 of current liabilities to be funded from unrestricted or internally restricted cash, \$2.82 was available.

Benchmark: — > 1.50x

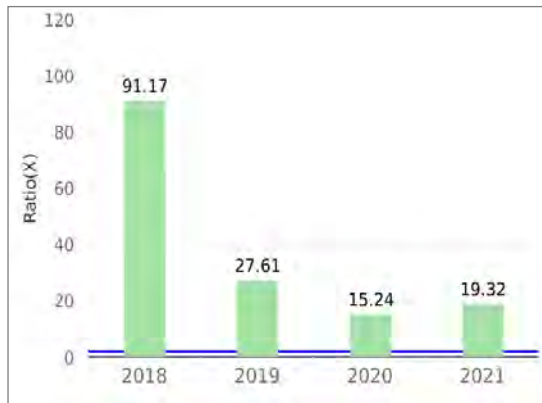
Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

G1-1 Statement of performance measures – consolidated results (graphs) (continued)

4. Debt service cover ratio



Purpose of debt service cover ratio

This ratio measures the availability of operating cash to service debt including interest, principal and lease payments

Commentary on 2020/21 result

2020/21 ratio 19.32x

This ratio has achieved the benchmark every year since Council commenced a controlled borrowing program in 2015/16. Excluding non-cash items such as fair value adjustments, depreciation and net losses from the disposal of assets from the 2020/21 operating result, there was sufficient funds to cover annual loan interest payments 19.32 times.

Benchmark: — > 2.00x

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

5. Rates and annual charges outstanding percentage



Purpose of rates and annual charges outstanding percentage

To assess the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts.

Commentary on 2020/21 result

2020/21 ratio 2.78%

Prior to 2018/19, overpaid rates were offset against outstanding rates when calculating uncollected rates and annual charges. This has not been the case for the last three years, resulting in a corresponding increase in this ratio. Nevertheless, it still comfortably achieved the benchmark, a reflection of the ongoing effectiveness of Council's recovery efforts.

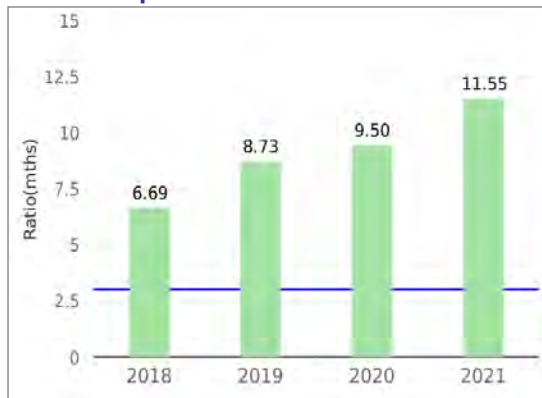
Benchmark: — < 5.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

6. Cash expense cover ratio



Purpose of cash expense cover ratio

This liquidity ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow.

Commentary on 2020/21 result

2020/21 ratio 11.55 mths

This ratio comfortably achieved the benchmark and has done so for many years. At 30 June 2021, in the absence of any additional cash flows, Council has sufficient cash and funds invested in term deposits which could be redeemed, should the need arise, to continue paying for its immediate expenses for 11.55 months.

Benchmark: — > 3.00mths

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark



INDEPENDENT AUDITOR'S REPORT
Report on the general purpose financial statements
North Sydney Council

To the Councillors of the North Sydney Council

Opinion

I have audited the accompanying financial statements of North Sydney Council (the Council), which comprise the Statement by Councillors and Management, the Income Statement and Statement of Comprehensive Income for the year ended 30 June 2021, the Statement of Financial Position as at 30 June 2021, the Statement of Changes in Equity and Statement of Cash Flows for the year then ended and notes comprising a summary of significant accounting policies and other explanatory information.

In my opinion:

- the Council's accounting records have been kept in accordance with the requirements of the *Local Government Act 1993*, Chapter 13, Part 3, Division 2 (the Division)
- the financial statements:
 - have been prepared, in all material respects, in accordance with the requirements of this Division
 - are consistent with the Council's accounting records
 - present fairly, in all material respects, the financial position of the Council as at 30 June 2021, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- all information relevant to the conduct of the audit has been obtained
- no material deficiencies in the accounting records or financial statements have come to light during the audit.

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 Council 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 councils
- precluding the Auditor-General from providing non-audit services.

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

Other Information

The Council's annual report for the year ended 30 June 2021 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the and Special Schedules (the Schedules).

