



PORT STEPHENS  
COUNCIL

# Shine Bright



# Port Stephens

GENERAL PURPOSE FINANCIAL STATEMENTS  
for the year ended 30 June 2018

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**"A great lifestyle in a  
treasured environment"**



# General Purpose Financial Statements

for the year ended 30 June 2018

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## Overview

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

116 Adelaide Street  
Raymond Terrace NSW 2324

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 2(b).

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.portstephens.nsw.gov.au](http://www.portstephens.nsw.gov.au).

## General Purpose Financial Statements

for the year ended 30 June 2018

### Understanding Council's financial statements

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#### Introduction

Each year, individual local governments across New South Wales are required to present a set of 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 2018.

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 annual 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.

## General Purpose Financial Statements for the year ended 30 June 2018

### 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
- the Local Government Code of Accounting Practice and Financial Reporting.

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

- present fairly the Council's operating result and financial position for the year,
- 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 11 September 2018.



Ryan Palmer  
Mayor  
11 September 2018



Chris Doohan  
Councillor  
11 September 2018



Wayne Wallis  
General Manager  
11 September 2018



Tim Hazell  
Responsible Accounting Officer  
11 September 2018

## Income Statement

for the year ended 30 June 2018

Original unaudited budget 2018	\$ '000	Notes	Actual 2018	Actual 2017
<b>Income from continuing operations</b>				
<b>Revenue:</b>				
54,709	Rates and annual charges	3a	55,287	53,415
38,984	User charges and fees	3b	39,752	37,971
1,322	Interest and investment revenue	3c	1,417	1,192
5,374	Other revenues	3d	6,206	8,068
12,023	Grants and contributions provided for operating purposes	3e,f	13,431	16,488
5,703	Grants and contributions provided for capital purposes	3e,f	15,387	14,309
<b>Other income:</b>				
250	Net gains from the disposal of assets	5	816	259
615	Fair value increment on investment property	10	4,799	525
<b>118,980</b>	<b>Total income from continuing operations</b>		<b>137,095</b>	<b>132,227</b>
<b>Expenses from continuing operations</b>				
42,123	Employee benefits and on-costs	4a	43,104	41,795
903	Borrowing costs	4b	679	714
39,940	Materials and contracts	4c	40,980	36,275
15,235	Depreciation and amortisation	4d	14,522	14,985
13,034	Other expenses	4e	16,901	15,046
—	Revaluation decrement / impairment of IPP&E	4d	573	696
<b>111,235</b>	<b>Total expenses from continuing operations</b>		<b>116,759</b>	<b>109,511</b>
<b>7,745</b>	<b>Operating result from continuing operations</b>		<b>20,336</b>	<b>22,716</b>
<b>7,745</b>	<b>Net operating result for the year</b>		<b>20,336</b>	<b>22,716</b>
7,745	Net operating result attributable to Council		20,336	22,716
2,042	Net operating result for the year before grants and contributions provided for capital purposes		4,949	8,407

This statement should be read in conjunction with the accompanying notes.

## Statement of Comprehensive Income

for the year ended 30 June 2018

\$ '000	Notes	2018	2017
<b>Net operating result for the year</b> (as per Income Statement)		<b>20,336</b>	<b>22,716</b>
<b>Other comprehensive income:</b>			
Amounts that will not be reclassified subsequently to the operating result			
Gain (loss) on revaluation of IPP&E	9	20,651	(2,270)
Impairment (loss) reversal relating to IPP&E	9	—	352
<b>Total items which will not be reclassified subsequently to the operating result</b>		<b>20,651</b>	<b>(1,918)</b>
Amounts that will be reclassified subsequently to the operating result when specific conditions are met			
Gain (loss) on revaluation of available for sale investments		—	48
<b>Total items which will be reclassified subsequently to the operating result when specific conditions are met</b>		<b>—</b>	<b>48</b>
<b>Total other comprehensive income for the year</b>		<b>20,651</b>	<b>(1,870)</b>
<b>Total comprehensive income for the year</b>		<b>40,987</b>	<b>20,846</b>
Total comprehensive income attributable to Council		40,987	20,846

This statement should be read in conjunction with the accompanying notes.

## Statement of Financial Position

as at 30 June 2018

\$ '000	Notes	2018	Restated 2017	Restated 1 July 2016
<b>ASSETS</b>				
<b>Current assets</b>				
Cash and cash equivalents	6a	9,828	8,093	7,735
Investments	6b	40,209	40,402	25,911
Receivables	7	9,068	9,659	12,761
Inventories	8	5,849	14,313	12,277
Other	8	426	435	513
<b>Total current assets</b>		<b>65,380</b>	<b>72,902</b>	<b>59,197</b>
<b>Non-current assets</b>				
Investments	6b	1,033	231	244
Receivables	7	190	176	199
Inventories	8	16,622	9,241	8,077
Infrastructure, property, plant and equipment	9	930,630	890,274	884,162
Investment property	10	31,467	26,000	21,500
Intangible assets	11	1,184	1,196	1,398
Other	8	8	10	–
<b>Total non-current assets</b>		<b>981,134</b>	<b>927,128</b>	<b>915,580</b>
<b>TOTAL ASSETS</b>		<b>1,046,514</b>	<b>1,000,030</b>	<b>974,777</b>
<b>LIABILITIES</b>				
<b>Current liabilities</b>				
Payables	12	11,167	9,322	7,443
Income received in advance	12	260	605	245
Borrowings	12	3,460	2,837	3,014
Provisions	13	17,220	15,409	14,797
<b>Total current liabilities</b>		<b>32,107</b>	<b>28,173</b>	<b>25,499</b>
<b>Non-current liabilities</b>				
Payables	12	8	8	7
Income received in advance	12	4,798	4,884	5,145
Borrowings	12	20,371	18,721	16,698
Provisions	13	531	532	562
<b>Total non-current liabilities</b>		<b>25,708</b>	<b>24,145</b>	<b>22,412</b>
<b>TOTAL LIABILITIES</b>		<b>57,815</b>	<b>52,318</b>	<b>47,911</b>
<b>Net assets</b>		<b>988,699</b>	<b>947,712</b>	<b>926,866</b>
<b>EQUITY</b>				
Accumulated surplus	14	588,281	567,409	543,738
Revaluation reserves	14	400,418	380,303	383,128
<b>Total equity</b>		<b>988,699</b>	<b>947,712</b>	<b>926,866</b>

This statement should be read in conjunction with the accompanying notes.



	Notes	2018			Restated 2017		
\$ '000		Accumulated surplus	Revaluation reserves		Accumulated surplus	Revaluation reserves	
			IPP&E	Available - for - sale investments	Total	IPP&E	Available - for - sale investments
							Total equity
Opening balance		567,409	380,303	-	380,303	543,738	353,628
Correction of prior period errors	14 (b)	-	-	-	-	-	(48)
Restated opening balance		567,409	380,303	-	380,303	543,738	353,628
Net operating result for the year		20,336	-	-	-	22,716	(48)
Other comprehensive income							
- Gain (loss) on revaluation of IPP&E	9	-	20,651	-	20,651	-	(2,270)
- Gain (loss) on revaluation of available-for-sale investments		-	-	-	-	-	48
- Impairment (loss) reversal relating to IPP&E	9	-	-	-	-	-	352
Other comprehensive income		-	20,651	-	20,651	-	(1,870)
Total comprehensive income (c&d)		20,336	20,651	-	20,651	22,716	(1,870)
Transfers between equity items		536	(536)	-	(536)	955	(955)
Equity – balance at end of the reporting period		588,281	400,418	-	400,418	567,409	380,303

This statement should be read in conjunction with the accompanying notes.

## Statement of Cash Flows

for the year ended 30 June 2018

Original unaudited budget 2018	\$ '000	Notes	Actual 2018	Actual 2017
<b>Cash flows from operating activities</b>				
<b>Receipts:</b>				
54,333	Rates and annual charges		55,080	53,302
38,984	User charges and fees		40,774	41,215
1,322	Investment and interest revenue received		1,239	1,137
15,726	Grants and contributions		22,779	24,940
–	Bonds, deposits and retention amounts received		62	101
5,373	Other		12,202	14,395
<b>Payments:</b>				
(42,290)	Employee benefits and on-costs		(44,132)	(41,789)
(39,595)	Materials and contracts		(44,308)	(39,809)
(903)	Borrowing costs		(674)	(669)
(8,388)	Other		(16,045)	(16,282)
<b>24,562</b>	<b>Net cash provided (or used in) operating activities</b>	15b	<b>26,977</b>	<b>36,541</b>
<b>Cash flows from investing activities</b>				
<b>Receipts:</b>				
–	Sale of investment securities		70,600	85,152
–	Sale of real estate assets		5,460	–
250	Sale of infrastructure, property, plant and equipment		984	1,564
–	Deferred debtors receipts		14	11
<b>Payments:</b>				
–	Purchase of investment securities		(71,209)	(99,582)
–	Purchase of investment property		(41)	(115)
(26,384)	Purchase of infrastructure, property, plant and equipment		(29,966)	(22,408)
–	Purchase of real estate assets		(2,957)	(2,249)
–	Purchase of intangible assets		(395)	(357)
<b>(26,134)</b>	<b>Net cash provided (or used in) investing activities</b>		<b>(27,510)</b>	<b>(37,984)</b>
<b>Cash flows from financing activities</b>				
<b>Receipts:</b>				
6,000	Proceeds from borrowings and advances		8,000	4,870
–	Proceeds from finance leases		–	(1)
<b>Payments:</b>				
(2,808)	Repayment of borrowings and advances		(5,732)	(3,029)
–	Repayment of finance lease liabilities		–	(39)
<b>3,192</b>	<b>Net cash flow provided (used in) financing activities</b>		<b>2,268</b>	<b>1,801</b>
<b>1,620</b>	<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>1,735</b>	<b>358</b>
13,533	Plus: cash and cash equivalents – beginning of year	15a	8,093	7,735
	<b>Cash and cash equivalents – end of the year</b>	15a	<b>9,828</b>	<b>8,093</b>
Additional Information:				
26,155	plus: Investments on hand – end of year	6b	41,242	40,633
<b>41,308</b>	<b>Total cash, cash equivalents and investments</b>		<b>51,070</b>	<b>48,726</b>

This statement should be read in conjunction with the accompanying notes.

## Notes to the Financial Statements

for the year ended 30 June 2018

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	<b>n/a</b> – not applicable	

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 1. Basis of preparation

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These financial statements were authorised for issue by Council on 11/09/2018.

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.

#### Basis of preparation

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993 (NSW)* and Regulations, and the Local Government Code of Accounting Practice and Financial Reporting. Council is a not-for-profit entity for the purpose of preparing these financial statements.

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

Rounded dollars have been used in Note 22 Related party disclosures in relation to the disclosure of specific related party transactions.

Unless otherwise indicated, all amounts disclosed in the financial statements are actual amounts.

Specific budgetary amounts have been included for comparative analysis (to actuals) in the following reports and notes:

- Income statement
- Statement of cash flows
- Note 20 – Material budget variations

and are clearly marked.

#### (a) New and amended standards adopted by Council

There have been no new (or amended) accounting standards adopted by Council in this year's financial statements which have had any material impact on reported financial position, performance or cash flows.

#### (b) Historical cost convention

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

#### (c) 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.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 1. Basis of preparation (continued)

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#### ***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 investment properties –refer Note 10,
- (ii) estimated fair values of infrastructure, property, plant and equipment – refer Note 9,
- (iii) estimated tip remediation provisions – refer Note 13,
- (iv) employee benefit provisions – refer Note 13.

#### ***Significant judgements in applying the Council's accounting policies***

- (v) Impairment of receivables

Council has made a significant judgement about the impairment of a number of its receivables in Note 7.

### **Monies and other assets received by Council**

- (a) The Consolidated Fund

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.

Cash and other assets of the following entities have been included as part of the Consolidated Fund:

- General Purpose Operations
- Newcastle Airport Partnership & Newcastle Airport Pty Limited
- Section 355 Committees

Strategic Services Australia Limited has not been consolidated as it is immaterial to The Consolidated Fund. All interest in Strategic Services Australia Limited has been disclosed in Note 19.

- (b) The Trust Fund

In accordance with the provisions of Section 411 of the *Local Government Act 1993* (NSW) (as amended), a separate and distinct Trust Fund is maintained to account for all money and property received by the council in trust which must be applied only for the purposes of, or in accordance with, the trusts relating to those monies. At this point in time Council does not hold any Trust monies or properties.

### **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.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 1. Basis of preparation (continued)

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 which that are recoverable from, or payable to the taxation authority are presented as operating cash flows.

#### New accounting standards and interpretations issued not yet effective

Certain new accounting standards and interpretations have been published that are not mandatory for the current reporting period and which have not been applied.

As at the date of authorisation of these financial statements, Council considers that the standards and interpretations listed below will have an impact upon future published financial statements ranging from additional and / or revised disclosures to actual changes as to how certain transactions and balances are accounted for.

#### Effective for annual reporting periods beginning on or after 1 July 2018

- *AASB 9 Financial Instruments*

This replaces AASB 139 Financial Instruments: Recognition and Measurement, and addresses the classification, measurement and disclosure of financial assets and liabilities.

The standard introduces a new impairment model that requires impairment provisions to be based on expected credit losses, rather than incurred credit losses.

Based on assessments to date, Council expects a small increase to impairment losses however the standard is not expected to have a material impact overall.

#### Effective for annual reporting periods beginning on or after 1 July 2019

- *AASB 15 Revenue from Contracts with Customers, AASB 1058 Income of Not-for-Profit Entities and AASB 2016-8 Amendments to Australian Accounting Standards - Australian Implementation Guidance for Not-for-Profit Entities*

AASB 15 will replace AASB 118 Revenue, AASB 111 Construction Contracts and a number of Interpretations. AASB 2016-8 provides Australian requirements and guidance for not-for-profit entities in applying AASB 9 and AASB 15, and AASB 1058 will replace AASB 1004 Contributions.

Together they contain a comprehensive and robust framework for the recognition, measurement and disclosure of income including revenue from contracts with customers.

While Council is still reviewing the way that income is measured and recognised to identify whether there will be any material impact arising from these standards, these standards may affect the timing of the recognition of some grants and donations.

- *AASB 16 Leases*

Council is currently a party to leases that are not recognised in the Statement of Financial Position.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 1. Basis of preparation (continued)

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It is likely that some of these leases will need to be included in the Statement of Financial Position when this standard comes into effect.

A lease liability will initially be measured at the present value of the lease payments to be made over the lease term.

A corresponding right-of-use asset will also be recognised over the lease term.

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

Notes to the Financial Statements  
for the year ended 30 June 2018

Note 2(a). Council functions/activities – financial information

Functions/activities	Income, expenses and assets have been directly attributed to the following functions/activities. Details of these functions/activities are provided in Note 2(b).							
	Income from continuing operations		Expenses from continuing operations		Operating result from continuing operations		Grants included in income from continuing operations	
	2018	2017	2018	2017	2018	2017	2018	2017
Governance	162	233	3,138	2,796	(2,977)	(2,563)	–	–
Administration	6,930	4,041	23,938	21,774	(17,007)	(17,733)	9	25
Public Order and Safety	1,952	2,577	4,741	4,497	(2,790)	(1,920)	1,100	1,055
Health	393	645	577	588	(184)	57	(3)	–
Environment	20,172	18,742	22,238	20,411	(2,067)	(1,669)	1,669	1,378
Community services and education	2,314	2,199	2,739	2,877	(425)	(678)	481	417
Housing and Community Amenities	1,294	936	4,869	4,309	(3,575)	(3,373)	–	–
Recreation and Culture	5,835	4,355	8,828	8,556	(2,993)	(4,201)	826	442
Mining, Manufacturing and Construction	1,726	1,911	1,744	1,895	(18)	16	–	–
Transport and Communication	31,338	31,754	28,243	27,046	3,096	4,708	2,480	4,035
Economic Affairs	16,977	15,415	15,704	14,762	1,274	653	742	631
General purpose income	48,002	49,419	–	–	48,002	49,419	7,217	10,033
<b>Total functions and activities</b>	<b>137,095</b>	<b>132,227</b>	<b>116,759</b>	<b>109,511</b>	<b>20,336</b>	<b>22,716</b>	<b>14,521</b>	<b>18,016</b>
							<b>1,046,514</b>	<b>1,000,030</b>



## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 2(b). Council functions/activities – component descriptions

**Details relating to the Council's functions/activities as reported in Note 2(a) are as follows:**

#### **Governance**

Includes costs relating to Council's role as a component of democratic government, including elections, members' fees and expenses, subscriptions to local authority associations, meeting of Council and policy-making committees, public disclosure (e.g. GIPA), and legislative compliance.

#### **Administration**

Includes corporate support and other support services, engineering works, and any Council policy compliance.

#### **Public Order and Safety**

Includes Council's fire and emergency services levy, fire protection, emergency services, beach control, enforcement of regulations and animal control.

#### **Health**

Includes immunisation, food control, health centres etc.

#### **Environment**

Includes noxious plants and insect/vermin control; other environmental protection; solid waste management, including domestic waste; other waste management; other sanitation; and garbage, street cleaning, drainage and stormwater management.

#### **Community services and education**

Includes administration and education; social protection (welfare); migrant, Aboriginal and other community services and administration (excluding accommodation – as it is covered under 'housing and community amenities'); youth services; aged and disabled persons services; children's' services, including family day care; child care; and other family and children services.

#### **Housing and Community Amenities**

Includes public cemeteries; public conveniences; street lighting; town planning; other community amenities, including housing development and accommodation for families and children, aged persons, disabled persons, migrants and Indigenous persons.

#### **Recreation and Culture**

Includes public libraries; museums; art galleries; community centres and halls, including public halls and performing arts venues; sporting grounds and venues; swimming pools; parks; gardens; lakes; and other sporting, recreational and cultural services.

#### **Mining, Manufacturing and Construction**

Includes building control, quarries and pits, mineral resources, and abattoirs.

#### **Transport and Communication**

Urban local, urban regional, includes sealed and unsealed roads, bridges, footpaths, parking areas, and aerodromes.

#### **Economic Affairs**

Includes camping areas and caravan parks; tourism and area promotion; industrial development promotion; sale yards and markets; real estate development; commercial nurseries; and other business undertakings.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 3. Income from continuing operations

\$ '000	2018	2017
<b>(a) Rates and annual charges</b>		
<b>Ordinary rates</b>		
Residential	31,259	30,300
Farmland	795	836
Business	7,589	7,313
<b>Total ordinary rates</b>	<b>39,643</b>	<b>38,449</b>
<b>Annual charges</b> (pursuant to s.496, s.496A, s.496B, s.501 & s.611)		
Domestic waste management services	12,961	12,303
Waste management services (non-domestic)	2,664	2,654
Section 611 charges	19	9
<b>Total annual charges</b>	<b>15,644</b>	<b>14,966</b>
<b>TOTAL RATES AND ANNUAL CHARGES</b>	<b>55,287</b>	<b>53,415</b>

Council has used 2016 year valuations provided by the NSW Valuer General in calculating its rates.

