NNUAL REPORTIONS
COAST

TASMANIA



WORKING IN PARTNERSHIP WITH OUR COMMUNITY



CONTENTS

Annual Financial Report	45
Independent Auditor's Report	40
APPENDICES	
• Contracts for the Supply of Goods and Services	38
Peppercorn LeasesWest Coast Visitor Information Centre	38
• Pensioner Remissions	36 37
• Rates Remissions for Non-Profit Organisations	36
Financial Services • Financial and In-Kind Community Support	35 35
TasWaterStatement of Land DonatedPublic Interest Disclosures	
Statement of ActivitiesCradle Coast Authority	
• Complaints Under Customer Service Charter	
· Code of Conduct	34
Legislative Requirements	34
An Environment For All Public Health	30 32
Sustainable Infrastructure	28
A Thriving Economy	24
An Outstanding Organisation	22
Excellence in Governance	20
Health, Active Living, and Wellbeing	16
Education	14
A Vibrant Community	10
Strategic Planning Framework	7
Councillor Schedule of Attendance	6
Mayor and Councillors	5
West Coast Council Profile	4
Message from the Mayor and General Manager	3



A MESSAGE FROM THE MAYOR AND GENERAL MANAGER

Welcome to our review of the 2020–2021 financial year.

We begin with a thank you to Mayor Phil Vickers. Phil resigned on 30 April 2021 from the position of Mayor finishing a long and distinguished career in local government. He commenced work in 1983, working in the Lyell Municipality, before taking on the challenge of Council Clerk of the Zeehan Municipal Commission, he helped lead the newly formed West Coast Council through amalgamation as its first General Manager. He served as a Councillor from 2009 and led Council as Mayor from 2014. Through this period of service, he saw significant changes in our community and in local government and through all of them he maintained focus on ensuring the whole West Coast was a great place to live and work. Such a long period of service to a community comes with sacrifices and we, along with the Councillors and Staff of the West Coast Council, thank Phil for his close to 30 years working for the West Coast.

The 2020–21 financial year was a difficult one for many. The onset of the Covid-19 pandemic just prior to the beginning of the financial year has resulted in a downturn across some businesses on the West Coast. The uncertainty, particularly for the tourism sector, but also for the community has been difficult for all. Council too has been impacted with additional requirements in managing facilities

and services to ensure we can continue to operate. Overall, our aim was to minimise the impact of rates on residents, which we did by not having a rate increase for the financial year. Additionally, we sought to do our best to support the local economy by continuing with, or increasing where possible, our operations. This we did with increases to capital spending and operational maintenance. Reducing revenue, while increasing expenses, has led to a reduction in financial position for Council with an underlying deficit of \$1,177,461 for financial year 2020–21. While it will take Council some time to return to an underlying surplus it has been important to ensure a continued focus on infrastructure maintenance and economic growth. That is why it is pleasing to see total capital expenditure reach \$4,392,631 for the year, with approximately \$2.45 million spent on renewals of existing infrastructure and approximately \$1.9 million on new infrastructure. This high level of capital expenditure is investing in the future of the West Coast.

There has been a continued focus on improving accountability and transparency in our reporting. This year is the first you will see results reported against KPIs. These are not intended to measure everything that is important but are rather a selection of key figures we expect to be able to get data for. Over this year there



Mayor Phil Vickers and General Manager David Midson

have been some significant KPI improvements, however, some of this is due to improvements in measurement. It is expected reporting against KPIs will smooth out over time as data becomes more reliable. This year we are also happy to report that a significant number of our Annual Plan Action Items have been completed. Overall, 58% of action items were complete and 27.5% partially complete, 14.5% were not completed or cancelled. This result reflects a significant amount of work in what has been a dynamic and difficult financial year.

Shane Pitt

David Midson

GENERAL MANAGER

OUR PROFILE

The West Coast Council is located in the heart of the majestic wilderness of Tasmania's beautiful West Coast.

Our vision is to be a welcoming community with quality lifestyles supporting dynamic sustainable development and natural resource management.

Covering 9,575sq kms, the West Coast municipality is the gateway to Tasmania's wilderness. Coastal populations include Strahan, situated on Macquarie Harbour, and the picturesque shack sites of Granville Harbour and Trial Harbour. The inland population centres of Queenstown, Zeehan,

Tullah and Rosebery and the small townships of Gormanston and Linda, are all within a short distance from magnificent lakes, rivers, rainforests, dunes and historic sites.

The West Coast is celebrated for its tourism, mining, renewable energy, and fishing. The clean air, mild climate and strong commitment to community make the West Coast a fantastic and unique place to be.





MAYOR AND COUNCILLORS YOUR ELECTED REPRESENTATIVES



Mayor Phil Vickers (Resigned 30 April 2021)



Deputy Mayor Shane Pitt (Acting Mayor from 1 May 2021)



Councillor Robyn Gerrity



Councillor **Leigh Styles**



Councillor **Lindsay Newman**



Councillor **Terry Shea**



Councillor Scott Stringer



Councillor lan Hall



Councillor **Kerry Graham**

ATTENDANCE

Section 72 (1)(cc) of the Local Government Act 1993 requires a statement detailing the attendance of each Councillor at Council and committee meetings during the preceding financial year to be included in the Annual Report.

Note: Mayor Vickers' period of service – 01 July 2020–30 April 2021, due to his resignation.

Councillor	Workshop	Additional Workshop	Meeting	Annual General Meeting	Special Meeting
Mayor Vickers	7	1	10	1	1
Deputy Mayor Pitt	6	2	10	1	1
Cr Newman	8	2	12	1	1
Cr Shea	7	2	12	1	1
Cr Styles	3	1	8	1	1
Cr Stringer	7	2	10	1	1
Cr Gerrity	1	0	10	0	1
Cr Hall	0	1	5	0	0
Cr Graham	5	0	10	1	1

TOTAL MEETINGS CONVENED

Workshop	8
Additional Workshop	2
Meeting	12
Annual General Meeting	1
Special Meeting	1

Section 72 (1)(cb) of the *Local Government Act 1993* requires a statement of the total allowances and expenses paid to the Mayor, Deputy Mayor and Councillors to be included in the Annual Report. Total allowances and expenses paid to the Mayor, Deputy Mayor and Councillors (including telecommunications, fuel and travel expenses): \$140,673.

REMUNERATION OF SENIOR POSITIONS

Section 72 (1)(cd) of the *Local Government Act 1993* requires a statement in accordance with subsection (4) relating to total remuneration to Council employees in senior positions to be included in the Annual Report.

Total remuneration includes the salary paid, contributions to superannuation, values of the use of any motor vehicle, and any other allowance or benefit paid – note that in all instances vehicles are available for 'pooled' use: \$500,742.

STRATEGIC PLANNING FRAMEWORK

Council's activities incorporate the requirements of the Local Government Act 1993 and the aspirations of the West Coast community. Our key documents are the West Coast Community Plan 2025 (as amended in 2020) and the West Coast Council Corporate Plan 2020–2030. These two long term plans along with Council adopted strategies form the basis for our planning.

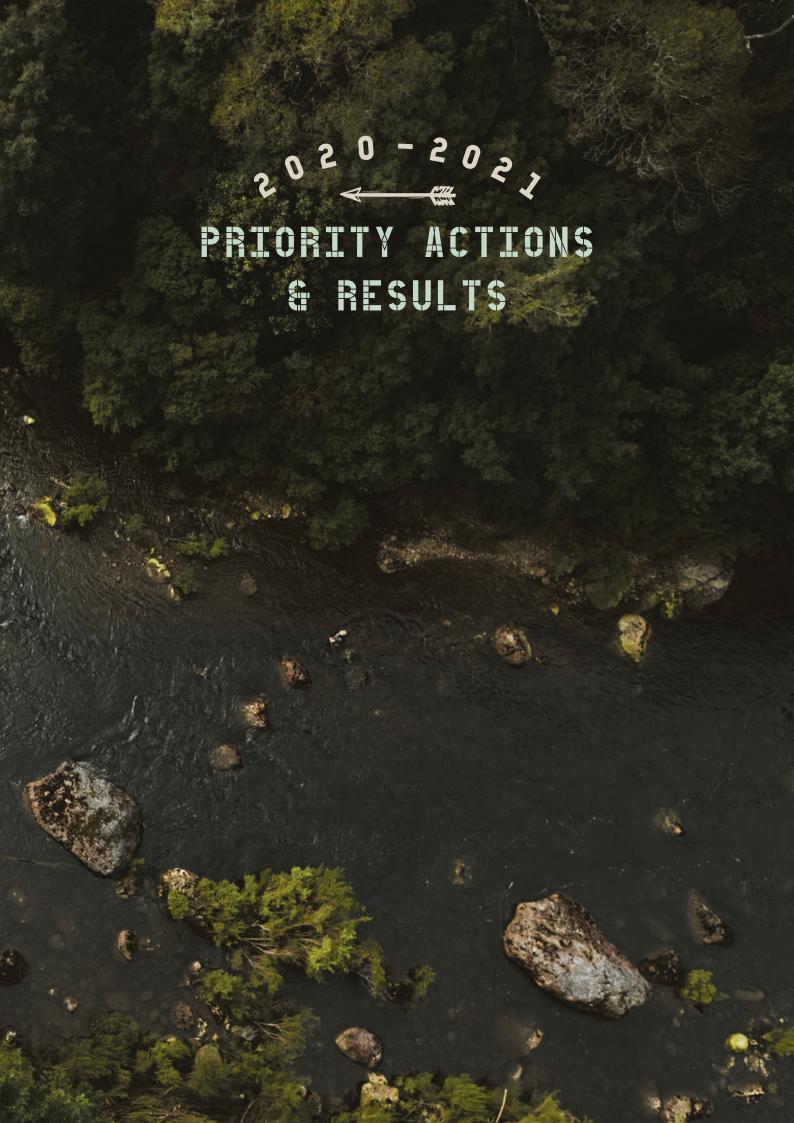
Current Council Endorsed Strategies and Plans relevant in the reporting period are:

- West Coast Liveable Communities (Aged Care) Strategy
- West Coast Sport and Recreation Plan
- West Coast Sport and Recreation Plan Medium Term Implementation Guidance
- Waste Strategy Transfer Station Infrastructure 2018-2028
- West Coast Aquatics Strategy & Business Plan
- Mountain Bike Trails Strategy
- Strategic Asset Management Plan – Bridges 2020–2030
- West Coast Council Asset Management Plan - Transport
- West Coast Council Asset Management Strategy 2020-2030
- West Coast Play Space Asset Management Plan
- West Coast Council Stormwater Management Plan

These plans and strategies together informed the *West Coast Council Annual Plan 2020–2021*. This Annual Report is designed to inform the community on how we did in meeting the aims of that Annual Plan, and to report on matters required by the *Local Government Act 1993*.

All the strategies, plans and the Annual Plan are available on our website at www.westcoast.tas.gov.au.





A VIBRANT COMMUNITY

VISION: TO BE A PLACE
WHERE RESIDENTS AND
VISITORS FEEL SAFE AND
CONNECTED TO THEIR
COMMUNITY THROUGH
ACCESS TO APPROPRIATE
AND RELEVANT SERVICES,
ACTIVITIES, AND FACILITIES.

KEY PERFORMANCE INDICATORS

- Social Media and Website Engagement – No previous data.
- RESULT: Social media 25,263 (Facebook engagement)
 WCC website (no data for 2020–2021).
- Total Community Financial and In-Kind Support Provided
 Benchmark: \$28,946.14 (2018/2019).
- RESULT: \$73,563.04 (2020/2021) – \$14,317.84 Cash Funding, \$59,245.20 In-Kind (104%).
- Average Number of Community Responses to Engagement Activities
 No previous data.
- RESULT: Average of 7.8 responses per engagement.
 Granville Harbour Toilet Facility Proposal Responses 16.

West Coast Walks Strategy Survey – Responses 26.

Customer Service Charter Review – Responses 0.

Annual Report 2019–2020 Comments & Feedback – Responses 2. Annual Plan 2021–2022 Community Survey – Responses 33.

West Coast Asset Management Strategy 2020–2030 – Responses 0.

West Coast Parking Plan for the Queenstown Central Business District – Reponses 6.

Requests for Expression of Interest (EOI) – Rosebery Swimming Pool Facility Use – Responses 2.

West Coast Tip Shop EOI – Responses 0.

Zeehan Community Hall EOI – Responses 1.

Union Steamship Building Development – Responses 0.

Number of Community

 Facilities Bookings –
 Benchmark: 196 (2018/2019).

RESULT: 607 (209%).



Increase



Decrease



HIGHLIGHTS

In 2020–2021 The West Coast Council provided \$291,946.04 in direct support to the community. This included:

\$14,317.84 in Grants (Small, Event, Innovation and Christmas) see list of supported organisations page 35.

\$59,245.20 in In-Kind Support see list of support organisations page 35.

\$116,189 in no or low rent buildings to organisations such as: Tullah Progress Association, Family Based Care – Rosebery, Strahan and Queenstown Senior Citizens, the Study Hub West Coast, and Zeehan House Church.

\$102,194 in concessions and discounts to concession card holders

In 2020-2021 we held two community events, Volunteers Day, and Spirit Awards and our venues were used for many events supporting local education, mental health, and vocational training.