My opinion on the financial statements does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the Special Schedule - Permissible income for general rates.

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

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

I have nothing to report in this regard.

The Councillors' Responsibilities for the Financial Statements

The Councillors are responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards and the *Local Government Act 1993*, and for such internal control as the Councillors determine 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 Councillors are responsible for assessing the Council'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. The description forms part of my auditor's report.

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

- that the Council carried out its activities effectively, efficiently and economically
- on the Original Budget information included in the Income Statement, Statement of Cash Flows, and Note B4-1 Material budget variations
- on the Special Schedules. A separate opinion has been provided on Special Schedule - Permissible income for general rates
- 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.



Unaib Jeffrey
Delegate of the Auditor-General for New South Wales

27 October 2021
SYDNEY



Cr Jilly Gibson
Mayor
North Sydney Council
PO Box 12
NORTH SYDNEY NSW 2059

Contact: Unaib Jeffrey
Phone no: 02 9275 7450
Our ref: D2023760/1771

27 October 2021

Dear Mayor

**Report on the Conduct of the Audit
for the year ended 30 June 2021
North Sydney Council**

I have audited the general purpose financial statements (GPFS) of the North Sydney Council (the Council) for the year ended 30 June 2021 as required by section 415 of the *Local Government Act 1993* (the Act).

I expressed an unmodified opinion on the Council's GPFS.

This Report on the Conduct of the Audit (the Report) for the Council for the year ended 30 June 2021 is issued in accordance with section 417 of the Act. This Report should be read in conjunction with my audit opinion on the GPFS issued under section 417(2) of the Act.

INCOME STATEMENT

Operating result

	2021	2020	Variance
	\$m	\$m	%
Rates and annual charges revenue	66.0	62.9	4.9
Grants and contributions revenue	29.7	12.4	139
Operating result from continuing operations	23.7	(5.1)	565
Net operating result before capital grants and contributions	(0.5)	(11.5)	96

The Council's operating result from continuing operations (\$23.7 million income including depreciation and amortisation expense of \$27.5 million) was \$28.8 million higher than the 2019–20 result. This was primarily attributable to an increase in grant funding (\$17.3 million increase).

The net operating result before capital grants and contributions (\$0.5 million income) was \$12.0 million higher than the 2019–20 result. The movement in the current year was due to an increase in rates and annual charges and user charges and fees of approximately \$6.0 million and a decrease in expenditure (notably employee benefits and other expenses) of \$6.6 million.

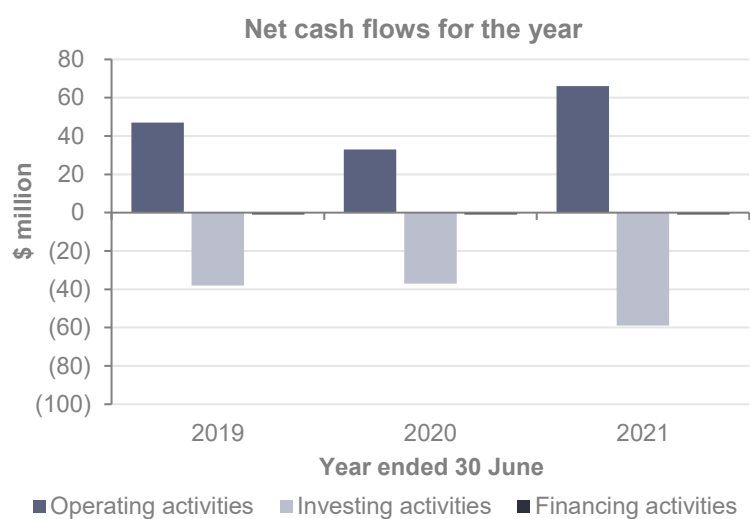
Rates and annual charges revenue (\$66.0 million) increased by \$3.1 million (4.9 per cent) in 2020–21 due to the Council's approved Special Rate Variation, which increased general rates revenue by 6.7 per cent in 2020–21.

User charges and fees revenue (\$31.2 million) increased by \$2.9 million (10.2 per cent) in 2020–21 primarily due to an increase in statutory and regulatory fees of approximately \$2.0 million. Additionally, a delay in the closure of the North Sydney Olympic Pool for redevelopment allowed it to remain open for longer than expected, resulting in additional revenue.

Grants and contributions revenue (\$29.7 million) increased by \$17.3 million (139 per cent) in 2020–21 primarily due to the earlier than expected receipt of developer contributions, most notably of \$11.8 million contribution from Sydney Metro in relation to the Crows Nest station development.