#### Accounting policy for rates and annual charges

Rates, annual charges, grants and contributions (including developer contributions) are recognised as revenue when the Council obtains control over the assets comprising these receipts. Developer contributions may only be expended for the purposes for which the contributions were required, but the Council may apply contributions according to the priorities established in work schedules.

Control over assets acquired from rates and annual charges is obtained at the commencement of the rating year as it is an enforceable debt linked to the rateable property or, where earlier, upon receipt of the rates.

# Notes to the Financial Statements

for the year ended 30 June 2018

## Note 3. Income from continuing operations (continued)

\$ '000	2018	2017
<b>(b) User charges and fees</b>		
<b>Specific user charges</b> (per s.502 – specific 'actual use' charges)		
Waste management services (non-domestic)	1,474	1,342
<b>Total specific user charges</b>	<b>1,474</b>	<b>1,342</b>
<b>Other user charges and fees</b>		
<b>(i) Fees and charges – statutory and regulatory functions (per s.608)</b>		
Building inspection fees	309	355
Building services	1,070	1,060
Private works – section 67	167	169
Shop inspection fees	176	175
Section 149 certificates (EPA Act)	216	232
Section 603 certificates	179	188
Subdivision fees	247	230
<b>Total fees and charges – statutory/regulatory</b>	<b>2,364</b>	<b>2,409</b>
<b>(ii) Fees and charges – other (incl. general user charges (per s.608))</b>		
Animal control	49	59
Cemeteries	167	164
Child care	1,477	1,349
Fire and emergency services levy (FESL) implementation	4	122
Holiday parks	11,075	10,636
Leisure centre	87	84
Library	118	114
Newcastle airport partnership	15,125	14,139
Parking meters	606	490
Parks, gardens and other community services	1	8
RMS (formerly RTA) charges (state roads not controlled by Council)	4,687	4,747
Sewerage management fees	572	569
Telecentre	–	17
Waste disposal tipping fees	424	307
Other	1,522	1,415
<b>Total fees and charges – other</b>	<b>35,914</b>	<b>34,220</b>
<b>TOTAL USER CHARGES AND FEES</b>	<b>39,752</b>	<b>37,971</b>

### Accounting policy for user charges and fees

User charges and fees are recognised as revenue when the service has been provided.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 3. Income from continuing operations (continued)

\$ '000	2018	2017
<b>(c) Interest and investment revenue (including losses)</b>		
<b>Interest</b>		
– Overdue rates and annual charges (incl. special purpose rates)	162	153
– Cash and investments	924	717
– Newcastle airport partnership	331	320
<b>Other</b>	–	2
<b><u>TOTAL INTEREST AND INVESTMENT REVENUE</u></b>	<b><u>1,417</u></b>	<b><u>1,192</u></b>
<b>Interest revenue is attributable to:</b>		
<b>Unrestricted investments/financial assets:</b>		
Overdue rates and annual charges (general fund)	162	153
General Council cash and investments	662	490
<b>Restricted investments/funds – external:</b>		
Development contributions		
– Section 7.11	262	229
Newcastle airport partnership	331	320
<b><u>Total interest and investment revenue recognised</u></b>	<b><u>1,417</u></b>	<b><u>1,192</u></b>

#### Accounting policy for interest and investment revenue

Interest income is recognised using the effective interest rate at the date that interest is earned.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 3. Income from continuing operations (continued)

\$ '000	Notes	2018	2017
<b>(d) Other revenues</b>			
Rental income – investment property	10	2,718	2,653
Rental income – other council properties		490	497
Ex gratia rates		60	65
Fines – parking		224	260
Fines – other		249	312
Legal fees recovery – rates and charges (extra charges)		111	163
Legal fees recovery – other		61	64
Commissions and agency fees		230	196
Emergency relief		699	1,889
Events and promotions		107	71
Insurance claim recoveries		158	542
Long service leave receipts		134	55
Private works		307	400
Other		658	901
<b><u>TOTAL OTHER REVENUE</u></b>		<b><u>6,206</u></b>	<b><u>8,068</u></b>

#### Accounting policy for other revenue

Council recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the Council and specific criteria have been met for each of the Council's activities as described below. Council bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

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

Rental income is accounted for on a straight-line basis over the lease term.

Miscellaneous sales are recognised when physical possession has transferred to the customer which is deemed to be the point of transfer of risks and rewards.

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

## Notes to the Financial Statements

for the year ended 30 June 2018

## Note 3. Income from continuing operations (continued)

\$ '000	2018 Operating	2017 Operating	2018 Capital	2017 Capital
<b>(e) Grants</b>				
<b>General purpose (untied)</b>				
<b>Current year allocation</b>				
Financial assistance	3,279	6,237	–	–
<b>Payment in advance – future year allocation</b>				
Financial assistance	3,373	3,218	–	–
<b>Other</b>				
Pensioners' rates subsidies – general component	565	578	–	–
<b>Total general purpose</b>	<b>7,217</b>	<b>10,033</b>	<b>–</b>	<b>–</b>
<b>Specific purpose</b>				
Pensioners' rates subsidies:				
– Domestic waste management	245	242	–	–
Bushfire and emergency services	1,110	1,179	20	–
Child care	173	191	–	–
Environmental protection	519	670	–	–
Family day care	129	118	–	–
Flood restoration	–	–	567	72
Heritage and cultural	–	10	–	–
Horticultural heritage trust	6	30	–	–
Library	208	195	89	112
LIRS subsidy	67	76	–	–
Newcastle airport partnership	–	–	262	261
Recreation and culture	22	3	1,138	603
Street lighting	72	71	–	–
Transport (roads to recovery)	1,109	1,168	–	–
Transport	–	501	1,193	2,218
Youth development	73	74	–	–
Weed control	143	91	–	–
Other	20	67	139	31
<b>Total specific purpose</b>	<b>3,896</b>	<b>4,686</b>	<b>3,408</b>	<b>3,297</b>
<b>Total grants</b>	<b>11,113</b>	<b>14,719</b>	<b>3,408</b>	<b>3,297</b>
<b>Grant revenue is attributable to:</b>				
– Commonwealth funding	8,149	11,842	433	–
– State funding	2,942	2,877	2,975	3,297
– Other funding	22	–	–	–
	<b>11,113</b>	<b>14,719</b>	<b>3,408</b>	<b>3,297</b>

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 3. Income from continuing operations (continued)

\$ '000	Notes	2018 Operating	2017 Operating	2018 Capital	2017 Capital
<b>(f) Contributions</b>					
<b>Developer contributions:</b>					
<b>(s7.4 &amp; s7.11 – EP&amp;A Act, s64 of the LGA):</b>					
<b>Cash contributions</b>					
S 7.11 – contributions towards amenities/services		868	459	4,936	2,993
<b>Total developer contributions – cash</b>		<b>868</b>	<b>459</b>	<b>4,936</b>	<b>2,993</b>
<b>Total developer contributions</b>	23	<b>868</b>	<b>459</b>	<b>4,936</b>	<b>2,993</b>
<b>Other contributions:</b>					
<b>Cash contributions</b>					
Bushfire services		–	–	329	910
Economic development and tourism		38	29	–	–
Environmental projects		145	164	–	–
Parking		–	–	46	–
Recreation and culture		5	–	25	229
Risk management		232	103	–	–
RMS contributions (regional roads, block grant)		1,027	1,014	–	–
Other		3	–	–	–
<b>Total other contributions – cash</b>		<b>1,450</b>	<b>1,310</b>	<b>400</b>	<b>1,139</b>
<b>Non-cash contributions</b>					
Dedications – subdivisions (other than by s7.11)		–	–	6,643	6,880
<b>Total other contributions – non-cash</b>		<b>–</b>	<b>–</b>	<b>6,643</b>	<b>6,880</b>
<b>Total other contributions</b>		<b>1,450</b>	<b>1,310</b>	<b>7,043</b>	<b>8,019</b>
<b>Total contributions</b>		<b>2,318</b>	<b>1,769</b>	<b>11,979</b>	<b>11,012</b>
<b>TOTAL GRANTS AND CONTRIBUTIONS</b>		<b>13,431</b>	<b>16,488</b>	<b>15,387</b>	<b>14,309</b>

#### Accounting policy for contributions

Control over grants and contributions is normally obtained upon their receipt (or acquittal) and is valued at the fair value of the granted or contributed asset at the date of transfer.

Where grants or contributions recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner or used over a particular period and those conditions were un-discharged at reporting date, the unused grant or contribution is disclosed above.

A liability is recognised in respect of revenue that is reciprocal in nature to the extent that the requisite service has not been provided at reporting date.

## Notes to the Financial Statements

for the year ended 30 June 2018

## Note 3. Income from continuing operations (continued)

\$ '000	2018	2017
(g) Unspent grants and contributions		
<b>Certain grants and contributions are obtained by Council on condition that they be spent in a specified manner:</b>		
<b>Operating grants</b>		
Unexpended at the close of the previous reporting period	124	371
<b>Add:</b> operating grants received for the provision of goods and services in a future period	37	–
<b>Less:</b> operating grants recognised in a previous reporting period now spent	(24)	(247)
<b>Unexpended and held as restricted assets (operating grants)</b>	<b>137</b>	<b>124</b>
<b>Capital grants</b>		
Unexpended at the close of the previous reporting period	144	264
<b>Add:</b> capital grants recognised in the current period but not yet spent	–	–
<b>Add:</b> capital grants received for the provision of goods and services in a future period	–	–
<b>Less:</b> capital grants recognised in a previous reporting period now spent	(4)	(120)
<b>Unexpended and held as restricted assets (capital grants)</b>	<b>140</b>	<b>144</b>
<b>Contributions</b>		
Unexpended at the close of the previous reporting period	15,333	13,933
<b>Add:</b> contributions recognised in the current period but not yet spent	154	1,400
<b>Add:</b> contributions received for the provision of goods and services in a future period	–	–
<b>Less:</b> contributions recognised in a previous reporting period now spent	–	–
<b>Unexpended and held as restricted assets (contributions)</b>	<b>15,487</b>	<b>15,333</b>



## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 4. Expenses from continuing operations

\$ '000	2018	2017
<b>(a) Employee benefits and on-costs</b>		
Salaries and wages	28,950	28,352
Salaries and wages – Newcastle airport partnership	2,798	2,429
Travel and other allowances	2,407	2,386
Employee leave entitlements (ELE)	7,220	6,784
Superannuation	3,772	3,724
Workers' compensation insurance	672	644
Fringe benefit tax (FBT)	36	29
Training costs (other than salaries and wages)	607	393
Protective clothing	173	131
Conferences	131	137
Corporate uniform	10	1
Occupational health and safety	32	31
Other	22	23
<b>Total employee costs</b>	<b>46,830</b>	<b>45,064</b>
Less: capitalised costs	(3,726)	(3,269)
<b>TOTAL EMPLOYEE COSTS EXPENSED</b>	<b>43,104</b>	<b>41,795</b>

#### Accounting policy for employee benefits and on-costs

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, when 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.

<b>(b) Borrowing costs</b>	<b>2018</b>	<b>2017</b>
<b>(i) Interest bearing liability costs</b>		
Interest on overdraft	2	–
Interest on loans	576	527
Interest – Newcastle airport partnership	200	234
<b>Total interest bearing liability costs</b>	<b>778</b>	<b>761</b>
Less: capitalised costs	(104)	(92)
<b>Total interest bearing liability costs expensed</b>	<b>674</b>	<b>669</b>
<b>(ii) Other borrowing costs</b>		
Interest applicable on interest free (and favourable) loans to Council	5	45
<b>Total other borrowing costs</b>	<b>5</b>	<b>45</b>
<b>TOTAL BORROWING COSTS EXPENSED</b>	<b>679</b>	<b>714</b>

#### Accounting policy for borrowing costs

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 4. Expenses from continuing operations (continued)

\$ '000	2018	2017
<b>(c) Materials and contracts</b>		
Raw materials and consumables	7,634	6,917
Contractor and consultancy costs		
– Waste collection and disposal contract	11,100	10,844
– Other contractor and consultancy costs	18,656	16,958
Auditors remuneration <sup>(2)</sup>	137	115
Legal expenses:		
– Legal expenses	2,779	651
Operating leases:		
– Operating lease rentals: minimum lease payments <sup>(1)</sup>	521	681
Other	153	109
<b><u>TOTAL MATERIALS AND CONTRACTS</u></b>	<b><u>40,980</u></b>	<b><u>36,275</u></b>

#### Operating leases

Leases in which a significant portion of the risks and rewards of ownership are not transferred to Council as lessee are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to the income statement on a straight-line basis over the period of the lease.

#### 1. Operating lease payments are attributable to:

Computers	521	681
	<b><u>521</u></b>	<b><u>681</u></b>

#### 2. Auditor remuneration

During the year the following fees were paid or payable for services provided by the auditor of Council, related practices and non-related audit firms

##### Auditors of the Council – NSW Auditor-General:

#### (i) Audit and other assurance services

Audit and review of financial statements	76	75
<b>Remuneration for audit and other assurance services</b>	<b><u>76</u></b>	<b><u>75</u></b>

#### Total Auditor-General remuneration

<b><u>76</u></b>	<b><u>75</u></b>
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##### Non NSW Auditor-General audit firms:

#### (i) Audit and other assurance services

Internal audit services: PKF Lawler	61	40
<b>Remuneration for audit and other assurance services</b>	<b><u>61</u></b>	<b><u>40</u></b>

#### Total remuneration of non NSW Auditor-General audit firms

<b><u>61</u></b>	<b><u>40</u></b>
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#### Total Auditor remuneration

<b><u>137</u></b>	<b><u>115</u></b>
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# Notes to the Financial Statements

for the year ended 30 June 2018

## Note 4. Expenses from continuing operations (continued)

\$ '000	Notes	2018	2017
<b>(d) Depreciation, amortisation and impairment</b>			
<b>Depreciation and amortisation</b>			
Plant and equipment		1,424	1,822
Office equipment		277	192
Furniture and fittings		18	34
Land improvements (depreciable)		25	18
<b>Infrastructure:</b>			
– Buildings – specialised		4,892	5,144
– Other structures		317	234
– Roads		2,710	2,649
– Bridges		12	12
– Footpaths		119	119
– Stormwater drainage		191	188
– Swimming pools		309	307
– Other open space/recreational assets		846	827
– Other infrastructure		314	268
<b>Other assets:</b>			
– Heritage collections		2	2
– Library books		127	127
– Car parks		523	518
– Newcastle airport partnership		1,824	1,784
– Other		186	192
Intangible assets	12	406	548
<b>Total depreciation and amortisation costs</b>		<b>14,522</b>	<b>14,985</b>
<b>Impairment / revaluation decrement of IPP&amp;E</b>			
Land		573	–
<b>Infrastructure:</b>			
– Buildings – specialised		–	696
<b>Total IPP&amp;E impairment / revaluation decrement costs / (reversals)</b>		<b>573</b>	<b>696</b>
<b>TOTAL DEPRECIATION, AMORTISATION AND IMPAIRMENT / REVALUATION DECREMENT COSTS EXPENSED</b>			
		<b>15,095</b>	<b>15,681</b>

### Accounting policy for depreciation, amortisation and impairment expenses

#### 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 9 for IPPE assets and Note 11 for intangible assets.

#### Impairment of non-financial assets

Intangible assets that have an indefinite useful life or are not yet available for use are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets 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.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 4. Expenses from continuing operations (continued)

\$ '000	2018	2017
<b>(e) Other expenses</b>		
Bad and doubtful debts	3	10
Bank charges	263	247
Contributions/levies to other levels of government		
– Lands department levy (holiday parks)	514	365
– NSW rural fire service levy	476	464
– Waste levy	1,758	1,773
Councillor expenses – mayoral fee	61	60
Councillor expenses – councillors' fees	173	170
Councillors' expenses (incl. mayor) – other (excluding fees above)	109	68
Donations, contributions and assistance to other organisations (Section 356)	951	936
Election expenses	431	–
Electricity and heating	1,616	1,318
Insurance	1,540	1,693
Memberships	112	149
Newcastle airport partnership	7,100	6,139
Street lighting	1,182	1,063
Telephone and communications	291	284
Other	321	307
<b>Total other expenses</b>	<b>16,901</b>	<b>15,046</b>
<b>TOTAL OTHER EXPENSES</b>	<b>16,901</b>	<b>15,046</b>

#### Accounting policy for other expenses

Other expenses are recorded on an accruals basis as the Council receives the goods or services.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 5. Gains or losses from the disposal of assets

\$ '000	Notes	2018	2017
<b>Property</b> (excl. investment property)	9		
Proceeds from disposal – property		300	1,295
Less: carrying amount of property assets sold/written off		(214)	(942)
<b>Net gain/(loss) on disposal</b>		<b>86</b>	<b>353</b>
<b>Plant and equipment</b>	9		
Proceeds from disposal – plant and equipment		684	221
Less: carrying amount of plant and equipment assets sold/written off		(1,980)	(257)
<b>Net gain/(loss) on disposal</b>		<b>(1,296)</b>	<b>(37)</b>
<b>Newcastle airport partnership</b>	9		
Proceeds from disposal – infrastructure		–	49
Less: carrying amount of infrastructure assets sold/written off		(22)	(107)
<b>Net gain/(loss) on disposal</b>		<b>(22)</b>	<b>(58)</b>
<b>Real estate assets held for sale</b>	8		
Proceeds from disposal – real estate assets		5,460	–
Less: carrying amount of real estate assets sold/written off		(3,412)	–
<b>Net gain/(loss) on disposal</b>		<b>2,048</b>	<b>–</b>
<b>Financial assets</b>	6		
Proceeds from disposal/redemptions/maturities – financial assets		70,600	42,576
Less: carrying amount of financial assets sold/redeemed/matured		(70,600)	(42,576)
<b>Net gain/(loss) on disposal</b>		<b>–</b>	<b>–</b>
<b>NET GAIN/(LOSS) ON DISPOSAL OF ASSETS</b>		<b>816</b>	<b>259</b>

#### Accounting policy for disposal of assets

The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer and the asset is derecognised.