VOLUNTEERS WEEK

Council held the annual event for voluntary groups to celebrate the enormous contribution being undertaken by West Coast residents who work so tirelessly to support our community. The theme for National Volunteers Week 2021 was *Recognise*. *Reconnect. Reimagine*.



Tas Fire Service volunteers who attend the National Volunteers Week 2021 event.

WEST COAST SPIRIT AWARDS 2021

Each year there is a call for nominations of volunteers or events, with applications submitted and assessed by Councillors to determine the outstanding recipient/s of the Australia Day West Coast Spirit Awards from the nominations.

This year, Council expressed an interest in hosting an awards night to honour the recipients of this year's awards, and to extend the invitation to past recipients of the award as guests.

In 2021 Council approved the award for 2 nominations. The recipients of the awards for 2021 were Vicki McKenzie and Jack & Bronwyn Edwards (shared award).



Bronwyn Edwards, Vicki McKenzie Jack Edwards.

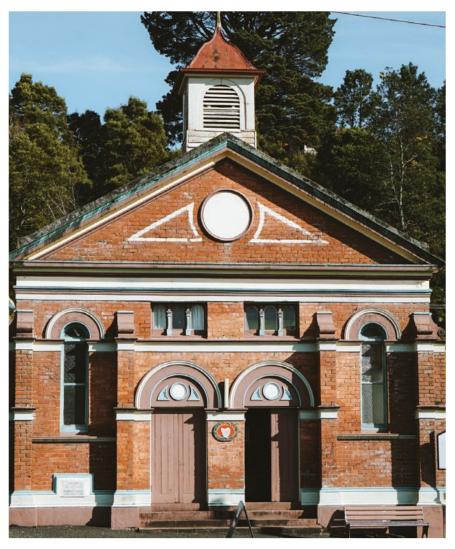
COMMUNITY EVENTS

In 2020–2021 we undertook extensive community engagement including 5 Meet the Councillors Community Events. The sessions were held in Tullah, Zeehan, Rosebery Strahan & Queenstown, with invitations extended to the whole West Coast community. Councillors and Council staff joined the community to discuss key initiatives and activities of Council in a face to face, informal setting.

In total 8 Council Workshops were held with 2 additional workshops required for the discussion of Council matters. Council conducted 12 Ordinary Meetings of Council, 1 Annual General Meeting and 1 Special Meeting of Council.

8 people undertook citizenship ceremonies on the West Coast during 2020–2021. The ceremonies were mostly conducted in conjunction with Council Workshops. The ceremonies are often emotional but are always a joyous occasion.





- 1. Complete the Inter-Town Transport Trial. *WCCP 2025*
- RESULT: The Intertown
 Transport Trial was completed
 in early 2021. The trial was
 impacted by Covid-19 but still
 managed provide useful data.
 The final report was provided
 to the State Government and
 Councillors in late 2021.
- 2. Implement improved resourcing for maintaining community facilities. *WCCP 2025*
- RESULT: Completed required audits for a number of buildings for maintenance and repair recommendations. This allowed for budgeting moving forward. Implemented a pest control program.

- 3. Implement an online community facility booking system. Corporate Plan
- RESULT: Completed for internal use. Work is still underway for making this available on the website.
- 4. Revise the Community Engagement Strategy. *WCCP 2025*
- RESULT: The Community Engagement Strategy was revised with a new strategy adopted by Council in August 2020.

- 5. Continue to implement the West Coast Council Grants Program. *WCCP 2025*
- RESULT: The West Coast Council Grants program during 2020–2021 was successfully delivered with \$59,245.20 in In-Kind support and \$14,317.84 in cash support.
- 6. Continue to promote volunteers and volunteer opportunities. *WCCP 2025*
- RESULT: The West Council hosted a volunteer's event that was attended by over 50 West Coast volunteers. Throughout the year the Council used social media and radio advertising to support volunteer organisations attract volunteers.

- Achieved
- Partially achieved
- Not achieved

EDUCATION

VISION: TO BE A COMMUNITY OF LEARNERS.

Education is led by Council's Education and Training Committee chaired by Mayor Shane Pitt and including community representatives and education stakeholders.

Statement from the Chair of the Education and Training Advisory Committee

This financial year saw the first year of the revised committee's operations and I would like to thank all those who have contributed, time, effort, and expertise to the committee over that period. The financial year saw considerable work done to complete projects, such as the West Coast Training Capacity Building Program and the Inter-Town Transport Trial with the support of the State Government, while we had hoped both would be more successful, both had positive outcomes for the West Coast and provided valuable information. I am particularly pleased to see the State Government provide significant funding (\$250,000) to the Regional Training Fund, and Pathways Scholarship, both ETC initiatives. Work on both of these continues to deliver funding to support training and entrepreneurship on the West Coast in a meaningful way that will provide long-term benefits.

SIN

Mayor Shane Pitt

KEY PERFORMANCE INDICATORS

- Proportion of West Coast Residents Completed Year 12 or Above – Benchmark: 24.2% – West Coast, 51.9% – Australia (ABS Data 2016).
- RESULTS: No new data.
- Attending University or post-School Vocational Education – Benchmark: 48 post-School Vocational Education and 51 University (CommunityID Data, 2016).
- RESULTS: No new data.

- Increase
- **V**
 - Decrease
- No data available

- 7. Complete the Training
 Capacity Building Program in
 partnership with TasTafe and
 Skills Tasmania. Education and
 Training Committee Work Plan
 - RESULTS: The Training
 Capacity Building Program
 was completed. Results were
 not as successful as hoped
 with less than 12 fully or
 partially completed. However,
 the program did provide
 support to develope further
 programs in the future and
 resulted in an increase in
 trainers available on the
 West Coast. Qualifications
 completed include:
 - 3 completed Certificate 4 Training & Assessment
 - 8 completed the Enterprise Trainer Presenter Skill Set
 - 5 completed the Design Cluster
 - 4 completed the Delivery Cluster



- 8. Implement the Regional Training Fund. *Education and Training Committee Work Plan*
- RESULTS: The regional training fund was launched in partnership with the Tasmanian Government. At the end of the financial year there were three applications being assessed.
- 9. Implement the West Coast Scholarships Program. Education and Training Committee Work Plan
- RESULTS: The West Coast Pathways Scholarship Program was launched late in the financial year in partnership with the State Government.

- 10. Implement a Community of Learners engagement program. *Education and Training Committee Work Plan*
- RESULTS: We worked with partners through Education & Training Committee to promote and share education achievements and the benefits of education. This included partners such as the Study Hub, UTAS and local schools. Promotion occurred through social media and radio, as well as through support for face to face events.
- 11. Continue to support the operations of the Education and Training Committee.

 Education and Training
 Committee Work Plan
- RESULTS: The Education and Training Committee had a busy year with 8 meetings. Meetings were delivered in-person and online. The committee also support Mountain Heights School to host a education event.

- 12. Advocate for the creation of Outdoor Education, and Mining Education, infrastructure on the West Coast. WCCP 2025 and the Education and Training Committee Work Plan
- RESULTS: Advocacy for improved outdoor education on the West Coast was successful with the Council being awarded a grant from the State Government to partially fund a feasibility study. Advocacy for improved mining training infrastructure continued but there were no significant outcomes to report.
- 13. Advocate for additional training provision within existing facilities on the West Coast. WCCP 2025 and the Education and Training Committee Work Plan
- RESULTS: Advocacy continued through the Education and Training Committee with the Study Hub also taking the lead in working to coordinate use of training facilities on the West Coast.

- Achieved
- Partially achieved
- Not achieved

HEALTH, ACTIVE LIVING, AND WELLBEING

(INCLUDING SPORT AND RECREATION)

VISION: TO BE A HEALTHY AND ACTIVE COMMUNITY

Health, Active Living and Wellbeing is led by Council's *Livable Communities Advisory Committee* chaired by Councillor Kerry Graham including community representatives and stakeholders.

Statement from the Chair of the Livable Communities Advisory Committee

This year saw the first full year of operation for the Livable Communities Advisory Committee. I take this opportunity to thank the members of the committee for all of their contributions and the Council team for their support of the committee's efforts. We were particularly proud this year to progress on several key advocacy items, including extra funding for the West Coast District Hospital, paramedics, and further home-care spots. This funding will continue to roll out over the next few years, and we hope to see significant improvements in the services offered to West Coast residents. I was also particularly proud that the West Coast was selected to host the first workshop on Rural Allied Health Service and Learning Consortia. That the West Coast was chosen to host this national workshop speaks to the innovative work we are trying to do here, and it also ensured key decision makers have a better understanding of our region.

Deputy Mayor Kerry Graham

KEY PERFORMANCE INDICATORS

- Number of gym visits Benchmark: 8129 (2018–19).
- **RESULTS:** 14,364 (76.7%).
- Number of gym memberships
 Benchmark: 338 (2018–19).
- **RESULTS:** 405 (19.8%).
- Number of pool visits per open day – Benchmark: 114 (2018–19).
- RESULTS: 70.86 pool visits per open day in 2020–2021.
- Number of pool memberships
 Benchmark: 27 (2018–19).
- **RESULTS:** 44 (62.9%).
- Number of Campground Nights stayed – Benchmark: 3399 (2018–19).
- RESULTS: 5,703 Total overnight stays (67.8%).
- Campground Revenue Benchmark: \$139,033.69 (2018–19).
- **RESULTS:** \$163,252.38 (17.4% increase).
- Current Smoking Rate –
 Benchmark: 38.8% West Coast,
 12.1% Tasmania (Tasmanian
 Population Health Survey, 2019).
 RESULTS: 37.5% West
 Coast, 15.7% Tasmania (PHT
 Community Health Check, 2020).
- Health Self-Rated Fair/Poor

 Benchmark: 44.4% West
 Coast, 21.1%, Tasmania
 (Tasmanian Population
 Health Survey, 2019).

 RESULTS: 46% West Coast,

 19% Tasmania (PHT Community)

Health Check, 2020).

HIGHLIGHTS

HEALTH FORUM

West Coast Council hosted a workshop on Rural Allied Health Service and Learning Consortia in Queenstown on Tuesday 1 June 2021. The workshop was run by the Office of the National Rural Health Commissioner. The workshop was attended by the Deputy Rural Health Commissioner Faye McMillian and the Commonwealth Chief Allied Health Officer Anne-Marie Boxal, Allied Health industry leaders, University leadership and allied health representative from all corners of Australia.



Faye McMillian Deputy National Rural Health Commissioner.



Anne-Marie Boxall Commonwealth Chief Allied Health Officer.

- **↑** In
 - Increase
- Decrease
- No data available

The representatives travelled to Queenstown and attended virtually from every state of Australia for the first of several national workshops that explore the service delivery of options to find better allied health access for all Australians

West Coast Council was honoured to host this event, which gave the participants an opportunity to learn about our region of Australia and to appreciate the constraints we face when endeavouring to access allied health services both here and right across Tasmania.

WEST COAST GYMS & POOLS

The West Coast gyms project continues with the launch of the Tullah Gym and the signing of a grant to redevelop the Zeehan gym and to develop the Strahan Gym.

It was a great year for our gyms with 14,364 visits across the sites and 405 members.

It was also a big year for our pools with 6,165 visits to the pool.

We have been proud to support junior sport this year with in-kind assistance and discounted pricing or lease free buildings provided to:

- The Queenstown Crows Football Club
- · Rosebery Toorak Football Club
- · Zeehan Cricket Club

Our sports venues had a total of 29 bookings with the most used venues being: Queenstown Recreation Ground, Queenstown Memorial Hall, and Rosebery Stadium.

Advocacy within health care saw the West Coast secure a commitment for two extra paramedics and additional funding for the West Coast District Hospital. Additionally, a new X-ray machine has been installed and staff training completed to allow x-ray to occur more frequently. We are also pleased to report across the year the number of home care packages supported by the Tasmanian Health Service increased.

Another highlight was the PCYC which utilise a building provided on a peppercorn lease, running a health program with an exercise physiologist running classes two days a week in Queenstown.

TULLAH GYM OPENING

The Tullah Gym Project was completed with the Acting Mayor and community members opening the facility. This project will assist in increasing the health, active living, and wellbeing for members of our community.

The project was undertaken in line with Council's Sport & Recreation Plan and the West Coast Community Plan 2025.

The overall cost of the project was \$73,179. Council would like to thank the Tasmanian Community Fund for their funding contribution of \$45,865.00 towards the project.



- 14. Develop action plans for: Walking and Hiking, Climbing, and Water Activities. *Sport* and *Recreation Plan*
- RESULTS: Procurement for the action plans/strategies complete. No action plans or strategies were completed in the reporting period with the action continuing into the current Annual Plan.
- 15. Dispose of Sport and
 Recreation Assets in
 accordance with the Sport and
 Recreation Plan Medium Term
 Implementation Guidance
 focusing on providing for the
 region rather than town by
 town. Sport and Recreation Plan
- RESULTS: The Tullah Tennis
 Courts were returned to open
 space by removing nets and
 other damaged infrastructure.
 The land containing the
 Queenstown Tennis Courts
 was reclaimed by Crown Land.
 The Zeehan Grandstand
 was inspected and closed
 due to safety concerns.