STATEMENT OF CASH FLOWS

- The Council reported an increase in cash from \$9.2 million at 30 June 2020 to \$25.2 million at 30 June 2021.
- Cash inflows from operating activities increased from \$32.8 million in the prior year 2019-20 to \$52.8 million in the current year, because of higher receipts from user charges and fees, grants and contributions.
- Cash outflows from investing activities decreased marginally from \$36.6 million in the prior year 2019-20 to \$35.7 million in the current year. The movement in the current year was mainly attributable to purchases of IPPE assets.
- The cash flows from financing activities have remained consistent over the last three years.



FINANCIAL POSITION

Cash and investments

Cash and investments	2021	2020	Commentary
	\$m	\$m	
Total cash, cash equivalents and investments	111.2	91.2	<ul style="list-style-type: none"> External restrictions primarily include developer contributions of \$32.3 million, domestic waste management charges of \$8.4 million and specific purpose unexpended grants of \$10.5 million. The increase from the prior year was mainly due to increase in developer contribution receipts. Internal restrictions are due to Council policy or decisions for forward plans including the capital works program. The total amount primarily comprises capital works of \$17.4 million, deposits and bonds of \$12.7 million and the funds restricted for the Olympic Pool Redevelopment of \$9.9 million. The increase from the prior year was mainly due to increases in capital works funds and deposits and bonds by \$5.7 million and \$1.9 million respectively, offset by decreases in Olympic Pool Redevelopment funds by \$3.2 million.
Restricted cash and investments:			
• External restrictions	52.5	34.9	
• Internal restrictions	52.5	48.9	
• Unrestricted	6.2	7.4	

PERFORMANCE

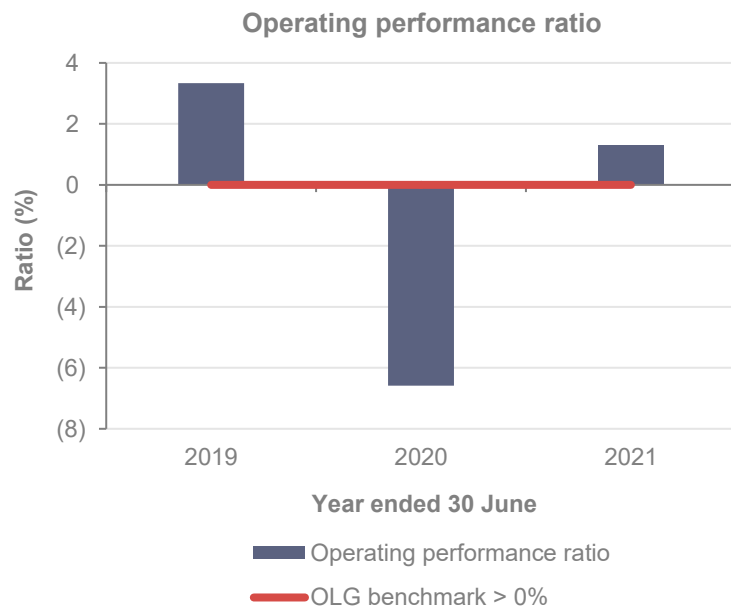
Performance measures

The following section provides an overview of the Council's performance against the performance measures and performance benchmarks set by the Office of Local Government (OLG) within the Department of Planning, Industry and Environment.

Operating performance ratio

The 'operating performance ratio' measures how well council contained operating expenditure within operating revenue (excluding capital grants and contributions, fair value adjustments, and reversal of revaluation decrements). The benchmark set by OLG is greater than zero per cent.

The Council met the OLG benchmark for the current reporting period. The ratio has stabilised in the current year as compared to the skewed ratio from the prior year which reflected a greater reduction in grant funding as well as certain commercial revenue streams arising from the COVID-19 pandemic as well as higher depreciation due to the impact of reassessing the useful lives of assets related to the North Sydney Olympic Pool.