### Note 6(a). Cash and cash equivalent assets

<b>Cash and cash equivalents</b>		
Cash on hand and at bank	9,828	5,093
Cash-equivalent assets		
– Short-term deposits	–	3,000
<b>Total cash and cash equivalents</b>	<b>9,828</b>	<b>8,093</b>

#### Accounting policy for cash and cash equivalents

For Statement of Cash Flow presentation purposes, cash and cash equivalents includes cash on hand; deposits held at call with financial institutions; 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; and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 6(b). Investments

\$ '000	2018		2017	
	Current	Non-current	Current	Non-current
<b>Investments</b>				
a. 'Held to maturity'	40,209	1,033	40,402	231
<b>Total investments</b>	<b>40,209</b>	<b>1,033</b>	<b>40,402</b>	<b>231</b>
<b>TOTAL CASH ASSETS, CASH EQUIVALENTS AND INVESTMENTS</b>	<b>50,037</b>	<b>1,033</b>	<b>48,495</b>	<b>231</b>
<b>Held to maturity investments</b>				
Long term deposits	40,209	1,033	40,402	231
<b>Total</b>	<b>40,209</b>	<b>1,033</b>	<b>40,402</b>	<b>231</b>

#### Accounting policy for investments

##### Classification

Council classifies its financial assets in the following categories: financial assets at fair value through profit or loss; loans and receivables; held-to-maturity investments; and available-for-sale financial assets. The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition and, in the case of assets classified as held-to-maturity, re-evaluates this designation at each reporting date.

##### (a) Held to maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that Council's management has the positive intention and ability to hold to maturity. Assets in this category are measured at amortised cost.

##### Recognition and de-recognition

Regular purchases and sales of financial assets are recognised on trade-date: the date on which Council commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss. Financial assets carried at fair value through profit or loss are initially recognised at fair value and transaction costs are expensed in the income statement. Investments are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and Council has transferred substantially all the risks and rewards of ownership.

When securities classified as available-for-sale are sold, the accumulated fair value adjustments recognised in equity are included in the income statement as gains and losses from investment securities.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 6(c). Restricted cash, cash equivalents and investments – details

\$ '000	2018 Current	2018 Non-current	2017 Current	2017 Non-current
Total cash, cash equivalents and investments	50,037	1,033	48,495	231
attributable to:				
External restrictions (refer below)	25,684	1,033	25,222	231
Internal restrictions (refer below)	24,353	–	23,273	–
	50,037	1,033	48,495	231

\$ '000	2018	2017
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#### Details of restrictions

##### External restrictions – included in liabilities

Deferred revenue	–	198
Deposits, retentions and bonds	818	756

##### External restrictions – included in liabilities

818	954
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##### External restrictions – other

Developer contributions – general	15,487	15,333
Specific purpose unexpended grants	277	268
Domestic waste management	6,493	6,007
Carparking meters crown lands	558	653
Crown holiday parks	3,085	2,238

##### External restrictions – other

25,899	24,499
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##### Total external restrictions

26,717	25,453
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##### Internal restrictions

Asset rehabilitation	407	174
Drainage reserve	–	204
Election reserve	100	400
Federal assistance grant in advance	3,373	3,218
Fleet	1,095	700
Newcastle airport partnership	15,057	13,845
Other waste services reserve	612	435
Parking meters	407	241
Section 355C committees	896	977
Sustainable energy and water reserve	250	250
Unexpended loan funds	2,000	2,795
Ward funds	2	34
Community Loans	154	–

##### Total internal restrictions

24,353	23,273
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##### TOTAL RESTRICTIONS

51,070	48,726
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## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 7. Receivables

\$ '000	2018		2017	
	Current	Non-current	Current	Non-current
<b>Purpose</b>				
Rates and annual charges	2,406	–	2,200	–
Interest and extra charges	216	–	191	–
User charges and fees	507	–	437	–
Private works	1,025	–	424	–
Contributions to works	45	–	50	–
Accrued revenues				
– Interest on investments	318	–	165	–
– Other income accruals	2,280	–	3,243	–
Deferred debtors	–	–	14	–
Government grants and subsidies	172	–	13	–
Net GST receivable	465	–	518	–
Newcastle airport partnership	1,634	–	1,599	–
RMS contributions	–	–	805	–
Other debtors	–	196	–	228
<b>Total</b>	<b>9,068</b>	<b>196</b>	<b>9,659</b>	<b>228</b>
<b>Less: provision for impairment</b>				
Other debtors	–	(6)	–	(52)
<b>Total provision for impairment – receivables</b>	<b>–</b>	<b>(6)</b>	<b>–</b>	<b>(52)</b>
<b><u>TOTAL NET RECEIVABLES</u></b>	<b><u>9,068</u></b>	<b><u>190</u></b>	<b><u>9,659</u></b>	<b><u>176</u></b>
<b>Externally restricted receivables</b>				
<b>Domestic waste management</b>	<b>705</b>	<b>–</b>	<b>522</b>	<b>–</b>
<b>Total external restrictions</b>	<b>705</b>	<b>–</b>	<b>522</b>	<b>–</b>
<b>Internally restricted receivables</b>				
Community Loans	46	–	200	–
Receivables – Newcastle Airport Partnership	1,634	–	1,599	–
Commercial properties	3,171	–	2,730	–
Other Waste Reserve	–	–	1,060	–
Administration building reserve	895	–	741	–
<b>Internally restricted receivables</b>	<b>5,746</b>	<b>–</b>	<b>6,330</b>	<b>–</b>
<b>Unrestricted receivables</b>	<b>2,617</b>	<b>190</b>	<b>2,807</b>	<b>176</b>
<b>TOTAL NET RECEIVABLES</b>	<b>9,068</b>	<b>190</b>	<b>9,659</b>	<b>176</b>

#### Movement in provision for impairment of receivables

	2018	2017
Balance at the beginning of the year	52	48
+ new provisions recognised during the year	–	6
– amounts already provided for and written off this year	(42)	(2)
– amounts provided for but recovered during the year	(4)	–
<b>Balance at the end of the year</b>	<b>6</b>	<b>52</b>



## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 7. Receivables (continued)

#### Accounting policy for receivables

##### Recognition and measurement

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for those with maturities greater than 12 months after the reporting date which are classified as non-current assets. Loans and receivables are included in receivables (Note 7) in the Statement of Financial Position. 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.

Cash flows relating to short-term receivables are not discounted if the effect of discounting is immaterial.

##### Impairment

For loans and receivables the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced and the amount of the loss is recognised in profit or loss.

Collectability of receivables is reviewed on an on-going basis. Debts that are known to be uncollectible are written off by reducing the carrying amount directly. An allowance account (provision for impairment of receivables) is used when there is objective evidence that Council will not be able to collect all amounts due according to the original terms of the receivables.

Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments (more than 30 days overdue) are considered indicators that the receivable is impaired. When a receivable for which an impairment allowance had been recognised becomes uncollectable in a subsequent period it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against other expenses in the Income statement.

### Note 8. Inventories and other assets

\$ '000	2018		2017	
	Current	Non-current	Current	Non-current
<b>(a) Inventories</b>				
<b>Inventories at cost</b>				
Real estate for resale (refer below)	5,653	13,102	14,116	5,721
Stores and materials	196	–	197	–
Bio banking credits	–	3,520	–	3,520
<b>Total inventories at cost</b>	<b>5,849</b>	<b>16,622</b>	<b>14,313</b>	<b>9,241</b>
<b>TOTAL INVENTORIES</b>	<b>5,849</b>	<b>16,622</b>	<b>14,313</b>	<b>9,241</b>
<b>(b) Other assets</b>				
Prepayments	426	8	435	10
<b>TOTAL OTHER ASSETS</b>	<b>426</b>	<b>8</b>	<b>435</b>	<b>10</b>

There are no restrictions applicable to the above assets.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 8. Inventories and other assets (continued)

\$ '000	Notes	2018		2017	
		Current	Non-current	Current	Non-current

(i) Other disclosures

Details for real estate development

Residential	–	2,860	862	2,548
Industrial/commercial	5,653	10,242	13,254	3,173
<b>Total real estate for resale</b>	<b>5,653</b>	<b>13,102</b>	<b>14,116</b>	<b>5,721</b>

(Valued at the lower of cost and net realisable value)

Represented by:

Acquisition costs	773	12,866	11,774	2,513
Development costs	4,880	236	2,342	3,208
<b>Total costs</b>	<b>5,653</b>	<b>13,102</b>	<b>14,116</b>	<b>5,721</b>
<b>Total real estate for resale</b>	<b>5,653</b>	<b>13,102</b>	<b>14,116</b>	<b>5,721</b>

Movements:

Real estate assets at beginning of the year	14,116	5,721	12,060	4,557
– Purchases and other costs	2,738	219	2,056	193
– Transfers in from (out to) Note 9	–	–	–	971
– WDV of sales (expense)	(3,412)	–	–	–
– Transfer between current/non-current	(7,162)	7,162	–	–
– Transfers in from (out to) Note 10	(627)	–	–	–
<b>Total real estate for resale</b>	<b>5,653</b>	<b>13,102</b>	<b>14,116</b>	<b>5,721</b>

### Accounting policy

#### Raw materials and stores, work in progress and finished goods

Raw materials and stores, work in progress and finished goods are stated at the lower of cost and net realisable value. Costs are assigned to individual items of inventory on basis of weighted average costs. Costs of purchased inventory are determined after deducting rebates and discounts. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

#### Inventory held for distribution

Inventory held for distribution is held at cost, adjusted where applicable for any loss of service potential.

#### Land held for resale/capitalisation of borrowing costs

Land held for resale is stated at the lower of cost and net realisable value. Cost is assigned by specific identification and includes the cost of acquisition, and development and borrowing costs during development. When development is completed borrowing costs and other holding charges are expensed as incurred.

Borrowing costs included in the cost of land held for resale are those costs that would have been avoided if the expenditure on the acquisition and development of the land had not been made. Borrowing costs incurred while active development is interrupted for extended periods are recognised as expenses.

Notes to the Financial Statements  
for the year ended 30 June 2018

**Note 9. Infrastructure, property, plant and equipment**

Asset class	as at 30/6/2017			Asset movements during the reporting period								as at 30/6/2018			
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals	Additions new assets	Carrying value of disposals	Depreciation expense	Impairment loss / revaluation decrements (recognised in P/L)	Adjustments and transfers	Tfns from/(to) intangible assets (Note 11)	Revaluation decrements to equity (ARR)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
\$ '000															
Capital work in progress	959	(1)	960	23	3,406	–	–	–	(272)	–	–	–	4,190	74	4,116
Plant and equipment	17,960	8,472	9,488	19	1,415	(770)	(1,424)	–	–	–	–	–	17,587	8,859	8,728
Office equipment	1,626	878	748	129	600	(1)	(277)	–	–	–	–	–	2,327	1,129	1,199
Furniture and fittings	1,125	1,047	78	–	45	–	(18)	–	–	–	–	–	1,171	1,065	106
Land:															
– Operational land	30,282	–	30,282	2	8	(214)	–	(573)	(354)	–	–	8,077	37,801	572	37,229
– Community land	71,353	–	71,353	–	489	–	–	–	–	–	–	–	71,842	–	71,842
– Land held for bio banking	1,143	–	1,143	–	–	–	–	–	290	–	(827)	–	607	–	607
– Land under roads (post 1/7/08)	1,922	–	1,922	–	–	–	–	–	64	–	–	–	1,985	–	1,985
Land improvements – depreciable	1,012	383	629	–	168	–	(25)	–	1,314	–	–	–	2,780	695	2,085
Infrastructure:															
– Buildings – specialised	148,890	65,810	83,080	304	3,896	(767)	(4,892)	–	(1,346)	–	–	13,385	177,270	83,610	93,660
– Other structures	5,295	1,531	3,764	27	413	–	(317)	–	220	–	–	16	6,303	2,181	4,122
– Roads	447,718	52,231	395,487	10,793	3,782	(258)	(2,710)	–	–	–	–	–	462,034	54,941	407,093
– Bridges	11,408	308	11,100	(0)	–	–	(12)	–	–	–	–	–	11,408	320	11,088
– Footpaths	31,362	3,363	27,999	498	1,038	–	(119)	–	–	–	–	–	32,898	3,482	29,416
– Stormwater drainage	193,759	5,794	187,965	2,256	1,813	(19)	(191)	–	–	–	–	–	197,809	5,985	191,824
– Swimming pools	8,151	4,400	3,751	38	–	–	(309)	–	–	–	–	–	8,190	4,710	3,480
– Other open space/recreational assets	28,284	11,124	17,160	152	1,452	–	(846)	–	24	–	–	–	29,941	11,998	17,943
– Other infrastructure	9,136	3,399	5,737	22	608	(165)	(314)	–	116	–	–	–	9,716	3,712	6,004
Other assets:															
– Heritage collections	230	70	160	1	–	–	(2)	–	–	–	–	–	232	72	159
– Library books	4,968	2,991	1,977	250	–	–	(127)	–	–	–	–	–	5,218	3,117	2,101
– Car parks	11,234	7,739	3,495	4	180	–	(523)	–	–	–	–	–	11,417	8,263	3,154
– Newcastle airport partnership	43,640	14,406	29,234	–	2,805	(22)	(1,824)	–	–	(262)	–	–	46,068	16,123	29,945
– Other	5,488	2,726	2,762	18	205	–	(186)	–	(56)	–	–	–	5,527	2,782	2,744
TOTAL INFRASTRUCTURE, PROPERTY, PLANT AND EQUIP.	1,076,945	186,671	890,274	14,536	22,324	(2,216)	(14,116)	(573)	–	(262)	(827)	21,478	1,144,320	213,690	930,630

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

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 9. Infrastructure, property, plant and equipment (continued)

#### Accounting policy for infrastructure, property, plant and equipment

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

Increases in the carrying amounts arising on revaluation are credited to the asset 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.

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:

<b>Plant and equipment</b>	<b>Years</b>	<b>Other equipment</b>	<b>Years</b>
Office equipment	5 to 10	Playground equipment	5 to 15
Office furniture	10 to 20	Benches, seats etc.	10 to 20
Computer equipment	4		
Vehicles	5 to 8	<b>Buildings</b>	
Heavy plant/road making equipment	5 to 8	Buildings: masonry	50 to 100
Other plant and equipment	5 to 15	Buildings: other	20 to 40
<b>Transportation assets</b>		<b>Stormwater assets</b>	
Sealed roads: surface	20	Drains	80 to 100
Sealed roads: structure	50	Culverts	50 to 80
Unsealed roads	20	Flood control structures	80 to 100
Bridge: concrete	100		
Bridge: other	50		
Road pavements	60		
Kerb, gutter and footpaths	40		
<b>Other infrastructure assets</b>			
Bulk earthworks	20		
Swimming pools	50		
Unsealed roads	20		
Other open space/recreational assets	20		
Other infrastructure	20		

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date. Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Income statement.

#### 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 in accordance with AASB 1051 Land Under Roads.

Land under roads acquired after 1 July 2008 is recognised in accordance with AASB 116 Property, Plant and Equipment.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 9. Infrastructure, property, plant and equipment (continued)

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#### **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.

#### **Rural Fire Service assets**

Under section 119 of the *Rural Fire Services Act 1997 (NSW)*, "*all fire fighting equipment purchased or constructed wholly or from money to the credit of the Fund is to be vested in the council of the area for or on behalf of which the fire fighting equipment has been purchased or constructed*".

Council will only recognise Rural Fire Service assets which it deems to have control of. This includes the construction of buildings and assets that are purchased and reside in the LGA. Plant and equipment not purchased or constructed is not recognised as an asset.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 10. Investment property

\$ '000	2018	2017
<b>(a) Investment property at fair value</b>		
<u>Investment property on hand</u>	<u>31,467</u>	<u>26,000</u>
<b>Reconciliation of annual movement:</b>		
Opening balance	26,000	21,500
– Capitalised expenditure – this year	41	115
– Net gain/(loss) from fair value adjustments	4,799	525
– Transfers from/(to) inventories (Note 8)	627	–
– Transfers from/(to) owner occupied (Note 9)	–	3,860
<b>CLOSING BALANCE – INVESTMENT PROPERTY</b>	<b>31,467</b>	<b>26,000</b>
<b>(b) Valuation basis</b>		
The basis of valuation of investment property is fair value, being the amounts for which the properties could be exchanged between willing parties in arms length transaction, based on current prices in an active market for similar properties in the same location and condition and subject to similar leases.		
The 2018 revaluations were based on independent assessments made by: Sean Fox who is an employee of Knight Frank Newcastle and Certified Practising Valuer (without limitation). API No. 67552.		
<b>(c) Leasing arrangements – Council as lessor</b>		
The investment property are leased to tenants under long-term operating leases with rentals payable monthly.		
Future minimum lease payments receivable under non-cancellable investment property operating leases not recognised in the financial statements are receivable as follows:		
Within 1 year	1,959	2,227
Later than 1 year but less than 5 years	4,120	3,645
Later than 5 years	2,832	1,395
<b>Total minimum lease payments receivable</b>	<b>8,911</b>	<b>7,267</b>
<b>(d) Investment property income and expenditure – summary</b>		
Rental income from investment property:		
– Minimum lease payments	2,718	2,653
Direct operating expenses on investment property:		
– that generated rental income	(532)	(519)
<b>Net revenue contribution from investment property</b>	<b>2,186</b>	<b>2,134</b>
plus:		
Fair value movement for year	4,799	525
<b>Total income attributable to investment property</b>	<b>6,985</b>	<b>2,659</b>

#### Accounting policy for investment property

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.

Properties that are under construction for future use as investment property are regarded as investment property. These are also carried at fair value unless the fair value cannot yet be reliably determined. Where that is the case, the property will be accounted for at cost until either the fair value becomes reliably determinable or construction is complete.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 11. Intangible assets

\$ '000	2018	2017
Intangible assets represent identifiable non-monetary assets without physical substance.		
Intangible assets are as follows:		
<b>Opening values:</b>		
Gross book value (1/7)	2,627	2,185
Accumulated amortisation (1/7)	(1,431)	(787)
<b>Net book value – opening balance</b>	<b>1,196</b>	<b>1,398</b>
<b>Movements for the year</b>		
– Purchases	133	357
– Transfers from note 9	262	–
– Amortisation charges	(406)	(549)
– Gross book value written off	–	(10)
<b>Closing values:</b>		
Gross book value (30/6)	3,021	2,627
Accumulated amortisation (30/6)	(1,837)	(1,431)
<b><u>TOTAL INTANGIBLE ASSETS – NET BOOK VALUE</u></b> <sup>1</sup>	<b><u>1,184</u></b>	<b><u>1,196</u></b>
<sup>1.</sup> <b>The net book value of intangible assets represent:</b>		
– Software	971	1,196
– Newcastle Airport Partnership	213	–
	<b><u>1,184</u></b>	<b><u>1,196</u></b>

#### Accounting policy for intangible assets

##### IT development and software

Costs incurred in developing products or systems and costs incurred in acquiring software and licenses that will contribute to future period financial benefits through revenue generation and/or cost reduction are capitalised to software and systems. Costs capitalised include external direct costs of materials and service, direct payroll, and payroll related costs of employees' time spent on the project. Amortisation is calculated on a straight line basis over periods generally ranging from three to five years.