- 16. Trial of increased programming at gyms and pools. *Sport and Recreation Plan and Aquatic Facilities Strategy*
- RESULTS: Programs included aqua aerobics and martial arts. Expressions of interest to provide services were not successful.
- 17. Promote the use of gyms and pools including through businesses. Sport and Recreation Plan and Aquatic Facilities Strategy
- RESULTS: Promotion ongoing using Council website, social media and radio.
- 18. Continued sport and recreation facility improvements through the capital program and, where possible, external funding. WCCP 2025
- opportunities were sought.
 For example, upgrades of the scoreboards at Rosebery and Queenstown Recreation Grounds were funded by Commonwealth grants.
- 19. Create and upgrade gym and multi-purpose room facilities in Strahan and Zeehan utilising Commonwealth Grant funding. Sport and Recreation Plan
- negotiations were completed with preliminary design work commencing, in preparation for tendering for the design and project management of the facility construction. This item continues in the current Annual Plan.

- 20. Initiate a pedestrian improvement programme targeted at supporting the elderly and less mobile.

 Aged Care Strategy
- RESULTS: Initial data collection occurred with two focus groups utilising local senior citizen club groups with a range of items identified for improvement though the current Annual Plan.
- 21. Advocate for increased accessible and affordable housing on the West Coast. Aged Care Strategy
- RESULTS: Advocacy continued through the year, with representations made to State Government the focus. As a result of this work West Coast Council supported Centacare Evolv in a grant to construct 11 new social dwellings on the West Coast with funding totaling \$2,745,000.

- Achieved
- Partially achieved
- Not achieved

- 22. Finalise Macquarie Heads Camping Area upgrades, including day-camping areas. *WCCP* 2025
- Macquarie Heads Camping
 Grounds have been
 completed, with new toilets
 and carparking facilities
 functional. MAST also
 completed improvements to
 boating infrastructure in the
 area. The new camping places
 are completed and being
 made available through the
 new booking process as each
 are bedded in sufficiently.
- 23. Investigate and implement improved payment and booking options for campgrounds. *Corporate Plan*
- RESULTS: Investigations have commenced however the implementation of a new booking system has been delayed. It is currently assessed that the number and frequency of bookings does not justify the purchase of specialist software. The situation will now be monitored, and new payment methods introduced when justified by increased use.
- 24. Implement increased programing and promotion to increase membership.

 Sport and Recreation Plan and Aquatic Facilities Strategy
 - RESULTS: Promotion ongoing using Council website, social media and radio. These included community posters, Facebook posts, radio advertisements, and information on the Mayor on Air radio segment.



EXCELLENCE IN GOVERNANCE

VISION: WEST COAST COUNCIL DEMONSTRATES SOUND LEADERSHIP, TRANSPARENCY AND INCLUSIVE DECISION-MAKING PROCESSES.

KEY PERFORMANCE INDICATORS

- Percentage of Council policies reviewed according to defined schedule – Benchmark: Council Policies 90%, Corporate Policies 65% (March 2020).
- RESULTS: 19 out of 20 Council Policies reviewed (95%), 26 out of 29 Corporate Policies reviewed (89%).
- Percentage of works requests actioned or resolved within 21 days – Aim 95%, Benchmark: 44% (2018–19).
- **RESULTS:** 63.5%.
- Percentage of complaints actioned or resolved within 21 days – Aim 100% – Benchmark: 70% (March 2020).
- RESULTS: 19 out of 19 complaints actioned (100%) (Complaint as defined under the West Coast Council Customer Service Charter).
- Percentage of Annual Plan priority actions based on Strategies, Plans or Cost-Benefit Analysis – Aim 95%
 Benchmark: 100% (2019).
- RESULTS: 93.5%.

HIGHLIGHTS

This year there have been some major improvements to internal governance including:

A new Internal Audit function supported by Cradle Coast Authority. Cradle Coast Authority can provide access to professionals in many specialised fields that will ensure we have the most appropriate professionals auditing our Internal systems and processes.

A new Shared Audit Panel with an additional independent member and Chair. This process will ensure Council are meeting all legislated requirements in regard to Internal Audit and will allow for a more streamlined and efficient Audit Panel.

A new financial accounting system, Microsoft Navision, was implemented.

Over the year we have reviewed 14 internal policy documents and 5 Council Policies to ensure they are up to date with current practice.



Increase



Decrease



- 25. Implement website works request form. *Corporate Plan*
- **RESULTS:** Not complete in the reporting period.
- 26. Implement internal workflow management system (focusing initially on infrastructure, facilities and operations). *Corporate Plan*
- RESULTS: Not completed in the reporting period and continued into the current Annual Plan.
 Incremental improvements in the Infrastructure and Operations Department's work request system continued but limitations in external resourcing meant that design for wholistic system improvements was not completed.

- 27. Implement online payment portal. *Corporate Plan*
- **RESULTS:** BPOINT available on Council's website from December 2021.
- 28. Review Code of Tenders and Contract and create a scoping policy or procedure. *WCCP 2025*
- in the reporting period and continued into the current annual plan. The internal audit process that was implemented this financial year assessed some of our procurement processes and identified areas of focus for the reviewed Code of Tenders and Contracts.
- 29. Provide enhanced procurement training. *WCCP 2025*
- and work conducted for the delivery of the training, the training to be completed in 2021–2022 financial year.

- 30. Implement a West Coast email list to communicate with residents *WCCP 2025* and the *Corporate Plan*
- RESULTS: Residents can now register online via the WCC website to receive Council updates via SMS and/or email, with Council maintaining a data list of mobile and emails contacts of those who have registered. Further review of our communication processes will be undertaken with the development of our Customer Service Management Systems.
- 31. Implement improved financial controls. *Corporate Plan*
 - **RESULTS:** Completed a full upgrade of the financial software which includes refined financial controls. The upgrade allows staff to complete electronic purchase orders which provides a higher level of audit controls. The upgrade included financial enhancements to assist with data extracts and user controls. A significant level of personnel time has been saved with the improved financial control and abilities within the software upgrade.

- Achieved
- Partially achieved
- Not achieved

AN OUTSTANDING ORGANISATION

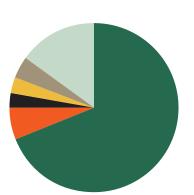
VISION: OUR ORGANISATION LIVES ITS VALUES AND SUPPORTS ITS PEOPLE TO REACH THEIR POTENTIAL.

KEY PERFORMANCE INDICATORS

- Percentage of Council Team with KPIs/Goals – Aim 100%
 Benchmark: 21% (2019).
- RESULTS: Council was implementing a Corporate restructure which delayed more widespread implementation (21.6%).
- Training budget as a percentage of total salary expense. Aim 5% – Benchmark: 1.6% 2018/2019).
- **RESULTS:** 1.95%.
- Operating cost per ratable valuation – Benchmark: West Coast Council – \$2,952, Rural Agricultural Small & Medium councils Average – \$3,445 (2017–2018 LG Data Rates Snapshot).
- RESULTS: No new data available.

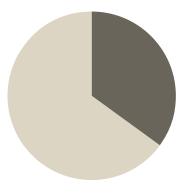
HIGHLIGHTS

OUR EMPLOYEES



EMPLOYEES: COUNCIL DEPARTMENTS

- Customer & Strategic Services (15%)
- Infrastructure & Operations (69%)
- Planning & Compliance (6%)
- Governance (3%)
- Economic & Community Development (3%)
- West Coast Visitor Information Centre (4%)



EMPLOYEE GENDER RATIO

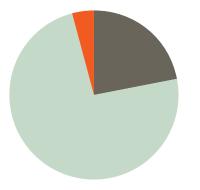
35% Female 65% Male



EMPLOYEE AGE RATIO

17-30 (4%)51-60 (33%)

31-40 (11%)61-70 (16%)41-50 (19%71-80 (4%)

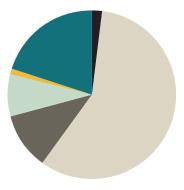


EMPLOYMENT RATIO TYPE

Full Time (74%)

Part Time (4%)

Casual (22%)



EMPLOYEE TOWN OF RESIDENCE





Decrease

No data available

STAFF TRAINING AND COURSE SUPPORTED

Effective Supervision Skills

Essential Management

Great Leadership

Conflict Resolution

Time Management

Emotional Intelligence

Positive Leadership

Operate & Maintain Chainsaws

HR Licence

Minutes & Agenda

Traffic Control

Chemical Awareness

Operate Small Plant

Animal Handling

Working at Heights

Apprentice Mechanic

Elevated Platform

Company Directorship

School Based Apprentice

(in Mechanics)

Degree in Leadership

Health & Safety Representative

Manual Handling

Lean Leaders - Simulated

Work Environment

First Aid

Fire Warden

Fatigue Awareness

Emerging Leaders

Operate Small Plant

Dogging Course

Emergency Management WebEOC

Employment Law

Diploma in Local Government

Certificate 4 in Local Government

EBA Negotiation

Public Disclosure

Injury, Fatigue & Illness Mitigation

PRIORITY ACTIONS 2020–2021

- 32. Create implementation pathway for results of the Organisational Review and commence implementation. *Corporate Plan*
- RESULTS: The organisational review was followed with a review of Council's internal structure. This recommended moving to a more defined departmental model and changes to the structure of the outdoor workforce. These changes have been partially implemented including a review of all position PDs. The new framework for the organisation will now be monitored to refine any issues that arise.
- 33. Provide enhanced training relating to performance management and leadership skills. WCCP 2025 and the Corporate Plan
- RESULTS: A variety of
 Leadership and Management
 training was offered to staff
 to undertake from May 2021–
 August 2021. The courses
 were delivered as full and
 half day courses. In total staff
 completed 72 full day courses
 and 11 half day courses.

- 34. Increase cross-department training opportunities. *Corporate Plan*
- RESULTS: Council conducted two commingled Lean Leaders training sessions within the financial year and commenced the leadership training. 19 employees completed the training.
- 35. Increase organisational capabilities in asset management, project design, customer service management, project delivery, procurement and contract management. *Corporate Plan*
 - **RESULTS:** The organisational restructure ensured that all key areas were assigned to a responsible manager and/ or coordinator. This included outsourcing some areas such as real estate management to allow increased resourcing to asset and customer service management. Training in these areas conducted over the year included project management essentials, internal asset management training, civil construction with external consultant. Procurement and contract management will be conducted in 2021-2022.
- 36. Develop and implement service levels including a Service Level Policy if required. Initial focus on operational and town maintenance services *Corporate Plan*
- RESULTS: Not completed in the reporting period and continued in the current Annual Plan.



Partially achieved

Not achieved

A THRIVING ECONOMY

VISION: TO BE A REGION WITH A STRONG AND DIVERSIFIED ECONOMIC BASE THAT IS RECOGNISED AS A LEADING PLACE IN TASMANIA TO LIVE, WORK AND VISIT.

KEY PERFORMANCE INDICATORS

- Total Number of Business
 Benchmark: 196 West
 Coast Local Government
 Area 2018 (ABS Data).
- RESULTS: 186 West Coast Council Area 2020 (ABS Data) (5% decrease).
- Total Capital Value Benchmark: \$499,030,300 (2018/2019).
- **RESULTS:** \$565,514,250 (13.3%).
- Total value of building approved (permit and notifiable) – Benchmark: \$1,939,277 (2018/2019).
- **RESULTS:** \$39,013,580 (1911%).
 - Unemployment Benchmark:
 11% December 2019 (Small Area Labor Markets Data)
- RESULTS: 10.4% –
 December 2020 (Small
 Area Labor Markets Data)
 (5.45% decrease).



HIGHLIGHTS

This year work continued on securing infrastructure to support the visitor economy.

This included supporting community engagement on Next Iconic Walk and continued advocacy to get it built as quickly as possible.

Implementing the West Coast MTB Strategy including launching the website, social media, brand, and industry engagement for what will be the next big visitor draw card on the West Coast.

We supported *The Tailings* on the West Coast – which lead to over 900 accommodation nights from direct crew and staff.

Advocacy with State Government has resulted in works being conducted at Nelson Falls, Donaghys Hill, Macquarie Heads with new boating infrastructure, as well as the completion of works at Sarah Island.

We also launched the next round of brand imagery and film for the West Coast Brand.

There was significant positive sentiment in the tourism industry considering what has been a difficult year and this was on show when over 70 people attended the Wonder of the West tourism forum.

- Positive
- Negative

There has also been a focus on advocacy with positive outcomes in:

- A commitment to improved telecommunications at Granville Harbour and Trial Harbour.
- Funding for housing including new social housing in Zeehan and Queenstown and new housing or housing improvements for Nurses, Teachers and Police.
- Improved funding for health care including additional money for the West Coast District Hospital, a new X-ray machine and staff training, and additional Paramedics for our region.
- Improved maintenance activity on State Roads.
- Continued advocacy on the rollout of the over \$60 million dollars in combined Federal and State funding for West Coast highways.
- A commitment to additional funding for the Strahan Waterfront and Horsetail Falls Walk.
- Additional support funding for our mining industry, particularly in exploration.