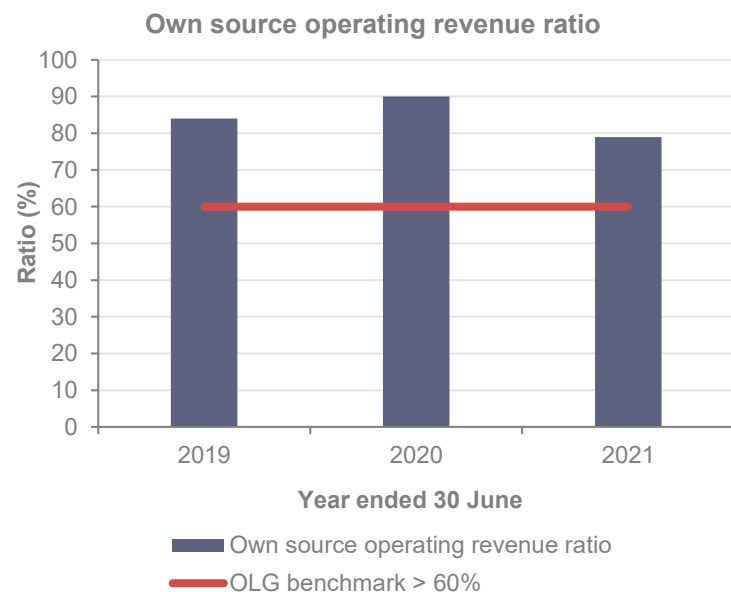


Own source operating revenue ratio

The 'own source operating revenue ratio' measures council's fiscal flexibility and the degree to which it relies on external funding sources such as operating grants and contributions. The benchmark set by OLG is greater than 60 per cent.

The Council exceeded the OLG benchmark for the past three years.

This ratio reflects that Council has a greater reliance on its own source revenue i.e., rates and annual charges and user charges and fees.

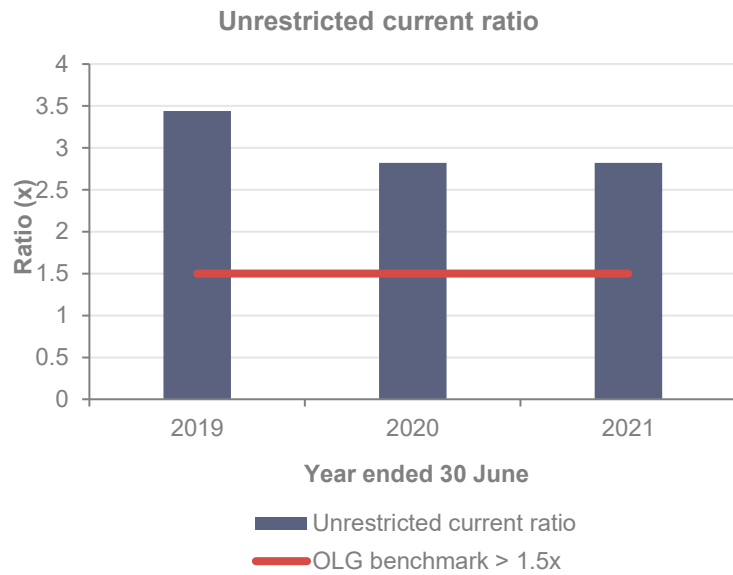


Unrestricted current ratio

The 'unrestricted current ratio' is specific to local government and represents council's ability to meet its short-term obligations as they fall due. The benchmark set by OLG is greater than 1.5 times.

The Council exceeded the OLG benchmark for the past three years.

This ratio indicates that Council currently has \$2.82 of unrestricted current assets available to service every \$1.00 of its unrestricted current liabilities.

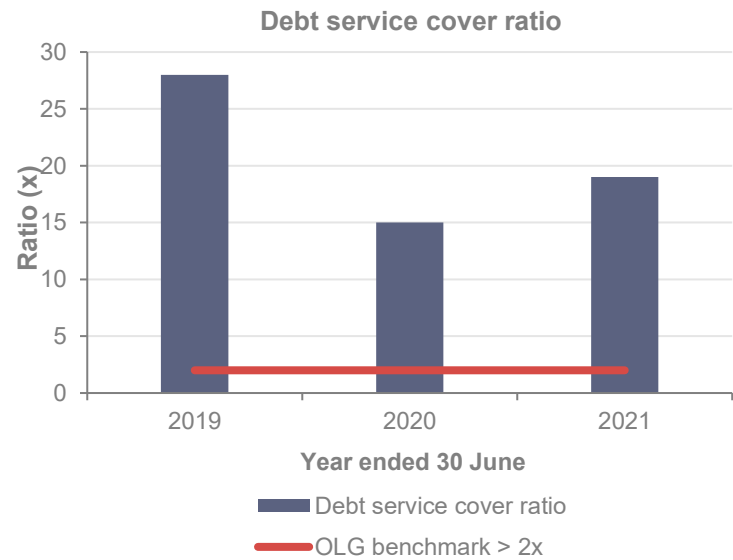


Debt service cover ratio

The 'debt service cover ratio' measures the operating cash to service debt including interest, principal, and lease payments. The benchmark set by OLG is greater than two times.