IT development costs include only those costs directly attributable to the development phase and are only recognised following completion of technical feasibility, and where Council has an intention and ability to use the asset.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 12. Payables and borrowings

\$ '000	2018		2017	
	Current	Non-current	Current	Non-current
<b>Payables</b>				
Goods and services	6,002	–	4,233	–
Accrued expenses:				
– Other expenditure accruals	2,494	8	2,799	8
Security bonds, deposits and retentions	818	–	756	–
Unclaimed monies	8	–	2	–
Rates in advance	978	–	844	–
Other	867	–	688	–
<b>Total payables</b>	<b>11,167</b>	<b>8</b>	<b>9,322</b>	<b>8</b>
<b>Income received in advance</b>				
Payments received in advance	9	–	198	–
Deferred income – Newcastle airport partnership	251	4,798	407	4,884
<b>Total income received in advance</b>	<b>260</b>	<b>4,798</b>	<b>605</b>	<b>4,884</b>
<b>Borrowings</b>				
Loans – secured <sup>1</sup>	3,460	14,121	2,837	12,471
Other – Newcastle airport partnership	–	6,250	–	6,250
<b>Total borrowings</b>	<b>3,460</b>	<b>20,371</b>	<b>2,837</b>	<b>18,721</b>
<b>TOTAL PAYABLES AND BORROWINGS</b>	<b>14,887</b>	<b>25,177</b>	<b>12,764</b>	<b>23,613</b>

#### (a) Payables and borrowings relating to restricted assets

	2018		2017	
	Current	Non-current	Current	Non-current
<b>Externally restricted assets</b>				
Domestic waste management	1,825	1,441	1,742	2,128
Other	818	–	756	–
Crown holiday park reserve	34	34	154	68
<b>Payables and borrowings relating to externally restricted assets</b>	<b>2,677</b>	<b>1,475</b>	<b>2,652</b>	<b>2,196</b>
<b>Internally restricted assets</b>				
Drainage reserve	144	–	564	143
Newcastle airport partnership	2,623	10,898	2,267	11,167
<b>Payables and borrowings relating to internally restricted assets</b>	<b>2,767</b>	<b>10,898</b>	<b>2,831</b>	<b>11,310</b>
<b>Total payables and borrowings relating to restricted assets</b>	<b>5,444</b>	<b>12,373</b>	<b>5,483</b>	<b>13,506</b>
<b>Total payables and borrowings relating to unrestricted assets</b>	<b>9,443</b>	<b>12,804</b>	<b>7,281</b>	<b>10,107</b>
<b>TOTAL PAYABLES AND BORROWINGS</b>	<b>14,887</b>	<b>25,177</b>	<b>12,764</b>	<b>23,613</b>

<sup>1</sup> 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 19.



# Notes to the Financial Statements

for the year ended 30 June 2018

## Note 12. Payables and borrowings (continued)

\$ '000	2018	2017
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### (b) Current payables and borrowings not anticipated to be settled within the next twelve months

The following payables and borrowings, even though classified as current, are not expected to be settled in the next 12 months.

Payables – security bonds, deposits and retentions	378	378
	<b>378</b>	<b>378</b>

### (c) Changes in liabilities arising from financing activities

Class of borrowings	2017	Non-cash changes				2018
	Opening balance as at 1/7/17	Cash flows	Acquisition	Fair value changes	Other non-cash movements	Closing balance as at 30/6/18
Loans – secured	15,308	2,268	–	5	–	17,581
Other – Newcastle airport partnership	6,250	–	–	–	–	6,250
<b>TOTAL</b>	<b>21,558</b>	<b>2,268</b>	<b>–</b>	<b>5</b>	<b>–</b>	<b>23,831</b>

\$ '000	2018	2017
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### (d) Financing arrangements

Unrestricted access was available at balance date to the following lines of credit:

Bank overdraft facilities <sup>(1)</sup>	2,500	5,000
Credit cards/purchase cards	2,235	2,200
Master lease facilities	–	1,000
<b>Total financing arrangements</b>	<b>4,735</b>	<b>8,200</b>

Drawn facilities as at balance date:

– Credit cards/purchase cards	4	–
<b>Total drawn financing arrangements</b>	<b>4</b>	<b>–</b>

Undrawn facilities as at balance date:

– Bank overdraft facilities	2,500	5,000
– Credit cards/purchase cards	2,231	2,200
– Lease facilities	–	1,000
<b>Total undrawn financing arrangements</b>	<b>4,731</b>	<b>8,200</b>

1. The bank overdraft facility may be drawn at any time and may be terminated by the bank without notice.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 12. Payables and borrowings (continued)

#### Accounting policy for payables and borrowings

##### Payables

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

##### Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the income statement over the period of the borrowings using the effective interest method. 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. In this case, the fee is deferred until the draw down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

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 finance cost.

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.

##### Finance leases

Leases of property, plant and equipment where Council, as lessee, has substantially all the risks and rewards of ownership are classified as finance leases. Finance leases are capitalised at the lease's inception at the fair value of the leased property or, if lower, the present value of the minimum lease payments. The corresponding rental obligations, net of finance charges, are included in other short-term and long-term payables. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to the income statement over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

The property, plant and equipment acquired under finance leases is depreciated over the asset's useful life or over the shorter of the asset's useful life and the lease term if there is no reasonable certainty that Council will obtain ownership at the end of the lease term.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 13. Provisions

\$ '000	2018		2017	
	Current	Non-current	Current	Non-current
<b>Provisions</b>				
<b>Employee benefits:</b>				
Annual leave	3,628	—	3,386	—
Sick leave	3,142	—	3,204	—
Long service leave	6,769	531	6,611	532
Flexi time / RDO leave	256	—	211	—
Other – redundancy	—	—	397	—
<b>Sub-total – aggregate employee benefits</b>	<b>13,795</b>	<b>531</b>	<b>13,809</b>	<b>532</b>
<b>Asset remediation/restoration:</b>				
Asset remediation/restoration (future works)	1,600	—	1,600	—
<b>Sub-total – asset remediation/restoration</b>	<b>1,600</b>	<b>—</b>	<b>1,600</b>	<b>—</b>
<b>Other provisions:</b>				
Other	1,825	—	—	—
<b><u>TOTAL PROVISIONS</u></b>	<b><u>17,220</u></b>	<b><u>531</u></b>	<b><u>15,409</u></b>	<b><u>532</u></b>

#### (a) Provisions relating to restricted assets

	2018		2017	
	Current	Non-current	Current	Non-current
<b>Externally restricted assets</b>				
Domestic waste management	1,600	—	1,600	—
<b>Provisions relating to externally restricted assets</b>	<b>1,600</b>	<b>—</b>	<b>1,600</b>	<b>—</b>
<b>Internally restricted assets</b>				
Drainage	1,825	—	—	—
<b>Provisions relating to internally restricted assets</b>	<b>1,825</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Total provisions relating to restricted assets</b>	<b>3,425</b>	<b>—</b>	<b>1,600</b>	<b>—</b>
<b>Total provisions relating to unrestricted assets</b>	<b>13,795</b>	<b>531</b>	<b>13,809</b>	<b>532</b>
<b><u>TOTAL PROVISIONS</u></b>	<b><u>17,220</u></b>	<b><u>531</u></b>	<b><u>15,409</u></b>	<b><u>532</u></b>

\$ '000	2018	2017
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#### (b) Current provisions not anticipated to be settled within the next twelve months

The following provisions, even though classified as current, are not expected to be settled in the next 12 months.

Provisions – employees benefits	8,477	8,716
	<b>8,477</b>	<b>8,716</b>

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 13. Provisions (continued)

\$ '000

#### (c) Description of and movements in provisions

	Legal costs provision	Asset remediation	Other provisions Total
<b>2018</b>			
At beginning of year	–	1,600	1,600
<b>Changes to provision:</b>			
Additional provisions	1,825	–	1,825
Total other provisions at end of year	<b>1,825</b>	<b>1,600</b>	<b>3,425</b>
<b>2017</b>			
At beginning of year	–	1,600	1,600
Total other provisions at end of year	<b>–</b>	<b>1,600</b>	<b>1,600</b>

#### Nature and purpose of non-employee benefit provisions

##### Asset remediation

Council has a legal/public obligation to make, restore, rehabilitate and reinstate the council tip.

##### Legal costs provision

Council has a legal obligation to pay legal costs as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required when legal proceedings are finalised.

##### Accounting policy for provisions

Provisions are recognised when Council has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

##### Employee benefits

##### 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.

The obligations are presented as current liabilities in the Statement of Financial Position if the 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.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 13. Provisions (continued)

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#### **Provisions for close-down and restoration, and environmental clean-up costs – tips and quarries**

##### ***Restoration***

Close down and restoration costs include the dismantling and demolition of infrastructure and the removal of residual materials and remediation of disturbed areas. Estimated close down and restoration costs are provided for in the accounting period when the obligation arising from the related disturbance occurs, whether this occurs during the development or during the operation phase, based on the net present value of estimated future costs.

Provisions for close down and restoration costs do not include any additional obligations which are expected to arise from future disturbance. The costs are estimated on the basis of a closure plan. The cost estimates are calculated annually during the life of the operation to reflect known developments, e.g. updated cost estimates and revisions to the estimated lives of operations, and are subject to formal review at regular intervals

##### ***Rehabilitation***

Where rehabilitation is conducted systematically over the life of the operation, rather than at the time of closure, provision is made for the estimated outstanding continuous rehabilitation work at each reporting date and the cost is charged to the Income Statement.

Provision is made for the estimated present value of the costs of environmental clean up obligations outstanding at the reporting date. These costs are charged to the Income Statement. Movements in the environmental clean up provisions are presented as an operating cost, except for the unwinding of the discount which is shown as a borrowing cost.

Remediation procedures generally commence soon after the time the damage, remediation process and estimated remediation costs become known, but may continue for many years depending on the nature of the disturbance and the remediation techniques.

As noted above, the ultimate cost of environmental remediation is uncertain and cost estimates can vary in response to many factors including changes to the relevant legal requirements, the emergence of new restoration techniques or experience at other locations. The expected timing of expenditure can also change. As a result there could be significant adjustments to the provision for close down and restoration and environmental clean up, which would affect adjustments to the provision for close down and restoration and environmental clean up, which would affect future financial results.

Other movements in the provisions for close down and restoration costs, including those resulting from new disturbance, updated cost estimates, changes to the estimated lives of operations and revisions to discount rates are capitalised within property, plant and equipment. These costs are then depreciated over the lives of the assets to which they relate.

Close down and restoration costs are a normal consequence of tip operations, and the majority of close down and restoration expenditure is incurred at the end of the life of the operations. Although the ultimate cost to be incurred is uncertain, Council estimates the respective costs based on feasibility and engineering studies using current restoration standards and techniques.

#### **Provision for legal costs**

Liabilities for legal costs expected to be wholly settled within 12 months after the end of the reporting date are measured at the amounts expected to be paid when the liabilities are settled.

The obligations are presented as current liabilities in the Statement of Financial Position if the Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 14. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors

\$ '000

#### (a) Nature and purpose of reserves

##### Infrastructure, property, plant and equipment revaluation reserve

The infrastructure, property, plant and equipment revaluation reserve is used to record increments / decrements of non-current asset values due to their revaluation.

##### Available-for-sale investments revaluation reserve

The available-for-sale investments revaluation reserve is used to account for the fair value movements in all financial assets so classified that remain on hand at year end.

Upon sale, amounts in reserves are recognised in the Income Statement (in full) by way of transfer from the reserve.

#### (b) Correction of errors relating to a previous reporting period

##### Nature of prior-period error

Council has recognised the value of Crown Land deemed to be under its control for the first time.

The errors identified above have been corrected by restating the balances at the beginning of the earliest period presented (1 July 2016) and taking the adjustment through to the infrastructure, property, plant and equipment revaluation reserve at that date.

Comparatives have been changed to reflect the correction of errors. The impact on each line item is shown in the tables below.

#### Changes to the opening Statement of Financial Position at 1 July 2016

	Original Balance 1 July, 2016	Impact Increase/ (decrease)	Restated Balance 1 July, 2016
<b>Statement of Financial Position</b>			
Infrastructure, property, plant and equipment	854,614	29,548	884,162
<b>Total Assets</b>	<b>945,229</b>	<b>29,548</b>	<b>974,777</b>
<b>Total Liabilities</b>	<b>47,911</b>	<b>–</b>	<b>47,911</b>
Accumulated Surplus	543,738	–	543,738
Revaluation Reserve	353,580	29,548	383,128
<b>Total equity</b>	<b>897,318</b>	<b>29,548</b>	<b>926,866</b>

# Notes to the Financial Statements

for the year ended 30 June 2018

## Note 14. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors (continued)

\$ '000

### (b) Correction of errors relating to a previous reporting period (continued)

#### Adjustments to the comparative figures for the year ended 30 June 2017

	Original Balance 30 June, 2017	Impact Increase/ (decrease)	Restated Balance 30 June, 2017
<b>Statement of Financial Position</b>			
Infrastructure, property, plant and equipment	860,726	29,548	890,274
<b>Total assets</b>	<b>970,482</b>	<b>29,548</b>	<b>1,000,030</b>
<b>Total liabilities</b>	<b>52,318</b>	<b>–</b>	<b>52,318</b>
Accumulated Surplus	567,409	–	567,409
Revaluation Reserve	350,755	29,548	380,303
<b>Total equity</b>	<b>918,164</b>	<b>29,548</b>	<b>947,712</b>

## Notes to the Financial Statements

for the year ended 30 June 2018

## Note 15. Statement of cash flows – additional information

\$ '000	Notes	2018	2017
<b>(a) Reconciliation of cash assets</b>			
Total cash and cash equivalent assets	6a	9,828	8,093
<b>Balance as per the Statement of Cash Flows</b>		<b>9,828</b>	<b>8,093</b>
<b>(b) Reconciliation of net operating result to cash provided from operating activities</b>			
<b>Net operating result from Income Statement</b>		<b>20,336</b>	<b>22,716</b>
Adjust for non-cash items:			
Depreciation and amortisation		14,522	14,985
Net losses/(gains) on disposal of assets		(816)	(259)
Non-cash capital grants and contributions		(6,643)	(6,880)
Losses/(gains) recognised on fair value re-measurements through the P&L:			
– investment property		(4,799)	(525)
– Revaluation decrements / impairments of IPP&E direct to P&L		573	696
– Other		–	(512)
Amortisation of premiums, discounts and prior period fair valuations			
– Interest exp. on interest-free loans received by Council (previously fair valued)		5	45
<b>+/- Movement in operating assets and liabilities and other cash items:</b>			
Decrease/(increase) in receivables		609	3,954
Increase/(decrease) in provision for doubtful debts		(46)	3
Decrease/(increase) in inventories		1	20
Decrease/(increase) in other assets		11	68
Increase/(decrease) in payables		1,769	73
Increase/(decrease) in other accrued expenses payable		(305)	1,230
Increase/(decrease) in other liabilities		(50)	344
Increase/(decrease) in employee leave entitlements		(15)	582
Increase/(decrease) in other provisions		1,825	–
<b>Net cash provided from/(used in) operating activities from the Statement of Cash Flows</b>		<b>26,977</b>	<b>36,540</b>
<b>(c) Non-cash investing and financing activities</b>			
Dedicated subdivisions		6,643	6,880
<b>Total non-cash investing and financing activities</b>		<b>6,643</b>	<b>6,880</b>



# Notes to the Financial Statements

for the year ended 30 June 2018

## Note 16. Interests in other entities

\$ '000

### (a) Joint arrangements

#### (i) Joint operations

##### (a) Council is involved in the following joint operations (JO's)

Name of joint operation	Principal activity	Place of business	Interest in ownership		Interest in voting	
			2018	2017	2018	2017
Newcastle Airport Partnership and Newcastle Airport Pty Ltd	Domestic Airport Operation	Williamstown	50%	50%	50%	50%

##### (b) Council assets employed in the joint operations

	2018	2017
<b>Council's share of assets jointly owned with other partners</b>		
Current assets	16,810	15,528
Current liabilities	(2,924)	(2,267)
Property, plant and equipment	30,187	29,235
Other non-current assets	29	10
Non-current liabilities	(10,926)	(11,168)
<b>Total net assets employed – Council and jointly owned</b>	<b>33,176</b>	<b>31,338</b>

##### (c) Share of joint operations expenditure commitments

	2018	2017
<b>Capital commitments</b>		
Payable not later than 1 year	1,317	484
<b>Total capital commitments</b>	<b>1,317</b>	<b>484</b>

##### (d) Contingent liabilities of joint operations

	2018	2017
Share of contingent liabilities incurred jointly with other participants	100%	100%
Share of contingent liabilities for which Council is severally liable	100%	100%

#### Accounting policy for joint arrangements

The Council has determined that it has joint operations.

#### Joint operations

In relation to its joint operations, where the venturer has the rights to the individual assets and obligations arising from the arrangement, the Council has recognised:

- its assets, including its share of any assets held jointly
- its liabilities, including its share of any liabilities incurred jointly
- its share of the revenue from the sale of the output by the joint operation
- its expenses, including its share of any expenses incurred jointly.

These figures are incorporated into the relevant line item in the primary statements.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 16. Interests in other entities (continued)

\$ '000

#### (b) Subsidiaries, joint arrangements and associates not recognised

The following subsidiaries, joint arrangements and associates have not been recognised in this financial report.

Name of entity/operation	Principal activity/type of entity	2018	2018
		Net profit	Net assets
<b>Strategic Services Australia Limited</b>	Council Support Services		
(formerly known as Hunter Councils Limited)	Joint Venture	352	641

#### Reasons for non-recognition

The Joint Venture has not been recognised as part of Council's financial performance or financial position as it has been deemed immaterial for the purposes of consolidation.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 17. Commitments for expenditure

\$ '000	2018	2017
<b>(a) Capital commitments (exclusive of GST)</b>		
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:		
<b>Property, plant and equipment</b>		
Buildings	238	50
Plant and equipment	659	311
Newcastle airport	1,317	515
Other	1,622	5,584
<b>Total commitments</b>	<b>3,836</b>	<b>6,460</b>
<b>These expenditures are payable as follows:</b>		
Within the next year	3,836	6,460
<b>Total payable</b>	<b>3,836</b>	<b>6,460</b>

### (b) Operating lease commitments (non-cancellable)

#### a. Commitments under non-cancellable operating leases at the reporting date, but not recognised as liabilities are payable:

Within the next year	249	270
<b>Total non-cancellable operating lease commitments</b>	<b>249</b>	<b>270</b>

#### b. Non-cancellable operating leases include the following assets:

Computer and printing equipment. Contingent rentals may be payable depending on the condition of items or usage during the lease term.

#### Conditions relating to operating leases:

- All operating lease agreements are secured only against the leased asset.
- No lease agreements impose any financial restrictions on Council regarding future debt etc.

### (c) Investment in joint operations – commitments

For capital commitments and other commitments relating to investments in joint operations, refer to Note 16(a).

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 18. Contingencies and other liabilities/assets not recognised

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 participates in an employer-sponsored defined benefit superannuation scheme and makes contributions as determined by the superannuation scheme's trustees.