Attracting and managing grants also formed a large part of our work with the following new or underway grant activities:

- \$3,500,000 West Coast MTB – Underway
- \$4,000,000 Strahan and Zeehan Gyms – Underway
- \$80,000 Rosebery Football – Completed
- \$80,000 Queenstown Football – Underway
- \$10,000 Visitor Centre Digital Upgrade – Completed
- \$60,000 Lake Burbury Toilets – New

- \$12,826 Tullah Toilets New
- \$45,865 Tullah Gym Completed
- \$304,000 LCRI Phase1 Completed
- \$608,000 LCRI Phase
 2 Underway
- \$314,342.04 Bridge Renewal Grant – Completed
- \$100,000 West Coast Inter-Town Transport Trial – Completed
- \$150,000 West Coast Regional Training Fund – Underway
- \$150,000 West Coast Scholarship Fund – Underway



VISITOR CENTRE KEY PERFORMANCE INDICATORS

- Visitor Ratings Benchmarks: Trip Advisor Certificate of Excellence (2019), TVIN Survey Report 90% of visitors very satisfied.
- ♣ RESULTS: Visitor Ratings

 Benchmark: Trip Advisor
 Certificate of Excellence (2020),

 TVIN Survey 85% of visitors very satisfied.
- Retail Sales Benchmark: \$18,000 per month (2019–2020 average).
- RESULTS: Retail Sales –
 Benchmark: \$15,932 average
 (July 2020–June 2021).
- Number of businesses available on booking platform – Benchmark: 103 business (2019–2020).
- RESULTS: Number of business available on booking platform total 108 businesses (2020–2021), (4.85%).
- Website Traffic Benchmark: 2500 visitors per month (2019–2020 Average).
- RESULTS: Website Traffic 4,998 Visitors per month (2020–2021) average, (99.9%).
- Online Booking Percentage Increase – Benchmark: 0% (2019–2020).
- RESULTS: Online Booking
 Percentage Increase (20202021) 100% 4 bookings –
 \$1,778. Plus two more bookings
 cancelled due to Covid-19.

- 37. Complete construction of stage one of the Queenstown MTB trails. *MTB Strategy*
- RESULTS: Construction commenced mid-way through the reporting period with construction not completed by the end of the reporting period. The first trails were completed and usable by 23 July 2021. This action item continues in the current annual plan.
- 38. Advocate for continued progress on the Next Iconic Walk. WCCP 2025
- RESULTS: Advocacy continued including through meeting with Deputy Secretary PWS, Minister for Parks, DWC and WxNW. West Coast Council also supported the community engagement portion of the feasibility study.
- 39. Facilitate West Coast Economic Development Forums. *WCCP 2025*
- RESULTS: West Coast Council supported two major forums in the reporting period the first was a Workshop on Rural Allied Health Services & Learning Consortia, the second was the Wonder of the West Tourism Forum.

- 40. Advocate for, and implement programs to, increase housing construction and quality on the West Coast. *WCCP 2025*
- RESULTS: Advocacy continued see item 21. In addition advocacy was directed to major employers such as mining, energy and aquaculture companies to engage in housing construction. Representations were also made to the State Government to build houses for State service employees. There was some success including a commitment to build new police hoses on the West Coast.
- 41. Advocate for continued implementation of the Strahan Waterfront Precinct Plan. *Waterfront Plan*
- RESULTS: Advocacy continued including meetings with Premier Gutwein, MHA Joan Rylah, Tasports, WxNW, Destination West Coast and ERA Planning. Letters were sent to Senator Biringham & Senator Duniam.

- Increase
- ◆ Decrease
- No data available
- Achieved
- Partially achieved
- Not achieved

- 42. Develop and implement signage strategy, focusing on directional and interpretive signage. WCCP 2025
- RESULTS: To be included in the Branding Plan, currently in development.
- 43. Finalise a Branding Implementation Plan. *WCCP 2025*
- **RESULTS:** Not completed in reporting period. Continued in current *Annual Plan*.
- 44. Implement changes to parking and camping charges. *WCCP* 2025 and the *Parking Strategy*
- RESULTS: Parking fee changes were implemented for all signage in carparks, meters and also a rate change through the easypark app, and for the meters.

VISITOR CENTRE PRIORITY ACTIONS 2020–2021

- 45. Develop a marketing strategy for the West Coast Visitor Information Centre
- RESULTS: Not completed in reporting period.
- 46. Develop and sell West Coast tourism packages.
- of the Heritage Pass due to Covid-19 received two bookings, one cancelled.
- 47. Increase the number of West Coast Branded retail items.
- RESULTS: Increase of West Coast Branded Retail items by 31 items in the financial year.

- 48. Continue to support the Galley Museum as a white-i Visitor Information Centre and seek other similar partnerships across the region.
- RESULTS: Ongoing support continuing with the Galley Museum, West Coast Maps, information, training and West Coast Brand items supplied for sale.













SUSTAINABLE INFRASTRUCTURE

VISION: TO HAVE A SUSTAINABLE ASSET AND **INFRASTRUCTURE BASE** TO MEET THE LIFESTYLE AND BUSINESS NEEDS OF **RESIDENTS, VISITORS AND** INDUSTRY.

KEY PERFORMANCE INDICATORS

Capital expenditure as a percentage of depreciation - Benchmark: 165% (2018/2019).



Asset classes with asset management plans -Benchmark: 0 (2020).

> RESULTS: 3 (Roads, Playspaces, Bridges).

HIGHLIGHTS

2020/21 was a significant year of infrastructure renewal and upgrades. Capital works completed continued to increase with \$4,392,631 expended in 2020-21 (compared to \$3,696,395 in 2019-20, \$4,048,225 in 2018-19 and \$3,515,710 in 2017-18). This reflects the ongoing work to increase project delivery outcomes and additional expenditure by Council through reserves and grants to improve West Coast infrastructure.

Over the year 3408m of roads were resealed and 147m of footpaths upgraded. This included work on Main St, and Fowell St, Zeehan. 105m of open drains were piped including Murchison St, Rosebery and Smith St. Zeehan. While there is more work to be done to bring West Coast infrastructure up to the desired standard there was good progress made in 2020-21. This was supported by significant maintenance spending including \$154,134 spent on footpath maintenance, and \$279,667 on stormwater infrastructure maintenance. This maintenance spend included footpath and stormwater renewals in all our towns.

Through the financial year significant work was undertaken on our cemeteries (including Pioneer cemeteries) with new seating and signage installed as well as work on drainage and vegetation. Signage was also installed at town entries and at the Lake Burbury and Macquarie Head's camping areas.

Major infrastructure projects were also completed or had significant progress through the year, including sealing a section of Granville Harbour Rd, finalising the work at Macquarie Heads carpark and toilet, and completing a large portion of the construction for the Mt Owen MTB trails. Importantly two bridges (Lowana Rd, Strahan, and Wilsdon St, Queenstown) were replaced in the financial year which has significantly increased service levels as both bridges previously had low tonnage limits imposed.



Increase



Decrease

No data available

- 49. Finalise and implement Strategic Asset Management Plans for Bridges and Footpaths. WCCP 2025 and the Corporate Plan
- RESULTS: Not completed in the reporting period. The Asset Management Plan Bridges was completed and approved by Council. The Asset Management Plan Footpaths was not completed due to delays in external resourcing. This will be continued in the current Annual Plan.
- 50. Implement recommendations from the West Coast Parking Strategy related to on-street parking including disability parking, new time limits and signage. *Parking Strategy*
- **RESULTS:** Implementation is not fully complete. Continued in current Annual Plan.
- 51. Integrate building and maintenance with infrastructure maintenance. *WCCP 2025*
- planning undertaken to integrate the Operations and Facilities areas of Council. Facilities and operational staff now within the same department which allows for an enhanced, coordinated maintenance program.

- 52. Continue capital and operational programs to improve footpaths. *Sport and Recreation Plan*
- RESULTS: Footpath improvement program undertaken each year through capital funding. Additionally \$154,139 was spent on footpath operational maintenance.
- 53. Continue capital and operational programs to improve stormwater infrastructure. *WCCP 2025*
- RESULTS: Stormwater improvement program undertaken each year through capital funding.
 Operational works to the value of \$279,667 undertaken.
- 54. Increase road repair capabilities. *WCCP 2025*
- RESULTS: Purchase of specialised tools and equipment to assist with this as well as training completed to undertake a wider range of repairs for long term outcomes.



- Achieved
- Partially achieved
- Not achieved

AN ENVIRONMENT FOR ALL

VISION: THAT OUR NATURAL ASSETS ARE PROTECTED AND ENHANCED FOR FUTURE GENERATIONS.

KEY PERFORMANCE INDICATORS

Number of EPA breaches
– Benchmark: 0 (2019).

RESULT: 0.

- Unit Cost of Waste Benchmark: \$15.99 per m³ (2018/2019).
- RESULT: No data available through change in measurements.
- Percentage volume of recycling compared to landfill waste – Benchmark: 1.35% (2018/2019).
- RESULT: No data available for waste and recycling, through change in measurements.

- 55. Complete design and approvals for Zeehan Landfill extension. WCCP 2025 and the WTS Strategy
- RESULTS: Design tender awarded to GHD for the Zeehan Landfill extension.
- 56. Implement revised operational management for waste collection, waste transfer stations and the Zeehan Landfill. *Waste Strategy*
- of a weigh bridge for the Zeehan Landfill, to allow for accurate quantities disposed at landfill. Upgrades completed at all Transfer Stations to ensure they meet EPA and safety requirements.



- 57. Initiate new recycling option. *WCCP 2025* and the *Waste Strategy*
- completed in the reporting period. New fees and provisions for kerbside recycling by residents and businesses was implemented for the new financial year. Additionally, a new large bin recycling service for business was completed ready for the current financial year. A new town based partially separated recycling service has been planned with the necessary procurement completed.
- 58. Continue waste and recycling education program. *WCCP* 2025 and the *Waste Strategy*
- RESULTS: Completed a variety of media posts and flyers to the residences.

- 59. Finalise and implement the Local Planning Schedule. *WCCP* 2025
- RESULTS: West Coast Council transitioned to the Tasmanian Planning Scheme 19 May 2021.
- 60. Advocate for increased weed management from land managers on the West Coast. Weed Management Plan
- RESULTS: Advocacy continued with: State Roads, PWS, TFS and other managers of Crown Land. There was some limited success with public land managers completing limited removal of gorse. PWS were also successful in a grant to engage in more weed management on the Mt Farrell walk near Tullah. TasNetworks also engaged in extensive weed removal on their easements.
- 61. Continue to lead weed management by effectively managing weeds on Council Land and using enforcement measures. Weed Management Plan
- RESULTS: Abating season went well, 121 abatements issued with Council staff completing 35. Compared to 119 abatements in 2019–2020.

- Achieved
- Partially achieved
- Not achieved



PUBLIC HEALTH

VISION: THE WEST COAST IS COMMITTED TO PROMOTING AND PROTECTING THE HEALTH OF ITS RESIDENTS AND VISITORS

Council's Environmental Health function within the Planning and Regulatory Services Department is responsible for ensuring the statutory obligations under the Local Government Act 1993, Public Health Act 1997, Food Act 2003, Dog Control Act 2000, Burial and Cremation Act 2002, Environmental Management and Pollution Control Act 1994, Land Use Planning and Approvals Act 1993 and Building Act 2016 are met.

These responsibilities include:

- Food Safety
- Disease Prevention & Control
- Notifiable Diseases
- Public Health Education
 & Promotion
- Immunisations
- · Public Health Risk Activities
- · On-Site Wastewater Disposal
- Exhumations
- · Regulated Systems
- · Unhealthy Premises
- · Public Health Nuisances

- Achieved
- Partially achieved
- Not achieved

- To assist council in meeting its strategic environmental objectives for 2020–2021 the Planning and Regulatory Services Departments plan the following key actions:
- 62. Inspection and registration of all food businesses annually and continuation of the Food Safe Program for food handlers in the municipality.
- RESULTS: Ongoing in regard to inspections. 2 Food Safety courses were held in Rosebery and Zeehan in June.
- 63. Investigation of incidences of environmental pollution and nuisances and appropriate follow-up action to ensure remedial work is carried out and ensure future compliance. Seasonal sampling of recreational waters for monitoring levels of bacteria to ensure public safety.
- RESULTS: 18 water sampling tests conducted from December through to the end of March.
- 64. Increase public awareness and participation in public health initiatives, especially in the Immunisation Program and working with facilitators to provide Council facilities for the implementation of any Community Immunisation programs. Provision of a swap and disposal service for personal clinical waste.
- RESULTS: A swap and go service was offered to the community in the Queenstown office for syringe disposal at a minimal cost.

- 65 Continual review of the way in which services are provided, including identification of how services can be improved.
- RESULTS: No issues identified in delivery of service.
 Processes are continually monitored to identify any required changes.
- 66. Providing advice surrounding current health issues affecting the Community.
- RESULTS: Council provided continual Public Health updates to the Community regarding the Covid-19 pandemic. Registered food businesses were updated on when restrictions were applied regarding what they could offer in regard to eat in etc and were also updated again when restrictions were eased.
- 67. Ensuring we are compliant with Environmental Protection Agency requirements and reporting breaches were applicable.
- RESULTS: 0 breaches.