The Council exceeded the OLG benchmark for the past three years.

Council appears to be effectively monitoring its liquidity levels to ensure it can meet its borrowing costs when they fall due.

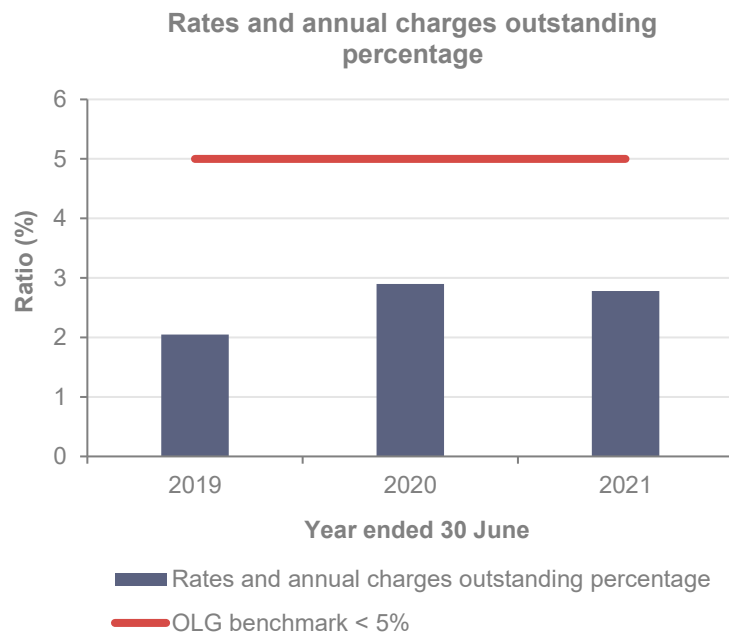


Rates and annual charges outstanding percentage

The 'rates and annual charges outstanding percentage' assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts. The benchmark set by OLG is less than 5 per cent for metropolitan councils.

The Council exceeded the OLG benchmark for the past three years.

This ratio has been impacted primarily by the economic conditions resulting from the COVID-19 pandemic.

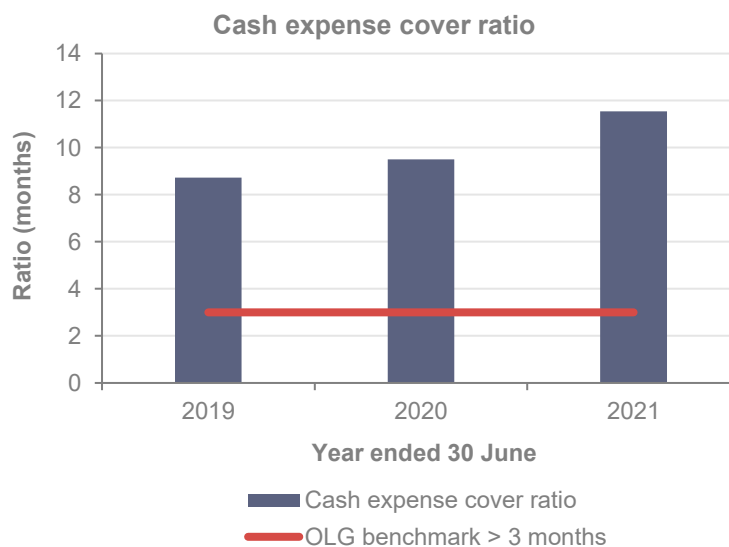


Cash expense cover ratio

This liquidity ratio indicates the number of months the council can continue paying for its immediate expenses without additional cash inflow. The benchmark set by OLG is greater than three months.

The Council exceeded the OLG benchmark for the past three years.

This indicates that Council had the capacity to cover 11.5 months of cash expenditure without additional cash inflows at 30 June 2021.



Infrastructure, property, plant and equipment renewals

Council spent \$24.5 million on asset renewals in 2020-21 compared to \$26.1 million in the comparative prior year 2019-20. Asset renewals are defined as the replacement of existing assets as opposed to the acquisition of new assets.

A short-term benchmark of Council's strategic asset management is to assess the rate at which Council's assets are being renewed against the rate at which they are depreciating. In 2020-21, asset renewals of \$24.5 million represented 94 per cent of Council's \$26.0 million depreciation expense. This result was higher than the 2019-20 result of 90 per cent.