Member councils bear responsibility of ensuring there are sufficient funds available to pay out the required benefits as they fall due.

While the scheme's most recent full actuarial review indicated that the net assets of the scheme were sufficient to meet the accrued benefits of the scheme's defined benefit member category, member councils are required to make contributions in future years where the scheme goes into deficit (as has occurred in previous years).

The Local Government Superannuation Scheme however is unable to provide Council with an accurate estimate of any share of the net deficit and accordingly Council has not recorded any net liability from its defined benefit scheme obligations in accordance with AASB 119.

Future planned contributions being made to the defined benefit scheme to rectify past (and projected) deficit positions will be recognised as an expense when they become payable – similar to the accounting for defined contributions plans.

Member councils are treated as Pooled Employers for the purposes of AASB119. Pooled Employers are required to pay standard employer contributions and additional lump sum contributions to the Fund.

The standard 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 standard employer contribution rates are:

Division B	1.9 times employee contributions
Division C	2.5% salaries
Division D	1.64 times employee contributions

The additional lump sum contribution for each Pooled Employer is a share of the total additional contributions of \$40.0 million per annum from 1 July 2017 for 4 years to 30 June 2021, apportioned according to each employer's share of the accrued liabilities as at 30 June 2017. These additional lump sum contributions are used to fund the deficit of assets to accrued liabilities as at 30 June 2017.

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

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 18. Contingencies and other liabilities/assets not recognised (continued)

#### LIABILITIES NOT RECOGNISED: (continued)

##### 1. Guarantees (continued)

##### (i) Defined benefit superannuation contribution plans (continued)

As stated 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.

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 entity.

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

There is no provision for the allocation of any surplus which may be present at the date of withdrawal of an employer.

The plan is a defined benefit plan. However, 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). As such, there is not sufficient reliable information to allow each sponsoring employer to account for its proportionate share of the defined benefit obligation, sub-group assets and costs associated with the sub-group in the same way as it would for a single employer sponsored defined benefit plan.

The amount of Council employer contributions to the defined benefit section of the Fund and recognised as an expense and disclosed as part of superannuation expenses at Note 4 (a) for the year ending 30 June 2018 was \$661,396.06.

The last valuation of the Fund was by the Actuary, Mr Richard Boyfield, FIAA on 12 December 2017, relating to the period ended 30 June 2017. However, the position is monitored annually and the actuary has estimated that, as at 30 June 2018, a deficit still exists. Effective from 1 July 2009, employers are required to make additional contributions to assist in extinguishing this deficit. The amount of additional contributions included in the total employer contribution advised above is \$308,000.

Council's expected contributions to the Fund for the next annual reporting period is \$684,501.12.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2018 is:

Employer reserves only *	\$ millions	Asset Coverage
Assets	1,817.8	
Past Service Liabilities	1,787.5	101.7%
Vested Benefits	1,778.0	102.2%

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

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 18. Contingencies and other liabilities/assets not recognised (continued)

#### LIABILITIES NOT RECOGNISED: (continued)

##### 1. Guarantees (continued)

##### (i) Defined benefit superannuation contribution plans (continued)

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

Investment return	6.0% 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.

Please note that the estimated employer reserves financial position above is a preliminary calculation and once all the relevant information has been received by the Funds Actuary, the 2018 triennial review will be completed around December 2018.

The share of this deficit that is broadly attributed to Council is estimated to be in the order of \$1,026,000 as at 30 June 2018.

##### (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 30/6 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.

##### (iii) StateCover Limited

Council is a member of StateCover Mutual Limited and holds a partly paid share in the entity.

StateCover is a company providing workers compensation insurance cover to the NSW local government industry and specifically Council.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 18. Contingencies and other liabilities/assets not recognised (continued)

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#### **LIABILITIES NOT RECOGNISED (continued):**

##### **1. Guarantees (continued)**

##### **(iii) StateCover Limited (continued)**

Council has a contingent liability to contribute further equity in the event of the erosion of the company's capital base as a result of the company's past performance and/or claims experience or as a result of any increased prudential requirements from APRA.

These future equity contributions would be required to maintain the company's minimum level of net assets in accordance with its licence requirements.

##### **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, reliable estimates as to the value of any potential liability (and subsequent land asset) from such potential acquisitions has not been possible.

#### **ASSETS NOT RECOGNISED:**

##### **(i) Land under roads**

As permitted under AASB 1051, Council has elected not to bring to account land under roads that it owned or controlled up to and including 30/6/08.

##### **(ii) Infringement notices/fines**

Fines and penalty income, the result of Council issuing infringement notices is followed up and collected by the Infringement Processing Bureau.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 18. Contingencies and other liabilities/assets not recognised (continued)

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#### **ASSETS NOT RECOGNISED** (continued):

##### **(ii) Infringement notices/fines** (continued)

Council's revenue recognition policy for such income is to account for it as revenue on receipt.

Accordingly, at year end, there is a potential asset due to Council representing issued but unpaid infringement notices.

Due to the limited information available on the status, value and duration of outstanding notices, Council is unable to determine the value of outstanding income.

##### **(iii) Legal Matters**

Council is dealing with general legal matters as part of normal operations. No specific disclosure is made as these matters do not represent a significant and probable outflow of resources other than those already provided for.



# Notes to the Financial Statements

for the year ended 30 June 2018

## Note 19. Financial risk management

\$ '000

### Risk management

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 section 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.

	Carrying value		Fair value	
	2018	2017	2018	2017
<b>Financial assets</b>				
Cash and cash equivalents	9,828	8,093	9,828	8,093
Investments				
– 'Held to maturity'	41,242	40,633	41,242	40,633
Receivables	9,258	9,835	9,257	9,835
<b>Total financial assets</b>	<b>60,328</b>	<b>58,561</b>	<b>60,327</b>	<b>58,561</b>
<b>Financial liabilities</b>				
Payables	11,175	9,330	11,210	9,330
Loans/advances	23,831	21,558	23,831	21,558
<b>Total financial liabilities</b>	<b>35,006</b>	<b>30,888</b>	<b>35,041</b>	<b>30,888</b>

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.

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 19. Financial risk management (continued)

\$ '000

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 area 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 Ministerial Investment Order 625. This policy is regularly reviewed by Council and its staff and a monthly Investment report is provided to Council setting out the make-up and performance of the portfolio as required by Local Government regulations.

The risks associated with the investments held are:

- **Price risk** – the risk that the capital value of Investments may fluctuate due to changes in market prices, whether there 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.
- **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 – price risk and interest rate risk

The following represents a summary of the sensitivity of Council's Income Statement and accumulated surplus (for the reporting period) due to a change in either the price of a financial asset or the interest rates applicable.

It is assumed that the change in interest rates would have been constant throughout the reporting period.

	Increase of values/rates		Decrease of values/rates	
	Profit	Equity	Profit	Equity
<b>2018</b>				
Possible impact of a 1% movement in interest rates	338	–	(338)	–
<b>2017</b>				
Possible impact of a 1% movement in interest rates	310	–	(310)	–

# Notes to the Financial Statements

for the year ended 30 June 2018

## Note 19. Financial risk management (continued)

\$ '000

### (b) Credit risk

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

The major risk associated with these receivables is credit risk – the risk that debts due and payable to Council may not be repaid in full.

Council manages this risk by monitoring outstanding debt and employing stringent debt recovery procedures. It also encourages ratepayers to pay their rates by the due date through incentives.

Credit risk on rates and annual charges is minimised by the ability of Council to secure a charge over the land relating to the debts – 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 the payment of debt.

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 and carries out credit checks on most non-rate debtors.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

A profile of Council's receivables credit risk at balance date follows:

	2018 Rates and annual charges	2018 Other receivables	2017 Rates and annual charges	2017 Other receivables
<b>(i) Ageing of receivables – %</b>				
Current (not yet overdue)	0%	62%	0%	75%
Overdue	100%	38%	100%	25%
	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>(ii) Ageing of receivables – value</b>				
<b>Rates and annual charges</b>			<b>2018</b>	<b>2017</b>
Not yet due			–	–
< 1 year overdue			1,929	1,433
1 – 2 years overdue			179	419
2 – 5 years overdue			177	282
> 5 years overdue			121	66
			<b>2,406</b>	<b>2,200</b>
<b>Other receivables</b>				
Not yet due			4,929	5,799
0 – 30 days overdue			977	–
31 – 60 days overdue			493	–
61 – 90 days overdue			63	–
> 91 days overdue			396	1,888
			<b>6,858</b>	<b>7,687</b>

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 19. Financial risk management (continued)

\$ '000

#### (c) Liquidity risk

Payables 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 by borrowing long term and fixing the interest rate on a 4-year renewal basis. The Finance Section regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The contractual undiscounted cash outflows (ie. principal and interest) of Council's payables and borrowings are set out in the maturity table below:

\$ '000	Weighted average interest rate	Subject to no maturity	payable in:			Total cash outflows	Actual carrying values
			≤ 1 Year	1 – 5 Years	> 5 Years		
2018							
Trade/other payables	0.00%	826	10,341	8	–	11,175	11,175
Loans and advances	3.41%	–	4,003	19,297	2,126	25,426	23,831
Total financial liabilities		826	14,344	19,305	2,126	36,601	35,006
2017							
Trade/other payables	0.00%	758	8,564	8	–	9,330	9,330
Loans and advances	3.31%	–	3,312	18,285	1,258	22,855	21,558
Total financial liabilities		758	11,876	18,293	1,258	32,185	30,888

# Notes to the Financial Statements

for the year ended 30 June 2018

## Note 20. Material budget variations

\$ '000

Council's original financial budget for 17/18 was adopted by the Council on 13 June 2017 and is not required to be audited.

While the Income Statement included in this General Purpose Financial Report must disclose the original budget adopted by Council, the *Local Government Act 1993* requires Council to review its financial budget on a quarterly basis, so that it is able to manage the various variations between actuals versus budget that invariably occur throughout the year.

This note sets out the details of **material variations** between Council's original budget and its actual results for the year as per the Income Statement – even though such variations may have been adjusted for during each quarterly budget review.

**Note that for variations\* of budget to actual :**

Material variations represent those variances that amount to **10%** or more of the original budgeted figure.

**F** = Favourable budget variation, **U** = Unfavourable budget variation

\$ '000	2018 Budget	2018 Actual	2018 ----- Variance* -----		
<b>REVENUES</b>					
Rates and annual charges	54,709	55,287	578	1%	<b>F</b>
User charges and fees	38,984	39,752	768	2%	<b>F</b>
Interest and investment revenue	1,322	1,417	95	7%	<b>F</b>
Other revenues	5,374	6,206	832	15%	<b>F</b>
Other revenues were higher then expected due to emergency relief income that was not budgeted for.					
Operating grants and contributions	12,023	13,431	1,408	12%	<b>F</b>
Council was successful in obtaining a number of environmental protection grants during the year which weren't originally budgeted for. Council also received more developer contributions than expected.					
Capital grants and contributions	5,703	15,387	9,684	170%	<b>F</b>
Council was gifted a number of infrastructure assets from development subdivisions this year which were higher then expected. These dedications are a non cash related and do not form part of Council's underlying surplus.					
Net gains from disposal of assets	250	816	566	226%	<b>F</b>
Council was able to generate higher then expected disposal gains as a result of property developments.					
Fair value increment on investment property	615	4,799	4,184	680%	<b>F</b>
Fair value increases on investment property were higher then expected due to strong growth in existing assets and the addition of an extra property into the portfolio from commercial development activates. Fair value increments are a non cash transaction and do not form part of Council's underlying surplus.					

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 20. Material budget variations (continued)

\$ '000	2018 Budget	2018 Actual	2018 Variance*	
<b>EXPENSES</b>				
Employee benefits and on-costs	42,123	43,104	(981)	(2%) <b>U</b>
Borrowing costs	903	679	224	25% <b>F</b>
Council was able to lock in existing and new loans at lower than expected interests during the financial year.				
Materials and contracts	39,940	40,980	(1,040)	(3%) <b>U</b>
Depreciation and amortisation	15,235	14,522	713	5% <b>F</b>
Other expenses	13,034	16,901	(3,867)	(30%) <b>U</b>
Other expenses are above budget due to operating expenses related to consolidation of Newcastle Airport Partnership Pty Ltd. Without this consolidation there would be no material budget variations.				
Revaluation decrement / impairment of IPP&E	–	573	(573)	0% <b>U</b>
The impairment related to the transition of council land to a road reserve. This change in use resulted in a fair value decrement. Council does not budget for asset impairments.				

#### Budget variations relating to Council's Cash Flow Statement include:

Cash flows from operating activities	24,562	26,977	2,415	9.8% <b>F</b>
Cash flows from investing activities	(26,134)	(27,510)	(1,376)	5.3% <b>U</b>
Cash flows from financing activities	3,192	2,268	(924)	(28.9%) <b>U</b>
Cash flows from financing activities were lower than budget due to the early payment of bank loans prior to 30 June. Early settlements from property development were used to repay loans used to fund the development.				

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 21. Fair value measurement

\$ '000

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).

**(1) The following table presents all assets and liabilities that have been measured and recognised at fair values:**

2018	Fair value measurement hierarchy			Total
	Level 1 Quoted prices in active mkts	Level 2 Significant observable inputs	Level 3 Significant unobservable inputs	
<b>Recurring fair value measurements</b>				
<b>Investment property</b>				
Investment properties held	–	31,467	–	31,467
<b>Total investment property</b>	<b>–</b>	<b>31,467</b>	<b>–</b>	<b>31,467</b>
<b>Infrastructure, property, plant and equipment</b>				
Plant and equipment	–	–	8,728	8,728
Office equipment	–	–	1,199	1,199
Furniture and fittings	–	–	106	106
Land	–	37,229	74,434	111,663
Land Improvements	–	–	2,085	2,085
Buildings – specialised	–	–	93,660	93,660
Other Structures	–	–	4,122	4,122
Infrastructure	–	–	666,847	666,847
Other Assets	–	–	8,159	8,159
<b>Total infrastructure, property, plant and equipment</b>	<b>–</b>	<b>37,229</b>	<b>859,340</b>	<b>896,569</b>

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 21. Fair value measurement (continued)

\$ '000

(1) The following table presents all assets and liabilities that have been measured and recognised at fair values (continued):

2017	Fair value measurement hierarchy			Total
	Level 1 Quoted prices in active mkts	Level 2 Significant observable inputs	Level 3 Significant unobservable inputs	
<b>Recurring fair value measurements</b>				
<b>Investment property</b>				
Investment properties held	–	26,000	–	26,000
<b>Total investment property</b>	<b>–</b>	<b>26,000</b>	<b>–</b>	<b>26,000</b>
<b>Infrastructure, property, plant and equipment</b>				
Plant and equipment	–	–	9,488	9,488
Office equipment	–	–	748	748
Furniture and fittings	–	–	78	78
Land	–	30,282	74,418	104,700
Land Improvements	–	–	628	628
Buildings – specialised	–	–	83,081	83,081
Other Structures	–	–	3,764	3,764
Infrastructure	–	–	649,199	649,199
Other Assets	–	–	8,394	8,394
<b>Total infrastructure, property, plant and equipment</b>	<b>–</b>	<b>30,282</b>	<b>829,798</b>	<b>860,080</b>

#### (2) 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.

Council's policy for determining transfers between fair value hierarchies is:

– at the date of the event or change in circumstances that caused the transfer.

#### (3) Valuation techniques used to derive level 2 and level 3 fair values

Where Council is unable to derive fair valuations using quoted market prices of identical assets (ie. 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

Council obtains valuations of its investment properties every year or when there are indicators of a change in the carrying value of the asset.

The best evidence of Fair Value is the current price in an active market for similar assets. The following information is used where necessary:

The investment property held by Council has been valued by the valuer using valuation techniques that are appropriate and for which sufficient data was available to measure fair value, maximising the use of observable inputs namely Level 3 inputs (based on per square metres). The income approach is used to value the investment properties and has not changed from prior years.



## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 21. Fair value measurement (continued)

#### (3) Valuation techniques used to derive level 2 and level 3 fair values (continued)

##### Infrastructure, property, plant and equipment (IPP&E) continued

##### Plant & Equipment, Office Equipment, Furniture & Fittings

Plant & Equipment, Office Equipment and Furniture & Fittings are valued at cost but are disclosed at fair value in the notes. The carrying amount of these assets is assumed to approximate fair value due to the nature of the items. Examples of assets within these classes are as follows:

- Plant and Equipment - Graders, trucks, rollers, tractors and motor vehicles.
- Office Equipment - Computers, photocopiers, calculators etc.
- Furniture & Fittings - Chairs, desks and display boards.

##### Land

The main components of Land include Community Land, Operational Land & Land Under Roads

Community Land is based on either the Land Value provided by the Valuer-General or an average unit rate based on the Land Value for similar properties where the Valuer-General did not provide a Land Value having regard to the highest and best use for the land.

Operational land has been valued at market value, having regard to the "highest and best use", after identifying all elements that would be taken into account by buyers and sellers in settling the price, including but not limited to:

1. The land's description and/or dimensions;
2. Planning and other constraints on development; and
3. The potential for alternative use.

Sale prices of comparable land parcels in close proximity were adjusted for differences in key attributes such as size and configuration. The most significant inputs into this valuation approach are price per square metre. Since extensive professional judgements were required to determine the inputs these assets were classified as having been valued using Level 3 valuation inputs. There has been no change to the valuation techniques during the reporting period.

Land Under Roads acquired post 1 July 2008 have been valued using the square meter rates of adjacent Community Land having regard to the highest and best use for the land. There has been no change to the valuation techniques during the reporting period.

##### Buildings - Specialised & Other Structures

The approach estimated the replacement cost of each building and componentising of significant parts with different useful lives and taking into account a range of factors. The unit rates could be supported by market evidence (Level 2 inputs), other inputs (such as estimates of residual value, useful life and asset condition) required extensive professional judgement and impacted significantly on the final determination of fair value. As such, these assets have been valued using Level 3 inputs. There has been no change to the valuation

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 21. Fair value measurement (continued)

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#### (3) Valuation techniques used to derive level 2 and level 3 fair values (continued)

##### Infrastructure, property, plant and equipment (IPP&E) continued

##### Infrastructure

The main components of infrastructure include Roads, Bridges, Footpaths, Stormwater Drainage, Recreational and open areas

Roads bridges and footpaths are valued using the cost replacement approach. Valuations for these asset classes were undertaken in-house based on actual costs and assumptions from Council's Engineering Department. No market based evidence (Level 2) inputs are available therefore Level 3 valuation inputs were used for this asset class. There has been no change to the valuation process during the reporting period.

Assets within this class comprise pits, pipes, open channels, headwalls and various types of water quality devices.