LEGISLATIVE REQUIREMENTS

CODE OF CONDUCT

ACTION: Under Section 72 of the *Local Government Act 1993* the Council is required to report in its annual report the number of code of conduct complaints that were upheld by the Code of Conduct Panel during the preceding financial year and the total costs met by the council during the preceding financial year in respect to all code of conduct complaints.

RESULT: In 2020–2021 there were no code of conduct complaints received.

COMPLAINTS UNDER CUSTOMER SERVICE CHARTER

ACTION: In accordance with Section 339F of the *Local Government Act 1993*, Council is required to disclose the number of complaints it received under the provisions of the Customer Service Charter.

RESULT: In 2020–2021, 19 complaints were received.

STATEMENT OF ACTIVITIES

ACTION: Section 72 (1)(ca) of the Local Government Act 1993 requires Council to report on exercising of enterprise powers relating to the formation and operation of corporations, trusts, partnerships or other bodies.

RESULT: The Council did not resolve to exercise any powers or undertake any activities in accordance with Section 21.

CRADLE COAST AUTHORITY

West Coast Council is a member of the Cradle Coast Authority which is a joint authority created by the nine councils of North-West Tasmania. Its purpose is to the facilitate the sustainable development of the region, resolve regional issues and coordinate regional-scale activity.

Council's annual membership fee for 2020–2021 was \$31,496.

TASWATER

West Coast Council held a 1.74% ownership interest in TasWater (based on the Corporations Constitution) on 30 June 2020. The total value of the investment is \$27,424,739.

Council will continue to derive returns in the form of dividends and uses these funds to minimize rate increases to the community.

The objectives for TasWater prescribed in the Water and *Sewerage Corporation Act 2012* are to:

- (a) to efficiently provide water and sewerage functions in Tasmania;
- (b) to encourage water conservation, the demand management of water and the re-use of water on an economic and commercial basis;

- (c) to be a successful business and, to this end
 - (i) to operate its activities in accordance with good commercial practice; and to deliver sustainable returns to such of its members as are councils; and
 - (ii) to deliver water and sewerage services to customers in the most cost-efficient manner.

STATEMENT OF LAND DONATED

ACTION: Under Section 72(1)(da) of the *Local Government Act 1993* West Coast Council is required to report on any land donated by the Council during the year in accordance with Section 177.

RESULT: The Council made donations of 6 blocks of land to Centacare Evolve Housing Limited.

PUBLIC INTEREST DISCLOSURES

ACTION: Section 86 of the *Public Interest Disclosure Act 2002* requires the West Coast Council to report on the number and types of disclosures made to the public body during the year and the number of those disclosures that the public body determines to be public interest disclosures.

RESULT: There have been no disclosures either raised or determined during 2020–2021.

The Council's Guidelines for dealing with matters under the *Public Interest Disclosure Act 2002* can be made available by contacting the General Manager, on 6471 4700.

FINANCIAL SERVICES

FINANCIAL AND IN-KIND COMMUNITY SUPPORT

Under Section 77 of the *Local* Government Act 1993 the Council is required to report on any grant made or benefit provided. This includes in-kind assistance and fully or partially reduced fees, rates or charges. Council receives many applications for a variety of assistance to community and industry groups, organisations and youth. The following assistance was provided:

IN- KIND SUPPORT 2020-2021	AMOUNT APPROVED
Zeehan Community Group	\$901.10
Strahan Christmas Decoration Committee	\$120.00
Queenstown Lions Ladies Christmas Parade Committee	\$852.15
Strahan Christmas Decoration Committee	\$460.75
Queenstown Lions	\$648.00
The Unconformity	\$319.80
Strahan CWA	\$150.00
Mt Lyell Strahan Picinic	\$2,200.00
Tasmanian Fire Service	\$20.00
Rosebery Festival	\$1,696.60
Rosebery Netball Association	\$680.00
The Tailings	\$21,561.00
Rosebery Athletics	\$3,730.00
Mt Lyell Strahan Picnic	\$1,918.15
Zeehan Golf-Club	\$1,740.00
Tarkine National Coalition	\$42.55
Trudy and Georgia Archer Pop Up Shop	\$856.80
Rural Health	\$15.30
St Joseph's Queenstown	\$508.20
Strahan Primary School	\$508.20
Zeehan Primary School	\$508.20
Rosebery High School combined	\$508.20
St Josephs Rosebery	\$508.20
SES Queenstown	\$545.95
Mountain Heights School	\$397.80
Strahan Parents Involved playgroup	\$244.65
Mountain Heights	\$508.20
Destination West Coast	\$30.60
MMG	\$5,574.10
Junior Football Club	\$5,295.20
Basketball 2021	\$1,700.00
Strahan Parents Involved Playgroup	\$1,671.30
Miguel de Jesus (Martins)	\$460.00
Strahan Play Group	\$782.00
SES Queenstown	\$1,357.80
Australian Rotary Health	\$224.40
	\$59,245.20

FINANCIAL SUPPORT 2020–2021	FUND	Amount approved
Mountain Heights School	Small Grant Fund	\$250.00
St Joseph's Catholic School, Queenstown	Small Grant Fund	\$75.00
St Joseph's Catholic School, Rosebery	Small Grant Fund	\$75.00
Strahan Primary	Small Grant Fund	\$75.00
PCYC/Mountain Heights	Small Grant Fund	\$250.00
Rosebery High	Small Grant Fund	\$225.00
Rosebery Festival Note: \$2,000 was approved for this event but the event was cancelled.	Event Fund	\$0.00
Mt Lyell Strahan Picnic	Event Fund	\$2,000.00
Rosebery Athletics carnival	Event Fund	\$1,200.00
10 Days on the Island	Event Fund	\$500.00
Rosebery Neighbourhood House	Innovation Fund	\$500.00
King River Rafting	Innovation Fund	\$2,000.00
Gravel and Mud Inc	Innovation Fund	\$1,000.00
Rosebery Health and Hydrotherapy	Innovation Fund	\$2,667.84
Reptile Rescue Inc	Innovative Event	\$2,000.00
Zeehan Christmas Group	Christmas Event	\$500.00
Rosebery Neighbourhood House	Christmas Event	\$500.00
Strahan Christmas Decoration Committee	Christmas Event	\$500.00
Total cash funding		\$14,317.84

RATES REMISSIONS FOR NON-PROFIT GROUPS AND ORGANISATIONS

Applicant	Remission Granted
Rosebery Something Just 4 You Club	\$2,559
Penghana Offices	\$1,484
Strahan Rifle Club	\$925
Zeehan RSL Branch	\$782
Zeehan Neighbourhood Centre	\$777
Zeehan Golf Club	\$584
Zeehan Men's Shed	\$550
Zeehan Lions Club	\$365
Total	\$8,026

PENSIONER REMISSIONS \$84,723

PEPPERCORN LEASES

Council entered into a number of Peppercorn Leases with community groups and organisations.

TENANT NAME	LEASE ADDRESS	TOWN	VALUE OF FREE LEASE
Gally Museum	1–7 Driffield Street	Queenstown	\$8,960
Craft Club	1–7 Driffield Street	Queenstown	\$3,840
PCYC Club	24 Esplanade	Queenstown	\$1,920
The Unconformity	35 Cutten St (CWA Hall)	Queenstown	\$2,000
Queenstown Senior Citizens	Driffield Street	Queenstown	\$6,400
Queenstown SES	9 Batchelor Street	Queenstown	\$560
Queenstown Childcare Centre	8 Selby Street	Queenstown	\$9,000
Queenstown Lions Club	Queenstown Rec Ground	Queenstown	\$1,919
Crows Football Club	Queenstown Club Rooms	Queenstown	\$7,680
Queenstown Anglers Club	Little shed on Esplanade	Queenstown	\$840
Tasmanian Government Magistrates Court	Sticht Street	Queenstown	\$16,860
West Coast Heritage (Study Hub)	Frederick Street (Old Scout Hall)	Zeehan	\$4,000
The Church House	Wilson Street (Zeehan Community Hall)	Zeehan	\$1,118
Boxing Club	Gepp Street	Rosebery	\$980
Rosebery Playgroup	Rosebery Memorial Hall	Rosebery	\$980
Family Based Care	3 Reece Avenue	Rosebery	\$7,020
RHHA	Rosebery Swimming Pool	Rosebery	\$5,980
Rosebery Neighbourhood House	Council Carpark (garden)	Rosebery	\$1,600
Strahan Op Shop	Harvey Street	Strahan	\$4,200
Strahan Senior Citizens	1-3 Gaffney Street	Strahan	\$6,240
Sustainable Timbers Tasmania	Harvey Street	Strahan	\$13,992
Tullah Progress Association	24 Farrell Street (Part of Community Hall)	Tullah	\$3,900
Tullah Neighbourhood Centre	Shop 1, 24 Farrell Street	Tullah	\$3,900
Trial Harbour Progress Committee	Trial Harbour Community Shed	Trial Harbour	\$2,299.96
Value of low or no rent to Community Gro	ups via Peppercorn Leases 2020–2021		\$116,189

WEST COAST VISITOR INFORMATION CENTRE (DESTINATION WEST COAST MEMBER DISCOUNTS 2020–2021)

Council provides a discount to Destination West Coast members for Brochure Display at the West Coast Visitor Centre. The discount amount for 2020–2021 was \$20 per space, discounted from an annual cost of \$155 per space. 10x discounts and 1x half discount was accessed for the period. Providing a total cost of \$210.50 in discounts to DWC members for 2020-2021.

CONTRACTS FOR THE SUPPLY OF GOODS AND SERVICES

In accordance with section 29(1) of the *Local Government (General) Regulations 2015* a council is to report the following in its annual report in relation to any contract, for the supply or provision of goods or services valued at or exceeding \$250 000 (excluding GST), that is entered into or extended, in the financial year to which the annual report relates.

TENDER #	COST	DETAILS	SUCCESSFUL TENDERER
CAPD044 CAPD019	\$255,962	Landfill Design for Construction	GHD

In accordance with section 72(1)(e) of the *Local Government (General) Regulations 2015* a council is to report the following in its annual report in relation to any contract, for the supply or provision of goods or services valued at or exceeding \$100 000 (excluding GST) but less than \$250 000, that is entered into, or extended, in the financial year to which the annual report relates:

PROJECT	COST	DETAILS	SUCCESSFUL TENDERER
CAPD069	\$179,636	Wildson Street, Queenstown – Bridge Replacement	TasSpan Civil Contracting
CAPD068	\$112,125	Lowana Road, Strahan – Purdy's Bridge Replacement	TasSpan Civil Contracting
CAPE012 CAPE011	\$173,460.24	Main Street, Zeehan – Footpath Improvement Program	CBB Contracting
CAPE103	\$180,400	Granville Harbour Road, Road Preparation for Seal	Williams Earthmoving
CAPE106	\$194,257.90	Reseal Program	Harding Hotmix
CAPE105	\$168,174	Esplanade, Strahan Reseal	Hardings Hotmix





Independent Auditor's Report To the Councillors of West Coast Council Report on the Audit of the Financial Report

Opinion

I have audited the financial report of West Coast Council (Council), which comprises the statement of financial position as at 30 June 2021 and statements of comprehensive income, changes in equity and cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies, other explanatory notes and the statement of certification by the General Manager.

In my opinion, the accompanying financial report:

- (a) presents fairly, in all material respects, Council's financial position as at 30 June 2021 and its financial performance and its cash flows for the year then ended
- (b) is in accordance with the *Local Government Act 1993* and Australian Accounting Standards.

Basis for Opinion

I conducted the audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. I am independent of Council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code.

The *Audit Act 2008* further promotes the independence of the Auditor-General. The Auditor-General is the auditor of all Tasmanian public sector entities and can only be removed by Parliament. The Auditor-General may conduct an audit in any way considered appropriate and is not subject to direction by any person about the way in which audit powers are to be exercised. The Auditor-General has for the purposes of conducting an audit, access to all documents and property and can report to Parliament matters which in the Auditor-General's opinion are significant.

My audit responsibility does not extend to the budget figures included in the financial report, the asset renewal funding ratio disclosed in note 47(f), nor the Significant Business Activities disclosed in note 45 to the financial report and accordingly, I express no opinion on them.

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

Key Audit Matters

Key audit matters are those matters that, in my professional judgement, were of most significance in my audit of the financial report of the current period. These matters were addressed in the context of my audit of the financial report as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

Why this matter is considered to be one of the most significant matters in the audit

Audit procedures to address the matter included

Valuation of Property and infrastructure *Refer to notes 27 and 48*

At 30 June 2021, Council's assets included land, land under roads, buildings, and infrastructure assets, such as roads, bridges and stormwater assets valued at fair value totalling \$91.38m. The fair values of these assets are based on market values and current replacement cost.

Council undertakes formal revaluations on a regular basis to ensure valuations represent fair value. In between valuations Council considers the application of indexation to ensure that carrying values reflect fair values.

During 2020-21, Council undertook a full revaluation of stormwater assets. Indexation was applied to land and road assets. The valuations were determined by an external expert and are highly dependent upon a range of assumptions and estimated unit rates.