Asset renewals in 2020-21 were carried out in accordance with Council's capital works program and primarily related to road and footpath assets.

OTHER MATTERS

Impact of new accounting standards

AASB 1059 'Service Concession Arrangements: Grantors'

The Council's assessment has not identified any arrangements with private sector operators that should be classified as either service concession arrangements within AASB 1059, leases or outsourcing arrangements. As such, AASB 1059 did not have a material impact on Council's financial statements.

Legislative compliance

My audit procedures did not identify any instances of non-compliance with legislative requirements or a material deficiency in the Council's accounting records or financial statements. The Council's:

- accounting records were maintained in a manner and form to allow the GPFS to be prepared and effectively audited
- staff provided all accounting records and information relevant to the audit.



Unaib Jeffrey
Delegate of the Auditor-General for New South Wales

cc: Mr Ken Gouldthorp, General Manager
Mr Ron Switzer, Chair of the Audit and Risk Committee
Kiersten Fishburn, Secretary of the Department of Planning, Industry and Environment

North Sydney Council

SPECIAL SCHEDULES
for the year ended 30 June 2021

*Shaping a progressive, diverse and vibrant North Sydney
community.*



North Sydney Council

Special Schedules

for the year ended 30 June 2021

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North Sydney Council

Permissible income for general rates

\$ '000	Notes	Calculation 2020/21	Calculation 2021/22
Notional general income calculation ¹			
Last year notional general income yield	a	48,530	51,765
Plus or minus adjustments ²	b	(131)	375
Notional general income	c = a + b	48,399	52,140
Permissible income calculation			
Or rate peg percentage	e	7.00%	7.00%
Or plus rate peg amount	i = e x (c + g)	3,388	3,650
Sub-total	k = (c + g + h + i + j)	51,787	55,790
Plus (or minus) last year's carry forward total	l	36	211
Less valuation objections claimed in the previous year	m	(1)	(153)
Sub-total	n = (l + m)	35	58
Total permissible income	o = k + n	51,822	55,848
Less notional general income yield	p	51,765	55,786
Catch-up or (excess) result	q = o - p	58	62
Plus income lost due to valuation objections claimed ⁴	r	153	-
Less unused catch-up ⁵	s	-	(35)
Carry forward to next year ⁶	t = q + r + s	211	27

Notes

- (1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.
- (2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the Valuation of Land Act 1916.
- (4) Valuation objections are unexpected changes in land values as a result of land owners successfully objecting to the land value issued by the Valuer-General. Councils can claim the value of the income lost due to valuation objections in any single year.
- (5) Unused catch-up amounts will be deducted if they are not caught up within 2 years. Usually councils will have a nominal carry forward figure. These amounts can be adjusted for in setting the rates in a future year.
- (6) Carry forward amounts which are in excess (an amount that exceeds the permissible income) require Ministerial approval by order published in the *NSW Government Gazette* in accordance with section 512 of the *Local Government Act 1993*. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.



INDEPENDENT AUDITOR'S REPORT
Special Schedule – Permissible income for general rates
North Sydney Council

To the Councillors of North Sydney Council

Opinion

I have audited the accompanying Special Schedule – Permissible income for general rates (the Schedule) of North Sydney Council (the Council) for the year ending 30 June 2022.

In my opinion, the Schedule is prepared, in all material respects in accordance with the requirements of the Local Government Code of Accounting Practice and Financial Reporting 2020–21 (LG Code) and is in accordance with the books and records of the Council.

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 Schedule' section of my report.

I am independent of the Council 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 councils
- precluding the Auditor-General from providing non-audit services.

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

Emphasis of Matter - Basis of Accounting

Without modifying my opinion, I draw attention to the special purpose framework used to prepare the Schedule. The Schedule has been prepared for the purpose of fulfilling the Council's reporting obligations under the LG Code. As a result, the Schedule may not be suitable for another purpose.

Other Information

The Council's annual report for the year ended 30 June 2021 includes other information in addition to the Schedule and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the general purpose financial statements, Special Schedule 'Report on infrastructure assets as at 30 June 2021'.

My opinion on the Schedule does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the general purpose financial statements.

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

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

I have nothing to report in this regard.

The Councillors' Responsibilities for the Schedule

The Councillors are responsible for the preparation of the Schedule in accordance with the LG Code. The Councillors' responsibility also includes such internal control as the Councillors determine is necessary to enable the preparation of the Schedule that is free from material misstatement, whether due to fraud or error.