The 'Cost Approach' estimated the replacement cost for each asset by componentising the assets into significant parts with different useful lives and taking into account a range of factors. While the unit rates based on linear metres of certain diameter pipes and prices per pit or similar could be supported from market evidence (Level 2) other inputs (such as estimates of pattern of consumption, residual value, asset condition and useful life) required extensive professional judgement and impacted significantly on the final determination of fair value. Additionally due to limitations in the historical records of very long lived assets there is uncertainty regarding the actual design, specifications and dimensions of some assets. There has been no change to the valuation process during the reporting period.

Councils recreational areas and swimming pools have been valued in house by experienced engineering and asset management staff using the cost approach. The approach estimated the replacement cost for each pool by componentising its significant parts.

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##### Other Assets

Other Assets include Other assets in this class includes heritage collections library books, carparks and joint venture operations.

All other asset classes have also been recorded at replacement cost.

While some elements of gross replacement values could be supported from market evidence (Level 2 input) other inputs (such as estimates of pattern of consumption, residual value, asset condition and useful life) required extensive professional judgement and impacted significantly on the final determination of fair value. There has been no change to the valuation process during the reporting period.

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## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 21. Fair value measurement (continued)

\$ '000

#### (4). Fair value measurements using significant unobservable inputs (level 3)

##### a. The following tables present the changes in level 3 fair value asset classes.

	Plant & Office Equipment	Furniture & Fittings	Land & Land Improvements	Total
<b>Opening balance – 1/7/16</b>	11,557	114	44,999	56,670
Transfers from/(to) another asset class	–	–	(49)	(49)
Purchases (GBV)	1,138	–	567	1,705
Disposals (WDV)	(445)	(3)	–	(448)
Depreciation and impairment	(2,014)	(34)	(18)	(2,065)
Recognition of Crown Land	–	–	29,547	29,547
<b>Closing balance – 30/6/17</b>	<b>10,236</b>	<b>78</b>	<b>75,046</b>	<b>85,360</b>
Transfers from/(to) another asset class	–	–	1,668	1,668
Purchases (GBV)	2,204	46	657	2,907
Disposals (WDV)	(771)	(18)	–	(789)
Depreciation and impairment	(1,701)	–	(25)	(1,726)
Swing from prior year	(41)	–	–	(41)
Revaluation increments/decrements	–	–	(827)	(827)
<b>Closing balance – 30/6/18</b>	<b>9,927</b>	<b>106</b>	<b>76,519</b>	<b>86,552</b>

	Buildings	Other Structures	Infrastructure	Other Assets	Total
<b>Opening balance – 1/7/16</b>	86,744	2,145	634,497	8,990	732,376
Transfers from/(to) another asset class	(50)	44	348	(116)	226
Purchases (GBV)	3,798	1,841	18,777	372	24,788
Disposals (WDV)	–	(32)	(52)	(13)	(97)
Depreciation and impairment	(5,475)	(234)	(4,371)	(839)	(10,919)
Transfers from/to investment properties	(1,692)	–	–	–	(1,692)
Revaluation increments/decrements	(244)	–	–	–	(244)
<b>Closing balance – 30/6/17</b>	<b>83,081</b>	<b>3,764</b>	<b>649,199</b>	<b>8,394</b>	<b>744,438</b>
Transfers from/(to) another asset class	(1,346)	220	–	(56)	(1,182)
Purchases (GBV)	4,201	439	22,451	659	27,750
Disposals (WDV)	(767)	–	(442)	–	(1,209)
Depreciation and impairment	(4,892)	(317)	(4,501)	(838)	(10,548)
Revaluation increments/decrements	13,383	16	140	–	13,539
<b>Closing balance – 30/6/18</b>	<b>93,660</b>	<b>4,122</b>	<b>666,847</b>	<b>8,159</b>	<b>772,788</b>

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 21. Fair value measurement (continued)

\$ '000

#### (4). Fair value measurements using significant unobservable inputs (level 3) (continued)

##### b. Significant unobservable valuation inputs used (for level 3 asset classes) and their relationship to fair value.

The following table summarises the quantitative information relating to the significant unobservable inputs used in deriving the various level 3 asset class fair values.

Class	Fair value (30/6/18) \$'000	Valuation technique/s	Unobservable inputs
<b>IPP&amp;E</b>			
Plant & Office Equipment	9,927	Cost approach	Current replacement cost of modern equivalent asst, asset condition, useful life and residual value
Furniture & Fittings	106	Cost approach	Current replacement cost of modern equivalent asst, asset condition, useful life and residual value
Land & Land Improvements	76,519	Community Land - land values obtained from the NSW Valuer-General. Crown Land - land values based on the NSW Valuer-General where applicable, otherwise compared to similar properties. Any restrictions on land such as zoning, has been taken into consideration.	Land value, land area
Buildings - Specialised	93,660	Cost approach	Unit price
Other Structures	4,122	Cost approach	Current replacement cost of modern equivalent asst, asset condition, useful life and residual value
Infrastructure	666,847	Cost approach	Current replacement cost of modern equivalent asst, asset condition, useful life and residual value
Other Assets	8,159	Cost approach	Current replacement cost of modern equivalent asst, asset condition, useful life and residual value

#### (5). Highest and best use

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

Notes to the Financial Statements  
for the year ended 30 June 2018

Note 22. Related party transactions

\$ '000

a. Key management personnel

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

	2018	2017
<b>Compensation:</b>		
Short-term benefits	3,318	3,387
Post-employment benefits	292	282
Termination benefits	162	–
<b>Total</b>	<b>3,772</b>	<b>3,669</b>

# Notes to the Financial Statements

for the year ended 30 June 2018

## Note 22. Related party transactions (continued)

\$ '000

### b. Other transactions with KMP and their related parties

Council has determined that transactions at arm's length between KMP and Council as part of Council delivering a public service objective (e.g. access to library or Council swimming pool by KMP) will not be disclosed.

Nature of the transaction	Ref	Value of transactions during year	Outstanding balance (incl. loans and commitments)	Terms and conditions	Provisions for doubtful debts outstanding	Doubtful debts expense recognised
<b>2018</b>						
Director remuneration	1	42	–	n/a	–	–
Payment of contributions	3	398	–	30 day terms on invoice	–	–
Legal services	4	321	4	n/a	–	–
Training services	5	90	–	30 day terms on invoice	–	–
Tourism services	6	32	–	30 day terms on invoice	–	–
Rebates	7	19	–	n/a	–	–
Surveying services	8	6	–	30 day terms on invoice	–	–
Training services	9	38	–	30 day terms on invoice	–	–
Cleaning services	10	24	–	30 day terms on invoice	–	–
Sub lease of Council buildings	11	66	–	30 day terms on invoice	–	–
<b>2017</b>						
Director remuneration	1	38	–	n/a	–	–
Purchase of materials	2	22	–	30 day terms on invoice	–	–
Payment of contributions	3	391	–	n/a	–	–
Legal Services	4	205	–	30 day terms on invoice	–	–
Training services	5	87	–	30 day terms on invoice	–	–
Tourism services	6	32	–	30 day terms on invoice	–	–

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 22. Related party transactions (continued)

#### b. Other transactions with KMP and their related parties (continued)

- 1 A member of Council's KMP is remunerated for the provision of board member services by Newcastle Airport Pty Ltd which Port Stephens Council has a 50% shareholding in
- 2 Port Stephens Council purchased road base materials from Grafil Pty Ltd during the year, a company which has a member of Council's KMP as a director. Amounts were billed based on normal rates for such supplies and were due and payable under normal payment terms following the council's procurement processes.
- 3 A member of Council's KMP is a board member of Destination Port Stephens (a non profit organisation) which receives an annual contribution from Council towards generating economic activity within the LGA. The KMP member is not remunerated by Destination Port Stephens for their Directorship
- 4 Port Stephens Council paid for legal services from Local Government Legal (a division of Strategic Services Australia Ltd) which is a joint operation between 11 Hunter Councils. A member of Council's KMP is a Director of Strategic Services Australia and is not remunerated for their Directorship.
- 5 Port Stephens Council paid for training services from Local Government Training Solutions (a division of Strategic Services Australia Ltd) which is a joint operation between 11 Hunter Councils. A member of Council's KMP is a Director of Strategic Services Australia and is not remunerated for their Directorship.
- 6 Port Stephens Council paid for tourism promotion services from Screen Hunter (a division of Strategic Services Australia Ltd) which is a joint operation between 11 Hunter Councils. A member of Council's KMP is a Director of Strategic Services Australia and is not remunerated for their Directorship.
- 7 Port Stephens Council received purchasing rebates from Strategic Services Australia Ltd which is a joint operation between 11 Hunter Councils. A member of Council's KMP is a Director of Strategic Services Australia and is not remunerated for their Directorship.
- 8 Port Stephens Council purchased surveying services from the Le Mottee Group Pty Ltd during the year, a company which has a member of Council's KMP as a director. Amounts were billed based on normal rates for such supplies and were due and payable under normal payment terms following the council's procurement processes.
- 9 Port Stephens Council purchased training services from Noble Works Pty Ltd during the year, a company which has a member of Council's KMP as a director. Amounts were billed based on normal rates for such supplies and were due and payable under normal payment terms following the council's procurement processes.
- 10 Port Stephens Council purchased cleaning services from Crest Birubi Beach Pty Ltd during the year, a company which has a member of Council's KMP as a director. Amounts were billed based on normal rates for such supplies and were due and payable under normal payment terms following the council's procurement processes.
- 11 Crest Birubi Beach Pty Ltd (a company which has a member of Council's KMP as a director) have a sublease with Birubi Point Surf Lifesaving Club in relation to a Council owned building. The rent is based on current market rates and subject to periodic review.

Notes to the Financial Statements  
for the year ended 30 June 2018

**Note 22. Related party transactions** (continued)

\$ '000

**c. Other related party transactions**  
**Nature of the transaction**

		Value of transactions during year (incl. loans and commitments)	Outstanding balance	Terms and conditions	Provisions for doubtful debts outstanding	Doubtful debts expense recognised
<b>2018</b>						
Shareholder dividend	Ref 1	1,903	–	n/a	–	–
<b>2017</b>						
Shareholder dividend	Ref 1	1,234	–	n/a	–	–

1 Port Stephens Council is a 50% shareholder in the joint operation of Newcastle Airport Pty Ltd for which it receives an annual dividend from.



# Notes to the Financial Statements

for the year ended 30 June 2018

## Note 23. Statement of developer contributions

\$ '000

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 the Port Stephens local government area.

It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow, use general revenue or other sources of funds to fund the difference.

### SUMMARY OF CONTRIBUTIONS AND LEVIES

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
	(1)	Cash	Non-cash					
Drainage		20	–	–	–	–	19	–
Roads	1,319	494	–	21	(622)	–	1,212	–
Traffic facilities	39	3	–	1	(15)	–	28	–
Parking	(8)	–	–	–	–	–	(8)	–
Open space	1,992	780	–	34	(631)	129	2,304	129
Community facilities	2,407	880	–	43	(1,043)	(129)	2,158	(129)
Recreation	4,664	1,862	–	79	(1,034)	–	5,571	–
Fire Fighting Facilities	339	75	–	6	(81)	–	339	–
Civic Administration	276	356	–	5	(252)	–	385	–
Haulage	3,182	833	21	54	(1,687)	–	2,403	–
Medowie, Traffic and Transport	–	201	–	–	–	–	201	–
<b>S7.11 contributions – under a plan</b>	<b>14,210</b>	<b>5,504</b>	<b>21</b>	<b>243</b>	<b>(5,365)</b>	<b>–</b>	<b>14,612</b>	<b>–</b>
<b>S7.12 levies – under a plan</b>	<b>998</b>	<b>300</b>	<b>–</b>	<b>17</b>	<b>(506)</b>	<b>–</b>	<b>809</b>	<b>–</b>
<b>Total S7.11 and S7.12 revenue under plans</b>	<b>15,208</b>	<b>5,804</b>	<b>21</b>	<b>260</b>	<b>(5,871)</b>	<b>–</b>	<b>15,421</b>	<b>–</b>
Repeated funds	125	–	–	2	(61)	–	66	–
<b>Total contributions</b>	<b>15,333</b>	<b>5,804</b>	<b>21</b>	<b>262</b>	<b>(5,932)</b>	<b>–</b>	<b>15,487</b>	<b>–</b>

Notes to the Financial Statements  
for the year ended 30 June 2018

Note 23. Statement of developer contributions (continued)

\$ '000

**S7.11 CONTRIBUTIONS – UNDER A PLAN**

CATCHMENT DISTRICT – WESTERN SHIRE

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Roads	68	25	–	1	(70)	–	24	–
Open space	78	28	–	2	–	–	108	–
Community facilities	130	27	–	3	–	–	160	–
Recreation	193	46	–	3	–	–	242	–
<b>Total</b>	<b>469</b>	<b>126</b>	<b>–</b>	<b>9</b>	<b>(70)</b>	<b>–</b>	<b>534</b>	<b>–</b>

CATCHMENT DISTRICT – RAYMOND TERRACE

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Roads	34	175	–	–	(40)	–	169	–
Parking	(11)	–	–	–	–	–	(11)	–
Open space	232	265	–	4	(81)	–	420	–
Community facilities	117	308	–	2	(125)	–	302	–
Recreation	640	633	–	11	(35)	–	1,249	–
<b>Total</b>	<b>1,012</b>	<b>1,381</b>	<b>–</b>	<b>17</b>	<b>(281)</b>	<b>–</b>	<b>2,129</b>	<b>–</b>

Notes to the Financial Statements  
for the year ended 30 June 2018

Note 23. Statement of developer contributions (continued)

\$ '000

**S7.11 CONTRIBUTIONS – UNDER A PLAN**

CATCHMENT DISTRICT – MEDOWIE

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Roads	396	131	–	7	(135)	–	399	–
Medowie, Traffic and Transport	–	201	–	–	–	–	201	–
Open space	389	199	–	6	–	–	594	–
Community facilities	286	232	–	5	(390)	–	133	–
Recreation	1,568	476	–	26	(101)	–	1,969	–
<b>Total</b>	<b>2,639</b>	<b>1,239</b>	<b>–</b>	<b>44</b>	<b>(626)</b>	<b>–</b>	<b>3,296</b>	<b>–</b>

CATCHMENT DISTRICT – KARUAH / SWAN BAY

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Roads	67	36	–	1	(66)	–	38	–
Open space	117	53	–	2	–	–	172	–
Community facilities	(110)	64	–	–	–	–	(46)	–
Recreation	155	126	–	3	–	–	284	–
<b>Total</b>	<b>229</b>	<b>279</b>	<b>–</b>	<b>6</b>	<b>(66)</b>	<b>–</b>	<b>448</b>	<b>–</b>

Notes to the Financial Statements  
for the year ended 30 June 2018

Note 23. Statement of developer contributions (continued)

\$ '000

**S7.11 CONTRIBUTIONS – UNDER A PLAN**

CATCHMENT DISTRICT - TILIGERRY PENINSULA

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
Roads	21	21	–	1	(27)	–	16	–
Open space	(42)	33	–	–	–	–	(9)	–
Community facilities	65	32	–	1	–	–	98	–
Recreation	249	89	–	4	–	–	342	–
<b>Total</b>	<b>293</b>	<b>175</b>	<b>–</b>	<b>6</b>	<b>(27)</b>	<b>–</b>	<b>447</b>	<b>–</b>

CATCHMENT DISTRICT – TOMAREE PENINSULA

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
Drainage	(1)	20	–	–	–	–	19	–
Roads	24	77	–	–	(92)	–	9	–
Parking	3	–	–	–	–	–	3	–
Open space	250	167	–	4	(550)	129	–	129
Community facilities	780	187	–	13	(136)	(129)	715	(129)
Recreation	(35)	411	–	–	–	–	376	–
<b>Total</b>	<b>1,021</b>	<b>862</b>	<b>–</b>	<b>17</b>	<b>(778)</b>	<b>–</b>	<b>1,122</b>	<b>–</b>

Notes to the Financial Statements  
for the year ended 30 June 2018

Note 23. Statement of developer contributions (continued)

\$ '000

**S7.11 CONTRIBUTIONS – UNDER A PLAN**

CATCHMENT DISTRICT – RURAL BALANCE

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
Roads	29	–	–	–	–	–	29	–
Open space	22	–	–	–	–	–	22	–
Community facilities	1	–	–	–	–	–	1	–
Recreation	36	–	–	1	–	–	37	–
<b>Total</b>	<b>88</b>	<b>–</b>	<b>–</b>	<b>1</b>	<b>–</b>	<b>–</b>	<b>89</b>	<b>–</b>

CATCHMENT DISTRICT – FERN BAY

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
Roads	680	29	–	11	(192)	–	528	–
Traffic facilities	39	3	–	1	(15)	–	28	–
Open space	946	35	–	16	–	–	997	–
Community facilities	1,138	30	–	19	(392)	–	795	–
Recreation	1,858	81	–	31	(898)	–	1,072	–
<b>Total</b>	<b>4,661</b>	<b>178</b>	<b>–</b>	<b>78</b>	<b>(1,497)</b>	<b>–</b>	<b>3,420</b>	<b>–</b>

Notes to the Financial Statements  
for the year ended 30 June 2018

Note 23. Statement of developer contributions (continued)

\$ '000

S7.11 CONTRIBUTIONS – UNDER A PLAN

CATCHMENT DISTRICT – SHIRE WIDE

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Haulage	3,182	833	21	54	(1,688)	–	2,402	–
Fire Fighting Facilities	339	75	–	6	(81)	–	339	–
Civic Administration	276	356	–	5	(252)	–	385	–
<b>Total</b>	<b>3,797</b>	<b>1,264</b>	<b>21</b>	<b>65</b>	<b>(2,021)</b>	<b>–</b>	<b>3,126</b>	<b>–</b>

S7.12 LEVIES – UNDER A PLAN

S7.12 LEVIES – UNDER A PLAN

PURPOSE	Opening balance	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	Held as restricted asset	Cumulative internal borrowings due/(payable)
		Cash	Non-cash					
Section 7.12	998	300	–	17	(506)	–	809	–
<b>Total</b>	<b>998</b>	<b>300</b>	<b>–</b>	<b>17</b>	<b>(506)</b>	<b>–</b>	<b>809</b>	<b>–</b>

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 24. Statement of performance measures – consolidated results

\$ '000	Amounts 2018	Indicator 2018	Prior periods 2017	2016	Benchmark
<b>Local government industry indicators – consolidated</b>					
<b>1. Operating performance ratio</b>					
Total continuing operating revenue <sup>(1)</sup> excluding capital grants and contributions less operating expenses	(93)	-0.08%	7.10%	4.09%	> 0.00%
Total continuing operating revenue <sup>(1)</sup> excluding capital grants and contributions	116,093				
<b>2. Own source operating revenue ratio</b>					
Total continuing operating revenue <sup>(1)</sup> excluding all grants and contributions	102,662	78.08%	76.57%	80.45%	> 60.00%
Total continuing operating revenue <sup>(1)</sup>	131,480				
<b>3. Unrestricted current ratio</b>					
Current assets less all external restrictions <sup>(2)</sup>	38,991	2.05x	3.18x	3.53x	> 1.5x
Current liabilities less specific purpose liabilities <sup>(3, 4)</sup>	18,975				
<b>4. Debt service cover ratio</b>					
Operating result <sup>(1)</sup> before capital excluding interest and depreciation/impairment/amortisation	15,108	2.36x	6.35x	4.71x	> 2x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	6,411				
<b>5. Rates, annual charges, interest and extra charges outstanding percentage</b>					
Rates, annual and extra charges outstanding <sup>(5)</sup>	1,644	2.84%	2.80%	2.69%	10%
Rates, annual and extra charges collectible	57,951				
<b>6. Cash expense cover ratio</b>					
Current year's cash and cash equivalents plus all term deposits	51,070	5.53 mths	5.8 mths	3.4 mths	> 3 mths
Payments from cash flow of operating and financing activities	9,241				

#### Notes

<sup>(1)</sup> Excludes fair value adjustments and reversal of revaluation decrements, net gain/(loss) on sale of assets and the net share of interests in joint ventures and associates.