- Assessing the scope, expertise and independence of the expert engaged to assist in the valuations.
- Evaluating the appropriateness of the valuation methodology applied to determine fair values.
- Critically assessed assumptions and other key inputs into the valuation model
- Testing the mathematical accuracy of valuation model calculations.
- Evaluating indexation applied to assets between formal valuations.
- Evaluating the adequacy of relevant disclosures in the financial report, including those regarding key assumptions used.

Responsibilities of the General Manager for the Financial Report

The General Manager is 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 determined necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the General Manager is responsible for assessing 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 Council is to be dissolved by

an Act of Parliament or the Councillors intend to cease operations, or have no realistic alternative but to do so.

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

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

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

I communicate with the General Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

From the matters communicated with the General Manager, I determine those matters that were of most significance in the audit of the financial report of the current period and are

therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Jonal Only

David Bond

Assistant Auditor-General - Audit

Delegate of the Auditor-General

Tasmanian Audit Office

9 November 2021 Hobart







CONTENTS

NI A	ΛNI	cin	ED	ORT
 14/	-	LIE	 CP	

Financia	l Statements
Statemen	t of Comprehensive Income
Statemen	t of Financial Position
Statemen	t of Cash Flows50
Statemen	t of Changes in Equity51
Notes to	Financial Statements
Note 1	Reporting entity
Note 2	Basis of accounting
Note 3	Use of judgements and estimates $\dots\dots 52$
Note 4	Functions/Activities of the Council53
Note 5	Rates and charges
Note 6	Statutory fees and fines
Note 7	User fees
Note 8	Grants
Note 9	Contributions
Note 10	Interest57
Note 11	Other income
Note 12	Net gain/(loss) on disposal of property, infrastructure, plant and equipment 57
Note 13	Investment revenue from water corporation 58
Note 14	Employee benefits
Note 15	Materials and services58
Note 16	Impairment of receivables
Note 17	Depreciation and amortisation 59
Note 18	Finance costs
Note 19	Other expenses
Note 20	Investment in water corporation61
Note 21	Cash and cash equivalents61
Note 22	Trades and other receivables $\dots 62$
Note 23	Inventories
Note 24	Right-of-use assets63

Note 25	Other assets	. 64
Note 26	Intangible assets	. 64
Note 27	Property, infrastructure, plant and equipment	65
Note 28	Trade and other payables	. 70
Note 29	Trust funds and deposits	. 70
Note 30	Interest bearing loans and borrowings	. 70
Note 31	Provisions	. 71
Note 32	Lease liabilities	. 72
Note 33	Contingent Liabilities	. 73
Note 34	Contract liabilities	. 73
Note 35	Reserves	. 74
Note 36	Reconciliation of cash flows from operating activities to surplus or deficit	. 75
Note 37	Reconciliation of liabilities arising from financing activities	. 75
Note 38	Reconciliation of cash and cash equivalents	
Note 39	Financing arrangements	. 75
Note 40	Superannuation	
Note 41	Commitments	. 77
Note 42	Operating leases	. 77
Note 43	Financial instruments	. 78
Note 44	Events occurring after balance date	. 82
Note 45	Related party transactions	. 82
Note 46	Significant business activities	. 84
Note 47	Other significant accounting policies and pending accounting standards	. 85
Note 48	Management indicators	
Note 49	Fair value measurements	. 88
Note 50	Material budget variations	. 90
Note 51	Correction of prior period error	. 91
Certificati	on of the Financial Report	. 93

Statement of Comprehensive Income For the Year Ended 30 June 2021

	Note	Budget 2021 \$	Actual 2021 \$	Restated Actual 2020
Income from continuing operations		•	*	•
Recurrent Income				
Rates and charges	5	7,360,933	7,376,909	7,344,744
Statutory fees and fines	6	50,050	80,414	80,884
User fees	7	831,967	999,447	1,071,256
Grants	8	2,089,000	2,332,013	2,341,877
Contributions - cash	9	1,500	1,580	1,579
Interest	10	101,000	30,600	150,881
Other income	11	155,102	298,526	461,958
Investment revenue from water corporation	13 _	181,000	181,000	181,000
0.7612	_	10,770,552	11,300,489	11,634,179
Capital income	•	050 005	0.000 545	004.004
Capital grants received specifically for new or upgraded assets	8	653,865	2,239,515	631,804
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	12 _	80,000	(108,356)	(582,540)
	_	733,865	2,131,159	49,264
Total income from continuing operations	_	11,504,417	13,431,648	11,683,443
Expenses from continuing operations				
Employee benefits	14	(5,103,951)	(5,131,131)	(5,037,598)
Materials and services	15	(2,211,905)	(2,461,882)	(2,426,720)
Impairment of receivables	16	-	(6,061)	(22,486)
Depreciation and amortisation	17	(2,563,417)	(2,857,308)	(2,625,900)
Finance costs	18	-	(4,210)	(6,573)
Other expenses	19	(1,786,659)	(1,793,595)	(2,063,772)
Total expenses from continuing operations		(11,665,932)	(12,254,187)	(12,183,049)
Not recult for the year	_	(161,515)	1,177,461	(400,606)
Net result for the year	_	(161,313)	1,177,401	(499,606)
Other comprehensive income Items that will not be reclassified subsequently to net result				
Fair Value adjustment on equity investment assets	20, 35	-	2,026,688	(7,696,706)
Net asset revaluation increment(decrement)	35	-	4,365,900	8,364,222
Total Other Comprehensive Income	_		6,392,588	667,516
·	_		, ,	, , , , , , , , , , , , , , , , , , ,
Comprehensive result	_	(161 515)	7 570 040	167 040
Comprehensive result	_	(161,515)	7,570,049	167,910

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

Statement of Financial Position As at 30 June 2021

		Actual	Restated Actual	
	Note	2021	2020	
		\$	\$	
Assets				
Current assets				
Cash and cash equivalents	21	7,326,350	8,003,681	
Trade and other receivables	22	3,238,583	1,909,038	
Inventories	23	25,876	34,027	
Other assets	25	62,139	-	
Total current assets	_	10,652,948	9,946,746	
Non-current assets				
Investment in water corporation	20	27,424,739	25,398,051	
Right-of-use assets	24	56,147	64,897	
Other assets	25	6,000	6,000	
Intangible assets	26	292,401	365,501	
Property, infrastructure, plant and equipment	27	98,378,988	92,952,242	
Total non-current assets		126,158,275	118,786,691	
Total assets	_	136,811,223	128,733,437	
Liabilities				
Current liabilities				
Trade and other payables	28	1,909,376	1,734,710	
Trust funds and deposits	29	95,393	(465)	
Lease liabilities	32	8,551	8,439	
Contract liabilities	34	424,238	198,999	
Provisions	31	833,072	789,663	
Interest-bearing loans and borrowings	30	-	-	
Total current liabilities	_	3,270,630	2,731,346	
Non-current liabilities				
Provisions	31	128,245	151,241	
Lease liabilities	32	48,328	56,879	
Interest-bearing loans and borrowings	30	2,500,000	2,500,000	
Total non-current liabilities	_	2,676,573	2,708,120	
Total liabilities		5,947,203	5,439,466	
Net Assets	_	130,864,020	123,293,971	
Equity				
Accumulated surplus		76,767,569	75,590,108	
Reserves	35	54,096,450	47,703,862	
Total Equity		130,864,019	123,293,970	

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

Statement of Cash Flows For the Year Ended 30 June 2021

	Note	2021 Inflows/ (Outflows) \$	2020 Inflows/ (Outflows) \$
Cash flows from operating activities		*	*
Rates		7,225,933	6,693,478
User charges and other fines		771,393	1,266,862
Grants		2,405,879	2,490,877
Reimbursements		71,007	19,056
Interest		30,600	150,881
Investment revenue from water corporation	13	181,000	181,000
Other receipts		324,957	255,590
Net GST refund/payment		343,985	242,134
Payments to suppliers		(4,554,946)	(3,930,340)
Payments to employees		(5,110,718)	(4,924,544)
Finance costs	_	(4,210)	(6,573)
Net cash provided by (used in) operating activities	36 _	1,684,880	2,438,422
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment		(4,392,631)	(3,696,395)
Payment for intangible assets		-	(365,501)
Proceeds from sale of property, infrastructure, plant and equipment		447,971	142,727
Capital grants		1,590,888	620,999
Net cash provided by (used in) investing activities	_	(2,353,772)	(3,298,170)
Cash flows from financing activities			
Repayment of lease liabilities (principal repayments)		(8,439)	(8,750)
Proceeds from interest-bearing loans and borrowings		-	1,240,000
Repayment of interest-bearing loans and borrowings		-	(200,726)
Net cash provided by (used in) financing activities	37	(8,439)	1,030,524
Net increase (decrease) in cash and cash equivalents		(677,331)	170,776
Cash and cash equivalents at the beginning of the financial year		8,003,681	7,832,905
Cash and cash equivalents at the end of the financial year	38	7,326,350	8,003,681
Financing arrangements	39		
Restrictions on cash assets	21		
Non-cash financing and investing activities	37		

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

Statement of Changes in Equity For the Year Ended 30 June 2021

2021	Note	Accumulated Surplus 2021 \$	Asset Revaluation Reserve 2021 \$	Fair Value Reserve 2021 \$	Total 2021 \$
Balance at beginning of the financial year Effect of changes in accounting policy for:		75,590,108	43,073,629	4,630,233	123,293,970
Net result for the year Other Comprehensive Income: Fair Value adjustment on equity investment assets	20	1,177,461	-	2,026,688	1,177,461 2,026,688
Net asset revaluation increment(decrement) reversals Transfers between reserves	35	- - -	4,365,900	-	4,365,900
Balance at end of the financial year	-	76,767,569	47,439,529	6,656,921	130,864,019
Restated*		Restated Accumulated Surplus 2020	Asset Revaluation Reserve 2020	Fair Value Reserve 2020	Total 2020
2020		\$	\$	\$	\$
Balance at beginning of the financial year Correction of prior period error Adjustment due to AASB 15 adoption		70,200,981 6,415,479 (526,746)	34,709,407	12,326,939	117,237,327 6,415,479 (526,746)
Restated adjusted opening balance (1 July 2019) Net result for the year Other Comprehensive Income:	_	76,089,714 (499,606)	34,709,407 -	12,326,939	123,126,060 (499,606)
Fair Value adjustment on equity investment assets	20	-	-	(7,696,706)	(7,696,706)

The above statement should be read with the accompanying notes.

^{*}Certain numbers shown do not correspond to the 2019-20 Financial Statements.

For details regarding the restated balances, please refer to Note 51.

Notes to the Financial Report For the Year Ended 30 June 2021

Introduction

Note 1 Reporting Entity

(a) The West Coast Council Council (the Council) was established in 1993 and is a body corporate with perpetual succession and a common seal.

Council's main office is located at Queenstown, Tasmania.

- (b) The purpose of the Council is to:
 - provide for health, safety and welfare of the community;
 - to represent and promote the interests of the community;
 - provide for the peace, order and good government in the municipality.

Note 2 Basis of accounting

These financial statements are a general purpose financial report that consists of a Statement Comprehensive Income, Financial Position, Statement of Changes in Equity, Statement of Cash Flows, and notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board, and the *Local Government Act 1993* (LGA1993) (as amended).Council has determined that it does not have profit generation as a prime objective. Consequently, where appropriate, Council has elected to apply options and exemptions within accounting standards that are applicable to not-for-profit entities.

This financial report has been prepared on the accrual and going concern basis.

All amounts are presented in Australian dollars and unless stated, have been rounded to the nearest dollar.

This financial report has been prepared under the historical cost convention, except where specifically stated in notes 20, 27, 31 and 49.

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

Note 3 Use of judgements and estimates

Judgements and Assumptions

In the application of Australian Accounting Standards, Council is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Council has made no assumptions concerning the future that may cause a material adjustment to the carrying amounts of assets and liabilities within the next reporting period. Judgements made by Council that have significant effects on the financial report are disclosed in the relevant notes as follows:

Employee entitlements

Assumptions are utilised in the determination of Council's employee entitlement provisions. These assumptions are discussed in note 31.

Defined benefit superannuation fund obligations

Actuarial assumptions are utilised in the determination of Council's defined benefit superannuation fund obligations. These assumptions are discussed in note 39.

Fair value of property, plant & equipment

Assumptions and judgements are utilised in determining the fair value of Council's property, plant and equipment including useful lives and depreciation rates. These assumptions are discussed in note 27.

Investment in water corporation

Assumptions utilised in the determination of Council's valuation of its investment in TasWater are discussed in note 20.

Landfill / Tip Rehabilitation

Assumptions and judgements are utilised in determining the present value of future rehabilitation costs. These assumptions are discussed in note 31.