In preparing the Schedule, the Councillors are responsible for assessing the Council'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 Schedule

My objectives are to:

- obtain reasonable assurance whether the Schedule as a whole is 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 Schedule.

A description of my responsibilities for the audit of the Schedule is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar8.pdf. The description forms part of my auditor's report.

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

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

A handwritten signature in black ink, appearing to read 'Unaib Jeffrey', with a long, sweeping flourish extending to the right.

Unaib Jeffrey

Delegate of the Auditor-General for New South Wales

27 October 2021
SYDNEY

North Sydney Council

Report on infrastructure assets as at 30 June 2021

Asset Class	Asset Category	Estimated cost		2020/21 Required maintenance ^a	2020/21 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost					
		Estimated cost to bring assets to satisfactory standard	to bring to the agreed level of service set by Council					1	2	3	4	5	
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000						
Buildings	Buildings	539	539	2,840	2,782	130,824	210,926	66.7%	25.8%	6.0%	1.2%	0.3%	
	Sub-total	539	539	2,840	2,782	130,824	210,926	66.7%	25.8%	6.0%	1.2%	0.3%	
Other structures	Other structures	–	–	–	–	1,011	1,146	44.1%	55.9%	0.0%	0.0%	0.0%	
	Sub-total	–	–	–	–	1,011	1,146	44.1%	55.9%	0.0%	0.0%	0.0%	
Roads	Sealed roads	1,073	1,073	1,475	1,430	189,171	260,872	34.5%	37.2%	22.2%	5.7%	0.4%	
	Footpaths	472	472	2,172	2,343	81,844	123,241	30.7%	38.1%	24.7%	6.1%	0.4%	
	Other road assets	509	509	139	154	63,248	96,525	19.8%	47.5%	28.1%	4.1%	0.5%	
	Sub-total	2,054	2,054	3,786	3,927	334,263	480,638	30.6%	39.5%	24.0%	5.5%	0.4%	
Stormwater drainage	Stormwater drainage	20,435	20,435	701	757	145,973	204,553	56.6%	29.6%	2.0%	1.8%	10.0%	
	Sub-total	20,435	20,435	701	757	145,973	204,553	56.6%	29.6%	2.0%	1.8%	10.0%	
Open space / recreational assets	Swimming pools	–	–	276	373	3,156	7,547	52.0%	27.4%	19.8%	0.8%	0.0%	
	Other	69	69	979	883	18,093	27,610	35.2%	31.5%	30.5%	2.5%	0.3%	
	Sub-total	69	69	1,255	1,256	21,249	35,157	38.8%	30.6%	28.2%	2.1%	0.2%	
Other infrastructure assets	Other	6,933	6,933	1,289	1,403	121,045	232,671	10.2%	39.3%	36.8%	10.7%	3.0%	
	Sub-total	6,933	6,933	1,289	1,403	121,045	232,671	10.2%	39.3%	36.8%	10.7%	3.0%	
Total – all assets		30,030	30,030	9,871	10,125	754,365	1,165,091	37.9%	35.0%	19.5%	5.0%	2.6%	

(a) Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

#	Condition	Integrated planning and reporting (IP&R) description
1	Excellent/very good	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Satisfactory	Maintenance work required
4	Poor	Renewal required
5	Very poor	Urgent renewal/upgrading required

North Sydney Council

Report on infrastructure assets as at 30 June 2021

Infrastructure asset performance indicators (consolidated) *

\$ '000	Amounts 2021	Indicator 2021	2020	Indicators 2019	2018	Benchmark
Buildings and infrastructure renewals ratio						
Asset renewals ¹	22,429					
Depreciation, amortisation and impairment	22,805	98.35%	93.60%	121.48%	199.63%	>= 100.00%
Infrastructure backlog ratio						
Estimated cost to bring assets to a satisfactory standard ²	30,030					
Net carrying amount of infrastructure assets	771,551	3.89%	4.01%	6.24%	6.77%	< 2.00%
Asset maintenance ratio						
Actual asset maintenance	10,125					
Required asset maintenance	9,871	102.57%	97.95%	95.35%	107.92%	> 100.00%
Cost to bring assets to agreed service level						
Estimated cost to bring assets to an agreed service level set by Council	30,030	2.58%	2.60%	3.77%	4.10%	
Gross replacement cost	1,165,091					

(*) All asset performance indicators are calculated using classes identified in the previous table.