<sup>(2)</sup> Refer Notes 6-8 inclusive.

Also excludes any real estate and land for resale not expected to be sold in the next 12 months.

<sup>(3)</sup> Refer to Notes 12 and 13.

<sup>(4)</sup> Refer to Note 12(b) and 13(b) – excludes all payables and provisions not expected to be paid in the next 12 months (incl. ELE).

<sup>(5)</sup> Net of rates in advance.

**END OF AUDITED FINANCIAL STATEMENTS**

## Notes to the Financial Statements

for the year ended 30 June 2018

### Note 25. Council information and contact details

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**Principal place of business:**

116 Adelaide Street  
Raymond Terrace NSW 2324

**Contact details**

**Mailing address:**

PO Box 42  
Raymond Terrace NSW 2324

**Opening hours:**

8:30am to 5:00pm  
Monday to Friday

**Telephone:** 02 4988 0255

**Facsimile:** 02 4988 0130

**Internet:** [www.portstephens.nsw.gov.au](http://www.portstephens.nsw.gov.au)

**Email:** [council@portstephens.nsw.gov.au](mailto:council@portstephens.nsw.gov.au)

**Officers**

**GENERAL MANAGER**

Wayne Wallis

**RESPONSIBLE ACCOUNTING OFFICER**

Tim Hazell

**PUBLIC OFFICER**

Tony Wickham

**AUDITORS**

The Audit Office of New South Wales  
Level 15, 1 Margaret Street,  
Sydney, NSW, 2001

**Elected members**

**MAYOR**

Ryan Palmer

**COUNCILLORS**

Cr John Nell  
Cr Glen Dunkley  
Cr Jaimie Abbott  
Cr Chris Doohan  
Cr Steve Tucker  
Cr Sarah Smith  
Cr Paul Le Mottee  
Cr Ken Jordan  
Cr Giacomo Arnott

**Other information**

**ABN:** 16 744 377 876





## **INDEPENDENT AUDITOR'S REPORT**

### **Report on the general purpose financial report**

#### **Port Stephens Council**

To the Councillors of Port Stephens Council

### **Opinion**

I have audited the accompanying financial report of Port Stephens Council (the Council), which comprise the Income Statement and Statement of Comprehensive Income for the year ended 30 June 2018, the Statement of Financial Position as at 30 June 2018, the Statement of Changes in Equity and Statement of Cash Flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the Statement by Councillors and Management.

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 report:
  - has been presented, in all material respects, in accordance with the requirements of this Division
  - is consistent with the Council's accounting records
  - presents fairly, in all material respects, the financial position of the Council as at 30 June 2018, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- all information relevant to the conduct of the audit has been obtained
- no material deficiencies in the accounting records or financial report 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 Report' 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' (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

Other information comprises the information included in the Council's annual report for the year ended 30 June 2018, other than the financial report 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 Special Schedules (the Schedules).

My opinion on the financial report 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 Special Schedule 2 - Permissible income for general rates.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report 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 Report

The Councillors are responsible for the preparation and fair presentation of the financial report 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 report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, 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 except where the Council will be dissolved or amalgamated by an Act of Parliament, or otherwise cease operations.

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

My objectives are to:

- obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error
- 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 report.

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

My opinion does *not* provide assurance:

- that the 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 20 Material budget variations
- on the Special Schedules. A separate opinion has been provided on Special Schedule 2 - Permissible income for general rates
- about the security and controls over the electronic publication of the audited financial report on any website where it may be presented
- about any other information which may have been hyperlinked to/from the financial report.



Nathan Carter  
Director, Financial Audit Services

29 October 2019  
SYDNEY

Mr Ryan Palmer  
Mayor  
Port Stephens Council  
PO Box 42  
RAYMOND TERRACE NSW 2324

Contact: Nathan Carter  
Phone no: 9275 7349  
Our ref: D1826191/1779

29 October 2018

Dear Mayor

## Report on the Conduct of the Audit for the year ended 30 June 2018 Port Stephens Council

I have audited the general purpose financial statements of Port Stephens Council (the Council) for the year ended 30 June 2018 as required by section 415 of the *Local Government Act 1993* (the Act).

I expressed an unmodified opinion on the Council's general purpose financial statements.

This Report on the Conduct of the Audit (the Report) for the Council for the year ended 30 June 2018 is issued in accordance with section 417 of the Act. This Report should be read in conjunction with my audit opinion on the general purpose financial statements issued under section 417(2) of the Act.

### INCOME STATEMENT

#### Operating result

	2018 \$m	2017 \$m	Variance %
Rates and annual charges revenue	55.3	53.4	↑ 3.6
Grants and contributions revenue	28.8	30.8	↓ 6.5
Materials and contracts expense	41	36.3	↑ 13
Operating result for the year	20.3	22.7	↓ 10.6
Net operating result before capital amounts	4.9	8.4	↓ 41.7

Our insights inform and challenge government to improve outcomes for citizens



Council's net operating result for the year was \$20.3 million, which was \$2.4 million or 10.6 per cent lower than the 2016–17 result, while the net operating result before capital grants and contributions was \$4.9 million, which was \$3.5 million or 41.7 per cent lower than the 2016–17 result.

This is attributable to an overall increase in expenses of \$7.2 million, mainly caused by the increase in materials and contracts expenses, noted below, which is offset by an increase in total income of \$4.9 million. The increase in total income is mainly due to an increase in the fair value of investment property of \$4.8m in 2017–18 (\$0.5m in 2016–17).

Materials and contracts expense of \$41 million increased by \$4.7 million or 13 per cent in 2017–18. This was mainly attributable due to:

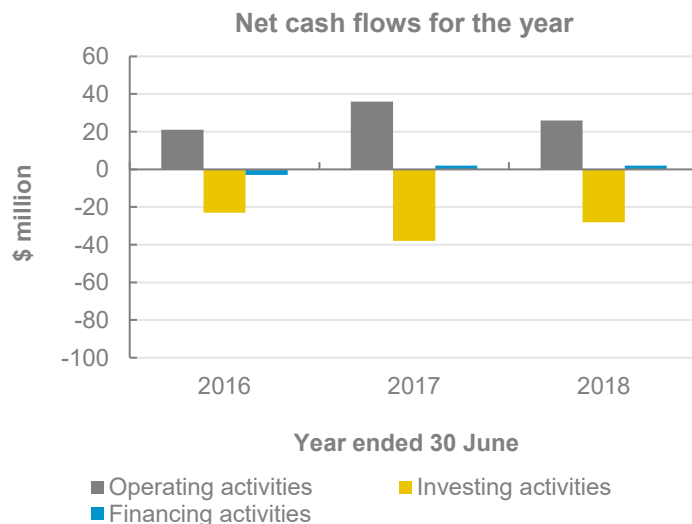
- recognition of a provision for legal settlement of \$2.1 million in 2017–18 related to an ongoing legal matter
- increase in contractor and consultancy costs of \$1.9 million.

Grants and contributions revenue of \$28.8 million decreased by \$2 million or 6.5 per cent in 2017–2018. This was mainly due to a \$2.9 million reduction in financial assistance grant income, which is recognised as revenue upon receipt.

Rates and annual charges revenue increased by \$1.9 million or 3.6 per cent in 2017–18. The increase is a combination of the IPART approved increase of 1.5 per cent and growth in the Council area. There was no special rate variation in 2017–18.

## STATEMENT OF CASH FLOWS

- The decrease in cash provided from operating activities of \$9.5 million is largely due to a decrease in receipts from grants and contributions of \$2.1 million, a decrease in other receipts of \$2.2 million, an increase in payments to employees of \$2.3 million and an increase in payments for materials and contracts of \$4.5 million.
- The decrease in net cash used in investing activities of \$10.5 million is largely due to an increase in receipts from the sale of real estate assets of \$5.4 million, a decrease in net payments for the purchase of investment securities \$14.4 million offset by an increase in purchases of infrastructure, property, plant and equipment of \$7.6 million.



## FINANCIAL POSITION

### Cash and Investments

Cash and Investments	2018	2017	Commentary
	\$m	\$m	
External restrictions	26,717	25,453	• The increase in externally restricted cash and investments is mainly due to increases in cash held for domestic waste management and crown holiday parks.
Internal restrictions	24,353	23,273	
Unrestricted	-	-	
<b>Cash and investments</b>	<b>51,070</b>	<b>48,726</b>	<ul style="list-style-type: none"> <li>• The increase in internally restricted cash and investments is largely due to an increase in cash and investments from the Newcastle Airport Partnership (\$15.1 million in 2017–18 vs \$13.8 million in 2016–17).</li> <li>• Council does not have any unrestricted cash and investments.</li> </ul>

## PERFORMANCE RATIOS

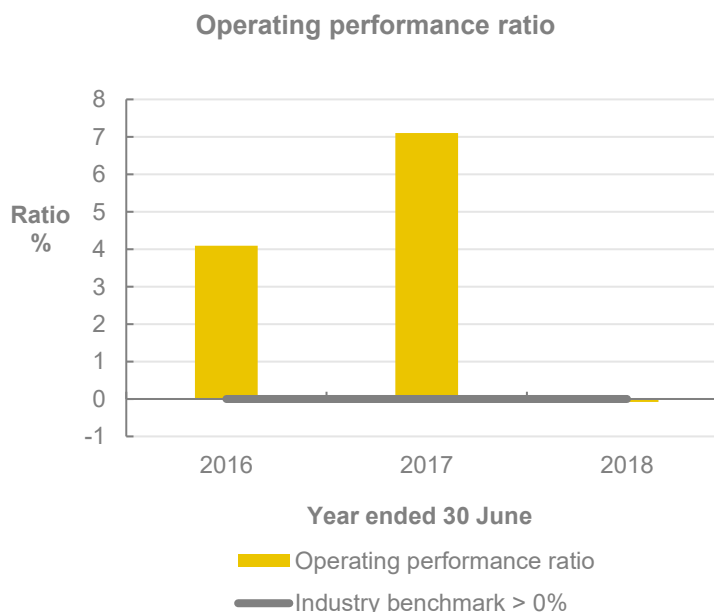
The definition of each ratio analysed below (except for the 'building and infrastructure renewals ratio') is included in Note 24 of the Council's audited general purpose financial statements. The 'building and infrastructure renewals ratio' is defined in Council's Special Schedule 7 and is not audited.

### Operating performance ratio

Council's operating performance ratio was (0.08) per cent in 2017–18, which is marginally below the benchmark.

The reasons for the decline in the net operating result are included in the 'Income Statement' commentary above.

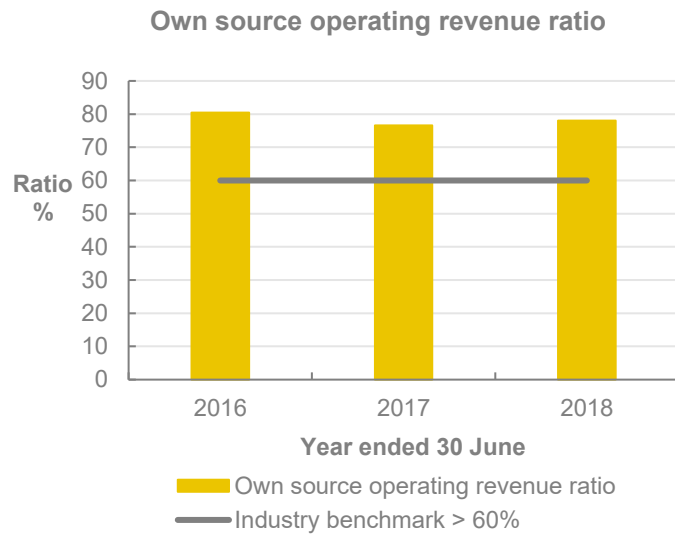
The 'operating performance ratio' measures how well council contained operating expenditure within operating revenue (excluding capital grants and contributions, fair value adjustments, and reversal of revaluation decrements). The benchmark set by the Office of Local Government (OLG) is greater than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



## Own source operating revenue ratio

Council has exceeded the benchmark in the current year, as a result of its diversified operating revenue, which includes income of \$15.1 million from the Newcastle Airport Partnership.

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.

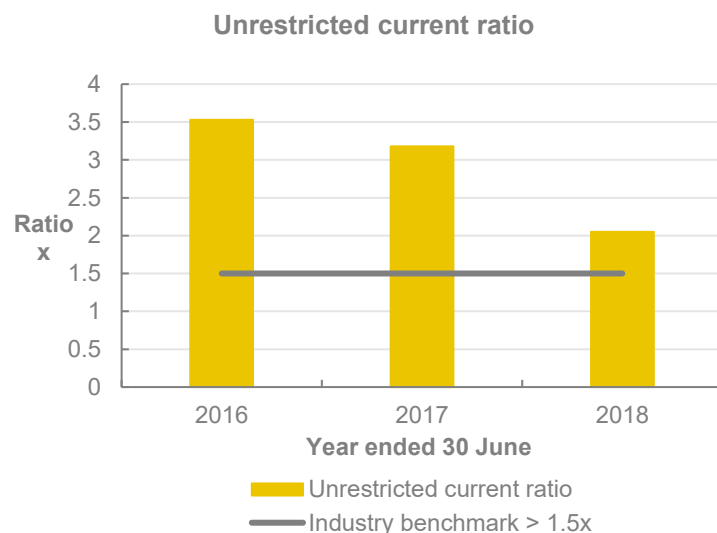


## Unrestricted current ratio

Council has exceeded the benchmark in the current year. Although the ratio remains positive it has decreased from the prior year as a result of:

- a decrease in real estate inventory of \$8.5 million, mainly due to reclassification from current assets to non-current assets during the year
- an increase in payables of \$1.8 million.

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.

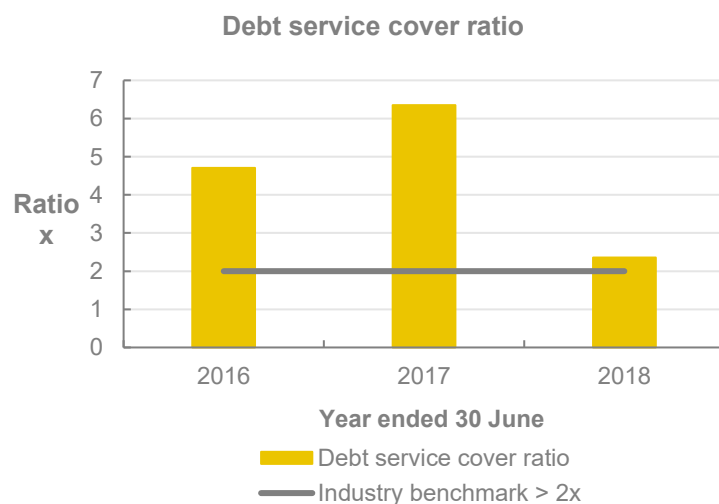


## Debt service cover ratio

Council has marginally exceeded the benchmark in the current year. The ratio has decreased from the prior year because of:

- a decline in the net operating result, as noted in the 'Income Statement' commentary above
- an increase in repayments of borrowings of \$2.7 million from the prior year.

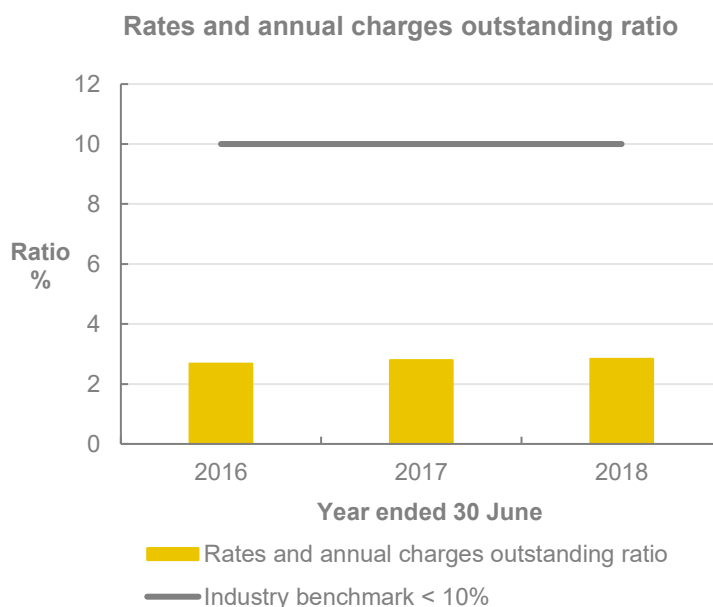
The 'debt service cover ratio' measures the operating cash to service debt including interest, principal and lease payments. The benchmark set by OLG is greater than two times.



## Rates and annual charges outstanding ratio

Councils rates and annual charges outstanding ratio has remained stable over the last three years and remains better than the industry benchmark.

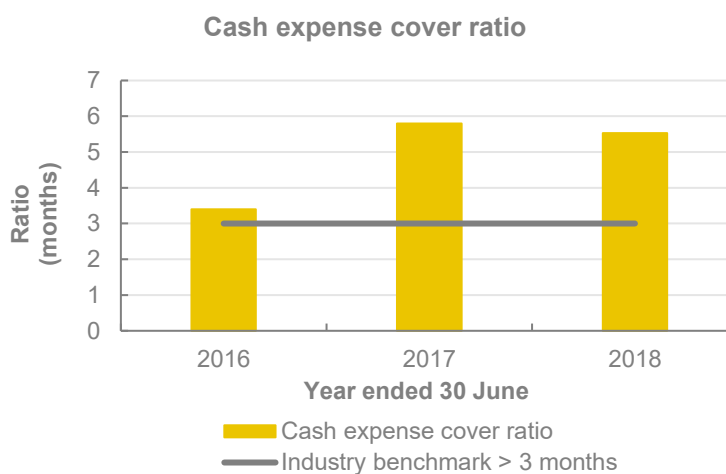
The 'rates and annual charges outstanding ratio' assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts. The benchmark set by OLG is less than 10 per cent for regional and rural councils.