Note 4 Functions/Activities of the Council

Revenue, expenditure and assets attributable to each function as categorised in (c) below:

	-		Total	Total	Surplus/	
	Grants	Other	Revenue	Expenditure	(Deficit)	Assets
Roads and bridges						
2020-2021	2,000,207	1,309,966	3,310,173	2,687,852	622,321	55,051,637
2019-2020	646,484	2,026,090	2,672,574	3,370,022	(697,448)	51,074,717
	, .	,,	7- 7-	-,-	(, -,	, , ,
Community amenities						
2020-2021	1,221,865	2,748,998	3,970,863	3,524,611	446,252	15,371,216
2019-2020	16,500	3,216,489	3,232,989	3,317,878	(84,889)	15,421,898
0						
Community services	50,000	4 200 400	4 400 400	4 070 045	(440, 450)	0.004.770
2020-2021	50,000	1,386,162	1,436,162	1,879,615	(443,453)	2,061,770
2019-2020	618,933	1,358,744	1,977,677	2,317,722	(340,046)	2,088,582
Corporate services						
2020-2021	1,105,790	1,843,591	2,949,381	2,908,418	40,963	10,832,261
2019-2020	1,691,764	2,108,439	3,800,203	2,684,421	1,115,782	10,096,634
Other - not attributable						
2020-2021	_	1,765,069	1,765,069	1,253,691	511,378	53,494,340
2019-2020	_	1,705,005	1,700,000	371,152	(371,152)	50,298,088
2013-2020	-	-	-	37 1,132	(37 1, 132)	30,230,000
Total						
2020-2021	4,377,862	9,053,786	13,431,648	12,254,187	1,177,461	136,811,223
Restated total 2019-20	2,973,681	8,709,762	11,683,443	12,061,195	(377,752)	128,979,919

(b) Reconciliation of Assets from note 4 with the Statement of Financial Position at 30 June:

	2021	2020
Current assets	10,652,948	9,946,746
Non-current assets	126,158,275	118,786,691
	136,811,223	128,733,437

(c) Roads, streets and bridges

Construction, maintenance and cleaning of road, streets, footpaths, bridges, parking facilities and street lighting.

Community amenities

Collection, handling, processing and disposal of all waste materials; operation and maintenance of parks and gardens; library services; cemeteries; public halls; sanitary services; property services; stormwater; caravan parks; sporting and natural reserves; and other sporting facilities.

Community services

Administration of the town planning scheme; animal control; fire protection; preventative services; rural services; tourism; aerodromes; building control; economic activities; area promotion; emergency services; health and environment services; employment programs; housing; cultural services; community options; senior citizen centre; child care; crisis accommodation; family support and land care.

Corporate services

Operation and maintenance of Council Chambers; committee rooms; administration offices; maintenance depots; unallocated engineering service and plant and equipment.

Other - not attributable

General services and activities not identifiable with the foregoing functions.

2021 2020

Note 5 Rates and charges

Council uses Assessed Annual Value (AAV) as the basis of valuation of all properties within the municipality. The AAV of a property is its estimated gross annual rental value.

The valuation base used to calculate general rates for 2020-2021 was \$32.723 million (2019-2020, \$32.775 million). The 2020-2021 rate in the AAV dollar was 6.090 cents (2019-2020, 6.090 cents).

General Rate	5,453,827	5,421,371
Fire Levy	238,910	237,804
Garbage charge	1,248,871	1,252,019
Stormwater Charges	435,301	433,550
Total rates and charges	7,376,909	7,344,744

The date of the latest general revaluation of land for rating purposes within the municipality was 1 January 2015, and the valuation was applied in the rating year commencing 1 July 2015.

Accounting policy

Council recognises revenue from rates and annual charges for the amount it is expected to be entitled to at the beginning of the rating period to which they relate, or when the charge has been applied. Rates and charges in advance are recognised as a financial liability until the beginning of the rating period to which they relate.

Note 6 Statutory fees and fines

Statutory Fees	80,414	80,884
Total statutory fees and fines	80,414	80,884

Accounting policy

Fees and fines (including parking fees and fines) are recognised when or as the performance obligation is completed, or when the taxable event has been applied and Council has an unconditional right to receive payment.

Note 7 User fees

Waste and garbage	244,753	464,389
Health food licences/fees	22,433	1,271
Dog registrations and associated revenue	18,868	15,067
Building and development services	110,839	67,032
Rent received	239,406	189,140
Camping fees and fines	163,252	151,309
Facility leases and hall hire	72,624	54,204
Private works	4,519	2,533
Parking fees and fines	47,024	45,549
Other fees and charges	75,729	80,762
Total user fees	999,447	1,071,256

2021 2020

Accounting policy

Council recognises revenue from user fees and charges when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

Rental income

Rents are recognised as revenue when the payment is due. Rental payments received in advance are recognised as a payable until they are due.

Operating leases as lessor

Council is a lessor and enters into agreements with a number of lessees. These include commercial and non-commercial agreements.

Where leases are non-commercial agreements, these are generally with not for profit, such as sporting, organisations. In these cases subsidised or peppercorn rents are charged because Council recognises part of its role is community service and community support. In these situations, Council records lease revenue on an accruals basis and records the associated properties as part of land and buildings within property, plant and equipment. Buildings are recognised at depreciated replacement cost.

Where leases are commercial agreements, but properties leased are part of properties predominantly used by Council for its own purposes, Council records lease revenue on an accruals basis and records the associated properties as part of land and buildings within property, plant and equipment. Buildings are recognised at depreciated replacement cost.

Note 8 Grants

Grants were received in respect of the following:

Summary of grants		
Federally funded grants	2,604,161	2,374,493
State funded grants	1,937,367	506,688
Others	30,000	92,500
Total	4,571,528	2,973,681
Grants - Recurrent		
Financial assistance grant	2,299,879	2,044,493
ETAC Regional Training Fund	2,134	-
Regional Tourism Projects Program Grant	10,000	-
Regional VET pilot	20,000	85,000
Community Service	-	204,884
Other	<u> </u>	7,500
Total recurrent grants	2,332,013	2,341,877
Capital grants received specifically for new or upgraded assets		
Commonwealth Government - roads to recovery	304,282	330,000
Mountain Bike Trails	1,175,000	-
Filtration & Second Sanitation Queenstown Pool	49,999	-
Toilets Lake Burbury & Tullah	72,628	-
Tullah Gym	45,865	-
Local Roads & Community Infrastructure Phase 1	273,854	-
Local Roads & Community Infrastructure Phase 1	17,450	-
Bridge Renewal Program Round 5	300,437	-
Macquarie Heads Grant	-	60,344
Destination Action Plan Grant (Strahan Airport)	-	13,000
SES equipment enhancement	-	68,000
Rosebery Football Ground Facilities upgrade	-	80,000
Queenstown Football Ground Facilities upgrade	-	80,000
Other		460
Total capital grants	2,239,515	631,804

	\$	\$
Unspent grants and contributions		
Grants and contributions which were obtained on the condition that they be spent for speci purposes or in a future period, but which are not yet spent in accordance with those condit follows: Operating		
Balance of unspent funds at 1 July	336,416	335,419
Add: Funds recognised as revenue in the reporting year but not yet spent in accordance		
with the conditions	9,545	87,416
Add: Funds received and not recognised as revenue in the current year	85,000	149,000
Less: Funds recognised as revenue in previous years that have been spent during the		
reporting year	(147,416)	(235,419)
Less: Funds received in prior year but revenue recognised and funds spent in current	(11,134)	-
Balance of unspent funds at 30 June	272,411	336,416
Capital		
Balance of unspent funds at 1 July	527,204	512,544
Add: Funds recognised as revenue in the reporting year but not yet spent in accordance		
with the conditions	72,628	146,140
Add: Funds received and not recognised as revenue in the current year	201,372	49,999
Less: Funds recognised as revenue in previous years that have been spent during the		
reporting year	(456,858)	(181,479)
Less: Funds received in prior year but revenue recognised and funds spent in current	(49,999)	-
Balance of unspent funds at 30 June	294,347	527,204
Total unspend funds	566,758	863,620

2021

2020

Accounting policy

Council recognises untied grant revenue and those without performance obligations when received. In cases where funding includes specific performance obligations or is to acquire or construct a recognisable non-financial asset, a liability is recognised for funds received in advance and recognises income as obligations are fulfilled.

The performance obligations are varied based on the agreement, but include completion of the agreed asset.

Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control and within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract. Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of

If the transaction is a transfer of a financial asset to enable Council to acquire or construct a recognisable non-financial asset to be controlled by Council (i.e. an in-substance acquisition of a non-financial asset), a contract liability is recognised for the excess of the fair value of the transfer over any related amounts recognised and revenue as the unspent funds are expended at the point in time at which required performance obligations are completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project as there is no profit margin. For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

The Australian Commonwealth Government provides untied Financial Assistance Grants to Council for general purpose use and the provision of local roads. In both years the Commonwealth has made early payment of the first two quarterly instalments for the following year. The early receipt of instalments resulted in Commonwealth Government Financial Assistance Grants being above that originally budgeted in 2020-21 by \$210,879 (2019-20, \$44,345). This has impacted the Statement of Comprehensive Income resulting in the Net result being higher by the same amount.

		\$	\$
Note 9	Contributions		
	Cash	4.500	4.570
	Heavy Vehicle Contribution Fees	1,580_	1,579
	Total contributions	1,580	1,579

Accounting policy

Council recognises contributions without performance obligations when received. In cases where the contributions is for a specific purpose to acquire or construct a recognisable non-financial asset, a liability is recognised for funds received in advance and income recognised as obligations are fulfilled.

2021

2020

Note 10 Interest

Total	30.600	150.881
Interest and penalties on rates	23,110	106,298
Interest on financial assets	7,490	44,583

Accounting policy

Interest income

Interest is recognised progressively as it is earned.

Note 11 Other income

Visitor information centre	206,226	242,147
Reimbursements	71,007	19,056
Other	21,293	200,755
Total other income	298.526	461.958

Accounting policy

Other income

Other income is recognised as revenue when the payment is due or the payment is received, whichever first occurs.

Note 12 Net gain/(loss) on disposal of property, infrastructure, plant

Proceeds of sale	447,971	142,727
Written down value of assets disposed	(556,327)	(725,267)
Total	(108,356)	(582,540)

Accounting policy

Gains and losses on asset disposals

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

		2021 \$	2020 \$
Note 13	Investment revenue from water corporation		
	Dividend revenue received	181,000	151,671
	Tax equivalent received		29,329
	Total investment revenue from water corporation	181,000	181,000

Accounting policy

Investment revenue

Dividend revenue is recognised when Council's right to receive payment is established and it can be reliably measured.

Note 14 Employee benefits

Wages and salaries	3,833,868	3,843,825
Annual, sick and long service leave	486,079	590,946
Superannuation	494,269	499,049
Workers compensation, insurance, and other payroll on-costs	477,768	386,187
	5,291,984	5,320,007
Less amounts capitalised	(160,853)	(282,409)
Total employee benefits	5,131,131	5,037,598

Accounting policy

Employee benefits

Expenses are recognised in the Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

Employee benefits include, where applicable, entitlements to wages and salaries, annual leave, sick leave, long service leave, superannuation and any other post-employment benefits.

Note 15 Materials and services

Materials and services	1,246,043	1,314,428
Power and phone charges	412,828	442,387
External contracts	803,011	669,905
Total materials and services	2,461,882	2,426,720

Accounting policy

Materials and services expense

Expenses are recognised in the Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Note 16 Impairment of receivables

Other debtors	6,061	22,486
Total impairment of receivables	6,061	22,486

Accounting policy

Impairment expense

Expenses are recognised when Council has determined there to be an increase in the credit risk of a financial asset since initial recognition. Councils policy and events giving rise to impairment losses are disclosed in note 22.

Note 17

	\$	\$
Depreciation and amortisation		Restated
Property		
Buildings		
Buildings	569,438	369,464
Plant and Equipment		
Plant, machinery and equipment	500,678	511,268
Fixtures, fittings and furniture	100,707	96,096
Infrastructure		
Roads	1,209,444	1,260,377
Bridges	140,313	140,313
Stormwater	127,968	126,244
Other Structures	126,910	113,388
Other assets		
Intangible assets	73,100	-
Right-of-use assets	8,750	8,750
Total depreciation and amortisation	2,857,308	2,625,900

2021

2020

Accounting policy

Depreciation and amortisation expense

Expenses are recognised in the Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

Buildings, land improvements, plant and equipment, infrastructure and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Land, heritage and road earthworks are not depreciated on the basis that they are assessed as not having a limited useful Straight line depreciation is charged based on the residual useful life as determined each year.

Major depreciation periods used are listed below and are consistent with the prior year unless otherwise stated:

	Period	
Land improvements	10-50 years	
Buildings	25-100 years	
Plant and Equipment		
plant, machinery and equipment	5-20 years	
fixtures, fittings and furniture	3-20 years	
computers and telecommunications	3-5 years	
Roads		
road pavements and seals	18-75 years	
road kerb, channel and minor culverts	40-75 years	
Bridges		
bridges deck	20-100 years	
bridges substructure	20-100 years	
Other Infrastructure		
footpaths and cycleways	30-75 years	
recreational, leisure and community facilities	10-50 years	
waste management	25-60 years	
parks, open space and streetscapes	10-50 years	
Stormwater	60-100 years	
Intangible assets	1-7 years	
Right-of-use assets	1-10 years	

		2021 \$	2020 \$
Note 18	Finance costs		
	Interest - Borrowings Total finance costs	<u>4,210</u> 4,210	6,573 6,573

Accounting policy

Finance expense

Expenses are recognised in the Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

Finance costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council. Where specific borrowings are obtained for the purpose of specific asset acquisition, the weighted average interest rate applicable to borrowings at balance date, excluding borrowings associated with superannuation, is used to determine the borrowing costs to be capitalised. No borrowing costs were capitalised during the period, (\$0).