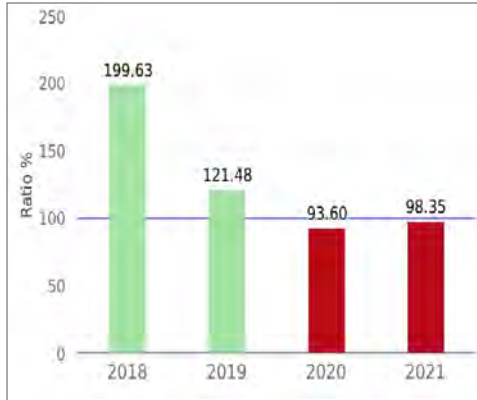
(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

(2) As there is no standard industry practice for identifying the estimated cost to bring assets to a satisfactory standard, Council has elected to use the estimated cost of fully renewing infrastructure assets assessed to be in category 5 (very poor condition) as the estimated cost to bring assets to a satisfactory standard.

North Sydney Council

Report on infrastructure assets as at 30 June 2021

Buildings and infrastructure renewals ratio



Buildings and infrastructure renewals ratio

To assess the rate at which these assets are being renewed relative to the rate at which they are depreciating.

Commentary on result

20/21 ratio 98.35%

Prior to its closure for redevelopment, the useful life of the North Sydney Olympic Pool complex was revised. This necessitated the charging of additional depreciation across the last two reporting periods which resulted in this ratio falling slightly below the benchmark in 2019/20 and again in 2020/21. Council has an ongoing commitment to ensuring that sufficient funds are allocated to the replacement and renewal of our infrastructure assets to offset the rate at which they are depreciating.

Benchmark: — $\geq 100.00\%$

Ratio achieves benchmark

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio is outside benchmark

Asset maintenance ratio



Asset maintenance ratio

Compares actual vs. required annual asset maintenance. A ratio above 1.0 indicates Council is investing enough funds to stop the infrastructure backlog growing.

Commentary on result

20/21 ratio 102.57%

This ratio achieved the benchmark in 2020/21. This is an indication that sufficient funds were allocated to the maintenance of infrastructure to prevent the backlog from increasing.

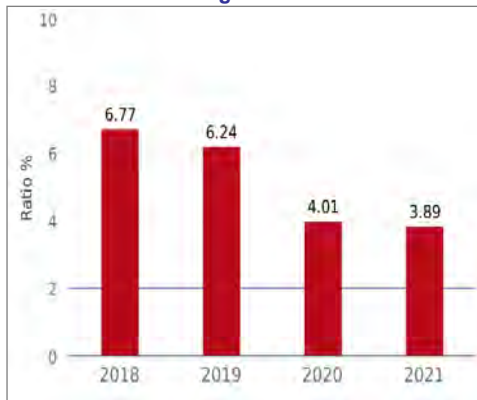
Benchmark: — $> 100.00\%$

Ratio achieves benchmark

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio is outside benchmark

Infrastructure backlog ratio



Infrastructure backlog ratio

This ratio shows what proportion the backlog is against the total value of a Council's infrastructure.

Commentary on result

20/21 ratio 3.89%

While improving slightly, this ratio remains above the benchmark. At 30 June 2021, Council's infrastructure backlog was estimated to be \$30.03 million, which represented 3.89% of the net carrying amount of our infrastructure.

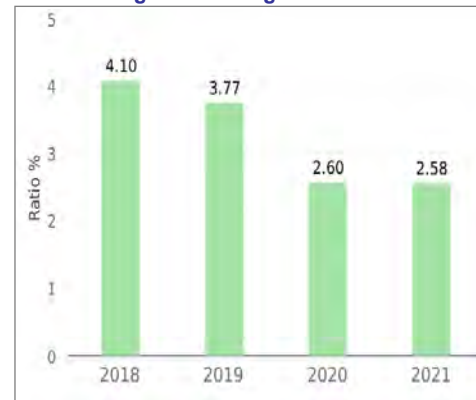
Benchmark: — $< 2.00\%$

Ratio achieves benchmark

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio is outside benchmark

Cost to bring assets to agreed service level



Cost to bring assets to agreed service level

This ratio provides a snapshot of the proportion of outstanding renewal works compared to the total value of assets under Council's care and stewardship.

Commentary on result

20/21 ratio 2.58%

As at 30 June 2021, the cost to bring Council's infrastructure assets to the community's agreed service level was estimated to be \$30.03 million. This represented 2.58% of the gross replacement cost of our infrastructure.