## Cash expense cover ratio

Councils cash expense cover ratio exceeds the industry benchmark and has remained relatively stable from the prior year.

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.





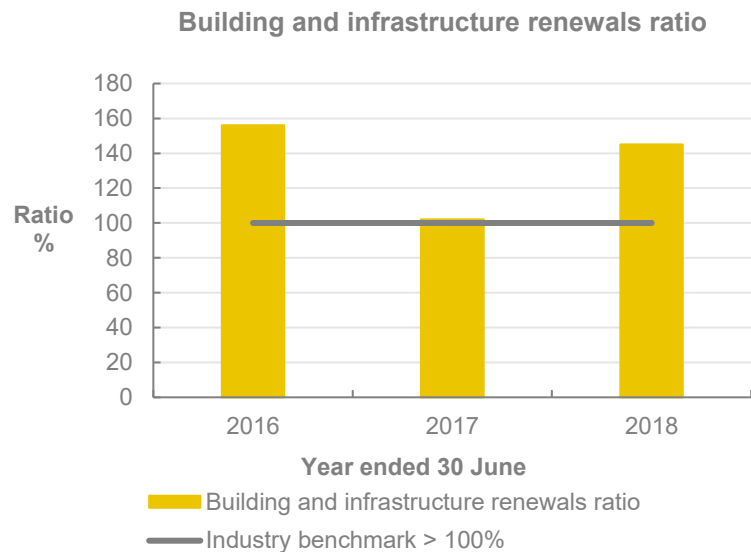
## Building and infrastructure renewals ratio (unaudited)

Council has exceeded the benchmark in the current year and improved the position from the prior year because of:

- an increase in asset renewals from \$10.6 million in 2016–17 to \$14.5 million in 2017–18
- relatively consistent depreciation expense.

The 'building and infrastructure renewals ratio' assesses the rate at which these assets are being renewed against the rate at which they are depreciating. The benchmark set by OLG is greater than 100 per cent.

This ratio is sourced from council's Special Schedule 7 which is not audited.



## OTHER MATTERS

### New accounting standards implemented

#### AASB 2016-2 'Disclosure Initiative – Amendments to AASB 107'

Effective for annual reporting periods beginning on or after 1 January 2017

This Standard requires entities to provide disclosures that enable users of financial statements to evaluate changes (both cash flows and non-cash changes) in liabilities arising from financing activities.

Council's disclosure of the changes in their liabilities arising from financing activities is disclosed in Note 12.

### 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 reports. The Council's:

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

Nathan Carter  
Director, Financial Audit Services

cc: Mr Wayne Wallis, General Manager  
Mr Ben Niland, Chair of the Audit and Risk Committee  
Mr Tim Hurst, Chief Executive of the Office of Local Government

# Port Stephens

SPECIAL SCHEDULES  
for the year ended 30 June 2018

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**"A great lifestyle in a  
treasured environment"**



# Special Schedules

for the year ended 30 June 2018

## Contents

### Special Schedules <sup>1</sup>

Special Schedule 1	Net Cost of Services
Special Schedule 2	Permissible income for general rates
Special Schedule 2	Independent Auditors Report
Special Schedule 7	Report on Infrastructure Assets

<sup>1</sup> Special Schedules are not audited (with the exception of Special Schedule 2).

---

### Background

- (i) These Special Schedules have been designed to meet the requirements of special purpose users such as;
- the NSW Grants Commission
  - the Australian Bureau of Statistics (ABS),
  - the NSW Office of Water (NOW), and
  - the Office of Local Government (OLG).
- (ii) The financial data is collected for various uses including;
- the allocation of Financial Assistance Grants,
  - the incorporation of Local Government financial figures in national statistics,
  - the monitoring of loan approvals,
  - the allocation of borrowing rights, and
  - the monitoring of the financial activities of specific services.

## Special Schedule 1 – Net Cost of Services

for the year ended 30 June 2018

\$'000

Function or activity	Expenses from continuing operations	Income from continuing operations		Net cost of services
		Non-capital	Capital	
<b>Governance</b>	<b>3,138</b>	<b>162</b>	<b>–</b>	<b>(2,976)</b>
<b>Administration</b>	<b>23,938</b>	<b>6,932</b>	<b>–</b>	<b>(17,006)</b>
<b>Public order and safety</b>				
Fire service levy, fire protection, emergency services	119	3	–	(116)
Beach control	791	–	–	(791)
Enforcement of local government regulations	1,938	465	–	(1,473)
Animal control	–	73	–	73
Other	1,893	1,061	349	(483)
<b>Total public order and safety</b>	<b>4,741</b>	<b>1,602</b>	<b>349</b>	<b>(2,790)</b>
<b>Health</b>	<b>577</b>	<b>393</b>	<b>–</b>	<b>(184)</b>
<b>Environment</b>				
Noxious plants and insect/vermin control	167	264	–	97
Other environmental protection	1,416	1,061	829	474
Solid waste management	16,577	18,013	–	1,436
Street cleaning	75	–	–	(75)
Drainage	4,002	–	–	(4,002)
Stormwater management	–	–	–	–
<b>Total environment</b>	<b>22,237</b>	<b>19,338</b>	<b>829</b>	<b>(2,070)</b>
<b>Community services and education</b>				
Administration and education	8	25	–	17
Social protection (welfare)	1,233	368	100	(765)
Aged persons and disabled	–	–	–	–
Children's services	1,498	1,820	–	322
<b>Total community services and education</b>	<b>2,739</b>	<b>2,213</b>	<b>100</b>	<b>(426)</b>
<b>Housing and community amenities</b>				
Public cemeteries	122	167	–	45
Public conveniences	–	–	–	–
Street lighting	1,671	–	–	(1,671)
Town planning	3,076	1,127	–	(1,949)
Other community amenities	–	–	–	–
<b>Total housing and community amenities</b>	<b>4,869</b>	<b>1,294</b>	<b>–</b>	<b>(3,575)</b>

# Special Schedule 1 – Net Cost of Services (continued)

for the year ended 30 June 2018

\$'000

Function or activity	Expenses from continuing operations	Income from continuing operations		Net cost of services
		Non-capital	Capital	
<b>Recreation and culture</b>				
Public libraries	1,820	391	–	(1,429)
Museums	–	–	–	–
Art galleries	–	–	–	–
Community centres and halls	665	(264)	–	(929)
Performing arts venues	–	–	–	–
Other performing arts	–	–	–	–
Other cultural services	440	–	–	(440)
Sporting grounds and venues	9	–	–	(9)
Swimming pools	1,588	–	–	(1,588)
Parks and gardens (lakes)	712	72	12	(628)
Other sport and recreation	3,595	687	5,145	2,237
<b>Total recreation and culture</b>	<b>8,829</b>	<b>886</b>	<b>5,157</b>	<b>(2,786)</b>
<b>Fuel and energy</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>
<b>Agriculture</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>
<b>Mining, manufacturing and construction</b>				
Building control	1,744	1,726	–	(18)
Other mining, manufacturing and construction	–	–	–	–
<b>Total mining, manufacturing and const.</b>	<b>1,744</b>	<b>1,726</b>	<b>–</b>	<b>(18)</b>
<b>Transport and communication</b>				
Urban roads (UR) – local	5,099	1,163	8,196	4,260
Urban roads – regional	3,582	5,714	–	2,132
Sealed rural roads (SRR) – local	1,137	–	–	(1,137)
Sealed rural roads (SRR) – regional	–	–	–	–
Unsealed rural roads (URR) – local	643	–	–	(643)
Unsealed rural roads (URR) – regional	–	–	–	–
Bridges on UR – local	–	–	–	–
Bridges on SRR – local	213	–	–	(213)
Bridges on URR – local	–	–	–	–
Bridges on regional roads	–	–	–	–
Parking areas	578	331	46	(201)
Footpaths	–	–	–	–
Aerodromes	11,955	15,104	–	3,149
Other transport and communication	5,036	839	–	(4,197)
<b>Total transport and communication</b>	<b>28,243</b>	<b>23,151</b>	<b>8,242</b>	<b>3,150</b>
<b>Economic affairs</b>				
Camping areas and caravan parks	9,154	11,149	–	1,995
Other economic affairs	6,550	5,118	710	(722)
<b>Total economic affairs</b>	<b>15,704</b>	<b>16,267</b>	<b>710</b>	<b>1,273</b>
<b>Totals – functions</b>	<b>116,759</b>	<b>73,964</b>	<b>15,387</b>	<b>(27,408)</b>
<b>General purpose revenues <sup>(1)</sup></b>		<b>47,744</b>		<b>47,744</b>
<b>Share of interests – joint ventures and associates using the equity method</b>	<b>–</b>	<b>–</b>		<b>–</b>
<b>NET OPERATING RESULT <sup>(2)</sup></b>	<b>116,759</b>	<b>121,708</b>	<b>15,387</b>	<b>20,336</b>

(1) Includes: rates and annual charges (including ex gratia, excluding water and sewer), non-capital general purpose grants, interest on investments (excluding externally restricted assets) and interest on overdue rates and annual charges

(2) As reported in the Income Statement

## Special Schedule 2 – Permissible income for general rates

for the year ended 30 June 2019

\$'000		Calculation 2018/19	Calculation 2017/18
<b>Notional general income calculation <sup>(1)</sup></b>			
Last year notional general income yield	a	40,767	39,685
Plus or minus adjustments <sup>(2)</sup>	b	364	430
<b>Notional general income</b>	c = (a + b)	<b>41,131</b>	<b>40,115</b>
<b>Permissible income calculation</b>			
Special variation percentage <sup>(3)</sup>	d	0.00%	0.00%
Or rate peg percentage	e	2.30%	1.50%
Or crown land adjustment (incl. rate peg percentage)	f	2.32%	1.53%
Less expiring special variation amount	g	—	—
Plus special variation amount	h = d x (c - g)	—	—
Or plus rate peg amount	i = c x e	—	—
Or plus Crown land adjustment and rate peg amount	j = c x f	954	614
<b>Sub-total</b>	k = (c + g + h + i + j)	<b>42,085</b>	<b>40,729</b>
Plus (or minus) last year's carry forward total	l	(0)	17
Less valuation objections claimed in the previous year	m	(21)	—
<b>Sub-total</b>	n = (l + m)	<b>(21)</b>	<b>17</b>
<b>Total permissible income</b>	o = k + n	<b>42,064</b>	<b>40,746</b>
Less notional general income yield	p	42,049	40,767
<b>Catch-up or (excess) result</b>	q = o - p	<b>15</b>	<b>(21)</b>
Plus income lost due to valuation objections claimed <sup>(4)</sup>	r	—	21
Less unused catch-up <sup>(5)</sup>	s	—	—
<b>Carry forward to next year</b>	t = q + r - s	<b>15</b>	<b>(0)</b>

### 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*.
- (3) The 'special variation percentage' is inclusive of the rate peg percentage and where applicable Crown land adjustment.
- (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 Special Schedule 2 in the financial data return (FDR) to administer this process.



## **INDEPENDENT AUDITOR'S REPORT**

### **Special Schedule 2 - Permissible Income for general rates**

#### **Port Stephens Council**

To the Councillors of Port Stephens Council

### **Opinion**

I have audited the accompanying Special Schedule 2 – Permissible Income for general rates (the Schedule) of Port Stephens Council (the Council) for the year ending 30 June 2019.

In my opinion, the Schedule of the Council for the year ending 30 June 2019 is prepared, in all material respects in accordance with the requirements of the Local Government Code of Accounting Practice and Financial Reporting (LG Code) issued by the Office of Local Government (OLG), 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' (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

Other information comprises the information included in the Council's annual report for the year ended 30 June 2018, other than 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 and the Special Schedules excluding Special Schedule 2 (the other Schedules).

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, unless it is not appropriate to do so.

## 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](http://www.auasb.gov.au/auditors_responsibilities/ar8.pdf). The description forms part of my auditor's report.



My opinion does *not* 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.



Nathan Carter  
Director, Financial Audit Services

29 October 2018  
SYDNEY

# Special Schedule 7 – Report on Infrastructure Assets as at 30 June 2018

\$'000

Asset class	Asset category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2017/18 Required maintenance <sup>a</sup>	2017/18 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost				
								1	2	3	4	5
<b>Buildings</b>	Buildings	1,481	1,481	1,575	1,944	93,660	175,686	26%	38%	31%	5%	0%
	<b>Sub-total</b>	<b>1,481</b>	<b>1,481</b>	<b>1,575</b>	<b>1,944</b>	<b>93,660</b>	<b>175,686</b>	<b>25.7%</b>	<b>38.0%</b>	<b>30.9%</b>	<b>5.3%</b>	<b>0.1%</b>
<b>Other structures</b>	Other structures	–	–	202	319	4,122	5,319	4%	76%	21%	0%	0%
	<b>Sub-total</b>	<b>–</b>	<b>–</b>	<b>202</b>	<b>319</b>	<b>4,122</b>	<b>5,319</b>	<b>3.5%</b>	<b>75.7%</b>	<b>20.8%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Roads</b>	Sealed roads	10,051	10,051	3,491	4,145	331,465	340,903	21%	46%	21%	8%	4%
	Unsealed roads	–	–	700	703	8,159	11,540	6%	0%	94%	0%	0%
	Bridges	80	80	100	8	11,088	11,432	21%	79%	0%	0%	0%
	Footpaths	65	65	109	226	52,246	57,573	9%	27%	59%	5%	0%
	Other road assets	1,001	1,001	768	397	44,639	46,814	12%	22%	62%	4%	0%
	<b>Sub-total</b>	<b>11,197</b>	<b>11,197</b>	<b>5,168</b>	<b>5,477</b>	<b>447,596</b>	<b>468,262</b>	<b>18.3%</b>	<b>40.9%</b>	<b>31.1%</b>	<b>6.8%</b>	<b>2.9%</b>

Special Schedule 7 – Report on Infrastructure Assets as at 30 June 2018 (continued)

\$'000

Asset class	Asset category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2017/18 Required maintenance <sup>a</sup>	2017/18 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost				
								1	2	3	4	5
Stormwater drainage	Stormwater drainage	1,006	1,006	1,220	1,083	191,824	190,202	22%	76%	1%	1%	0%
	<b>Sub-total</b>	<b>1,006</b>	<b>1,006</b>	<b>1,220</b>	<b>1,083</b>	<b>191,824</b>	<b>190,202</b>	<b>22.0%</b>	<b>76.0%</b>	<b>1.0%</b>	<b>1.0%</b>	<b>0.0%</b>
Open space/recreational assets	Swimming pools	–	–	291	261	3,480	6,838	0%	79%	21%	0%	0%
	Open space	251	251	3,552	3,293	17,943	35,243	2%	54%	30%	13%	1%
	<b>Sub-total</b>	<b>251</b>	<b>251</b>	<b>3,843</b>	<b>3,554</b>	<b>21,423</b>	<b>42,081</b>	<b>1.7%</b>	<b>58.3%</b>	<b>28.7%</b>	<b>10.6%</b>	<b>0.7%</b>
Other infrastructure assets	Other	80	80	36	158	6,004	13,207	21%	33%	32%	14%	0%
	<b>Sub-total</b>	<b>80</b>	<b>80</b>	<b>36</b>	<b>158</b>	<b>6,004</b>	<b>13,207</b>	<b>21.0%</b>	<b>33.0%</b>	<b>32.0%</b>	<b>14.0%</b>	<b>0.0%</b>
	<b>TOTAL – ALL ASSETS</b>	<b>14,015</b>	<b>14,015</b>	<b>12,043</b>	<b>12,537</b>	<b>764,630</b>	<b>894,757</b>	<b>19.7%</b>	<b>48.7%</b>	<b>24.5%</b>	<b>5.5%</b>	<b>1.6%</b>

Notes:

<sup>a</sup> Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

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

## Special Schedule 7 – Report on Infrastructure Assets (continued)

for the year ended 30 June 2018

	Amounts 2018	Indicator 2018	Prior periods		Benchmark
			2017	2016	
Infrastructure asset performance indicators * consolidated					
1. Buildings and infrastructure renewals ratio <sup>(1)</sup>					
Asset renewals <sup>(2)</sup>	11,957	123.14%	99.97%	156.05%	>= 100%
Depreciation, amortisation and impairment	9,710				
2. Infrastructure backlog ratio <sup>(1)</sup>					
Estimated cost to bring assets to a satisfactory standard	14,015	1.83%	1.91%	2.15%	< 2.00%
Net carrying amount of infrastructure assets	764,630				
3. Asset maintenance ratio					
Actual asset maintenance	12,537	104.10%	93.34%	141.60%	> 100%
Required asset maintenance	12,043				
4. Cost to bring assets to agreed service level					
Estimated cost to bring assets to an agreed service level set by Council	14,015	1.57%	1.59%	1.74%	
Gross replacement cost	894,757				

### Notes

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

<sup>(1)</sup> Excludes Work In Progress (WIP)

<sup>(2)</sup> 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.

**Port Stephens Council  
Holiday Parks & Investment Property Report  
Financial Year 2017/2018**

<b>Holiday Parks</b>		<b>Operating Income</b>	<b>Operating Expenditure</b>	<b>EBITDA (6)</b>	<b>Net Yield % (1)</b>	<b>Notes</b>
Fingal Bay	Crown	4,085,343	2,565,649	1,519,694	13%	
Halifax	Crown	2,803,460	1,938,844	864,616	13%	
Shoal Bay	Crown	1,001,227	638,939	362,288		
	Council	<u>1,859,422</u>	<u>1,186,601</u>	<u>672,821</u>	8%	
		2,860,649	1,825,539	1,035,109		
Thou Walla	Council	731,838	707,644	24,194	0%	<b>2</b>
TreEscape	Council	717,768	705,100	12,668	0%	<b>3 &amp; 4</b>
<hr/>						
<b>Investment Property</b>		<b>Operating Income</b>	<b>Operating Expenditure</b>	<b>EBITDA (6)</b>	<b>Net Yield % (1)</b>	
	Total	2,718,373	532,094	2,186,279	7%	<b>5</b>
<hr/>						
<b>Newcastle Airport</b>		<b>Operating Income</b>	<b>Operating Expenditure</b>	<b>Net Profit</b>	<b>Net Yield % (7)</b>	
	Total	15,696,656	11,955,252	3,741,404	12%	

**Notes**

- 1** Net Yield = EBITDA / capital
- 2** Yield returns were affected by a transition from outsourced operation to insured
- 3** Yield returns are dependent on the Kolosa Hospital project which is yet to be constructed
- 4** Includes notional rent from the Business Development Unit
- 5** Councils policy on the required return on capital in commercial property investments is between 7-9%
- 6** EBITDA used as the numerator for Return on Investment calculation in accordance with Crown Lands reporting
- 7** Net Yield = Net Profit / capital







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