Borrowing costs include interest on bank overdrafts, interest on borrowings, unwinding of discounts, finance and operating lease charges.

Note 19 Other expenses

External auditors' remuneration	32,410	22,685
Legal and debt collection	49,147	62,736
Gifts and donations	56,813	16,560
Election and civic function expenses	9,687	8,159
Lease payments	9,249	8,750
Variable lease payments not included in the measurement of leases		
(2020 only)	-	41,982
Water and sewerage rates	206,169	189,112
Computer Licences and maintenance	116,971	133,495
Fees, levies and subscriptions	120,356	122,080
Councillors' allowances and reimbursements	140,575	140,672
Fire levy	214,011	214,011
Rates discounts and remissions	335,556	365,926
Insurance	176,816	173,732
Other	325,835	563,872
Total other expenses	1,793,595	2,063,772

Accounting policy

Other expenses

Expenses are recognised in the Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

2021	2020
\$	\$

Note 20 Investment in water corporation

Opening Balance	25,398,051	33,094,757
Fair Value adjustments on equity investment assets	2,026,688	(7,696,706)
Total investment in water corporation	27,424,739	25,398,051

Council has derived returns from the water corporation as disclosed at note 13.

Accounting policy

Equity Investment

As Council's investment in TasWater is held for long-term strategic purposes, Council has elected under AASB 9: Financial Instruments to irrevocably classify this equity investment as designated as fair value through other comprehensive income. Subsequent changes in fair value on designated investments in equity instruments are recognised in other comprehensive income (for fair value reserve, refer note 34) and not reclassified through the profit or loss when derecognised. Dividends associated with the equity investments are recognised in profit and loss when the right of payment has been established and it can be reliably measured.

Fair value was determined by using Council's ownership interest against the water corporation's net asset value at balance date. At 30 June 2021, Council hold a 1.74% (2020, 1.76%) ownership interest in TasWater which is based on Schedule 2 of the Corporation's Constitution.

Note 21 Cash and cash equivalents

Total unrestricted cash and cash equivalents	5,845,402	6,864,243
Restricted funds	1,480,948	1,139,438
- Leave provisions (note 31)	961,317	940,904
- Unspent grant funds with conditions (note 8)	424,238	198,999
- Trust funds and deposits (note 29)	95,393	(465)
discretionary or future use. These include:		
internal and external restrictions that limit amounts available for		
Councils cash and cash equivalents are subject to a number of		
Total cash and cash equivalents	7,326,350	8,003,681
Cash on deposit	4,173,213	5,197,770
Cash at bank	3,151,277	2,804,051
Cash on hand	1,860	1,860
Cash and Cash equivalents		

Accounting policy

Cash and cash equivalents

For the purposes of the Statement of Cash Flows, cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.

Restricted funds

- i) Includes refundable building, contract and other refundable amounts held in trust by Council for completion of specific purposes.
- ii) Represents grant funding received in advance until specific performance obligations required under funding arrangements are completed.

Note 22

	2021 \$	2020 \$
Trade and other receivables		
Current		
Rates debtors	1,881,431	1,730,455
Other debtors	633,417	248,761
Grant debtors	800,000	-
Provision for impairment	(76,265)	(70,204)
Net GST receivable	-	26
Total trade and other receivables	3,238,583	1,909,038
Reconciliation of movement in expected credit loss		
Carrying amount at 1 July	70,204	48,883
Amounts written off during the year	-	-
Amounts recovered during the year	-	(7,609)
Increase/(decrease) in provision recognised in profit or loss	6,061	28,930
Carrying amount at 30 June	76,265	70,204

Accounting policy

Trade and other receivables

Trade receivables that do not contain a significant financing component are measured at amortised cost, which represents their transaction value. Impairment is recognised on an expected credit loss (ECL) basis. When determining whether the credit risk has increased significantly since initial recognition, and when estimating the ECL, Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience, an informed credit assessment and forward-looking information. Council has established a provision matrix to facilitate the impairment assessment.

For rate debtors, Council takes the view that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rate debtors, Council uses the presumptions that receivables more than 30 days past due have a significant increase in credit risk and those more than 90 days will likely be in default. Council writes off receivables when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery.

Note 23 Inventories

 Inventories held for distribution
 25,876
 34,027

 Total inventories
 25,876
 34,027

Accounting policy

Inventories

Inventories held for distribution are measured at cost adjusted when applicable for any loss of service potential. Other inventories are measured at the lower of cost and net realisable value.

Where inventories are acquired at no cost, or for nominal consideration, the cost shall be the current replacement cost as at the date of acquisition.

Note 24 Right-of-use assets

Property	Total
\$	\$
64,897	64,897
(8,750)	(8,750)
56,147	56,147
73,647	73,647
(8,750)	(8,750)
64,897	64,897
	\$ 64,897 (8,750) 56,147 73,647 (8,750)

Accounting policy

Leases - Council as Lessee

In contracts where Council is a lessee, Council recognises a right-of-use asset and a lease liability at the commencement date of the lease, unless the short-term or low-value exemption is applied. Refer to note 32 for details on accounting policy of lease liability.

A right-of-use asset is initially measured at cost comprising the initial measurement of the lease liability adjusted for any lease payments made before the commencement date (reduced by lease incentives received), plus initial direct costs incurred in obtaining the lease and an estimate of costs to be incurred in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

All right-of-use assets are measured as described in the accounting policy for property, infrastructure, plant and equipment in Note 27. Also, Council applies AASB 136 to determine whether a right-of-use asset is impaired and accounts for any identified impairment loss as described in the aforesaid note.

Right-of-use assets are depreciated over the shorter period of lease term and useful life of the underlying asset. If a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the Group expects to exercise a purchase option, the related right-of-use asset is depreciated over the useful life of theunderlying asset. The depreciation starts at the commencement date of the lease.

Notes to the Financial Report For the Year Ended 30 June 2021

			2021 \$	2020 \$
Note	25	Other assets	Ψ	Ψ
		Current		
		Prepayment	62,139	
		Total	62,139	
		Non-current		
		Other	6,000	6,000
		Total	6,000	6,000
Note	26	Intangible assets		
		Website and branding	292,401	365,501
		Total	292,401	365,501
			Website	Total
			\$	\$
		Gross carrying amount		
		Balance at 1 July 2020	365,501	365,501
		Balance at 30 June 2021	365,501	365,501
		Accumulated amortisation and impairment		
		Balance at 1 July 2020	-	-
		Amortisation expense	(73,100)	(73,100)
		Balance at 30 June 2021	(73,100)	(73,100)
		Net book value at 30 June 2021	292,401	292,401

Accounting policy

Intangible assets

Intangible assets with finite lives that are acquired separately are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is recognised on a straight-line basis over their estimated useful lives. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis. Intangible assets with indefinite useful lives that are acquired separately are carried at cost less accumulated impairment losses.

In accordance with Council's policy, the threshold limits applied when recognising intangible assets is \$1,000 and consistent with the prior year.

Note 27	Property, infrastructure, plant and equipment	2021	Restated 2020
		\$	\$
	Summary		
	at cost	10,749,853	8,998,241
	Less accumulated depreciation	(3,754,361)	(3,305,862)
		6,995,492	5,692,379
	at fair value as at 30 June	163,004,119	153,892,077
	Less accumulated depreciation	(71,620,623)	(66,632,214)
		91,383,496	87,259,863
	Total	98,378,988	92,952,242
	Property		
	Land		
	at fair value at 30 June	4,307,550	4,348,500
		4,307,550	4,348,500
	Land under roads		
	at fair value at 30 June	4,717,190	4,717,190
		4,717,190	4,717,190
	Total Land	9,024,740	9,065,690
	Buildings		
	at fair value at 30 June	35,405,784	35,241,375
	Less accumulated depreciation	(17,538,690)	(16,969,252)
		17,867,094	18,272,123
	Total Property	26,891,834	27,337,813

Plant, machinery and equipment at cost 5,873,279 5,785,138 Less accoumulated depreciation 2,823,370 3,083,021 Fixtures, fittings and furniture 1,166,901 1,048,020 at cost 1,166,901 1,048,020 Less accumulated depreciation (704,452) (603,745) 462,449 444,275 Infrastructure Roads 3,285,819 3,527,296 Infrastructure 48,433,273 44,944,706 Bridges 48,433,273 44,944,706 Bridges 11,229,925 10,980,273 Less accumulated depreciation (4,639,334) (4,888,073) Less accumulated depreciation (4,639,334) (4,888,073) Other Structures 3,722,492 3,108,649 Less accumulated depreciation 3,722,492 3,086,649 Less accumulated depreciation 6,590,571 6,590,571 At fair value at 30 June 13,074,190 12,830,481 Less accumulated depreciation 6,272,797 (6,144,828) At fair value a	Note 27	Property, infrastructure, plant and equipment (cont.)	2021 \$	Restated 2020 \$
at cost		Plant and Equipment		
Less accumulated depreciation (3,049,909) (2,702,117) 2,823,370 3,083,021 Fixtures, fittings and furniture 1,166,901 1,048,020 Less accumulated depreciation (704,452) (603,745) 462,449 444,275 Total Plant and Equipment 3,285,819 3,527,296 Infrastructure Roads 41 fair value at 30 June 90,546,988 82,665,609 Less accumulated depreciation (42,113,715) (37,720,903) A spidges 44,944,706 Bridges 11,229,925 10,980,273 Less accumulated depreciation (4,683,354) (4,868,073) Other Structures 3,722,492 3,108,649 Less accumulated depreciation (1,056,067) (929,158) Stormwater 2,666,425 2,179,491 Stormwater 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) Stormwater 6,801,393 6,685,653 Total Infrastructure 64,491,662 59,922,050 <td></td> <td>Plant, machinery and equipment</td> <td></td> <td></td>		Plant, machinery and equipment		
Pixtures, fittings and furniture at cost		at cost	5,873,279	5,785,138
Fixtures, fittings and furniture at cost 1,166,901 1,048,020 Less accumulated depreciation (704,452) (603,745) Total Plant and Equipment 3,285,819 3,527,296 Infrastructure Roads 82,665,609 Less accumulated depreciation 4(2,113,715) (37,720,903) Bridges 48,433,273 44,944,706 Bridges 11,229,925 10,980,273 Less accumulated depreciation (4,639,354) (4,868,073) Other Structures 4,599,571 6,112,200 Other Structures 3,722,492 3,108,649 Less accumulated depreciation (1,056,067) (929,158) Stormwater 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) Stormwater 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) Works in progress 8uildings at cost 6,801,393 6,685,653 Total Infrastructure 64,491,662 59,922,050 Works in progress 229,393 <t< td=""><td></td><td>Less accumulated depreciation</td><td>(3,049,909)</td><td>(2,702,117)</td></t<>		Less accumulated depreciation	(3,049,909)	(2,702,117)
1,166,901 1,048,020 1,04				
Less accumulated depreciation (704,452) (603,745) 462,449 444,275 Total Plant and Equipment 3,285,819 3,527,296 Infrastructure Roads 4 at fair value at 30 June 90,546,988 82,665,609 Less accumulated depreciation (42,113,715) (37,720,903) Bridges 48,433,273 44,944,706 Bridges 11,229,925 10,980,273 Less accumulated depreciation (4,639,354) (4,668,073) Other Structures 3,722,492 3,108,649 Less accumulated depreciation 1,1056,067) (929,158) Stornwater 2,666,425 2,179,491 Stornwater 3,074,190 12,830,481 Less accumulated depreciation 6,801,393 6,885,653 Total Infrastructure 6,801,393 6,885,653 Total Infrastructure 64,491,662 59,922,050 Works in progress Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost		Fixtures, fittings and furniture		
Total Plant and Equipment 3,285,819 3,527,296 Infrastructure Roads 82,665,609 Less accumulated depreciation (42,113,715) (37,720,903) Bridges 48,433,273 44,944,706 Bridges 11,229,925 10,980,273 Less accumulated depreciation (4,639,354) (4,868,073) Ches Structures 6,590,571 6,112,200 Other Structures 3,722,492 3,108,649 Less accumulated depreciation (1,056,067) (929,158) Less accumulated depreciation 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) Less accumulated depreciation (6,272,797) (6,144,828) Total Infrastructure 64,491,662 59,922,050 Works in progress 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 3003,513 1,788,823 Total Works in progress 3,003,513 1,788,823 Total Works in progress 3,003,613 1,656,803 <td></td> <td>at cost</td> <td>1,166,901</td> <td>1,048,020</td>		at cost	1,166,901	1,048,020
Total Plant and Equipment 3,285,819 3,527,296		Less accumulated depreciation	(704,452)	(603,745)
Infrastructure Roads 90,546,988 82,665,609 Less accumulated depreciation (42,113,715) (37,720,903) Bridges 48,433,273 44,944,706 Bridges 11,229,925 10,980,273 Less accumulated depreciation (4,639,354) (4,868,073) Chest Structures 6,590,571 6,112,200 Other Structures 3,722,492 3,108,649 Less accumulated depreciation (1,056,067) (929,158) Stormwater 2,666,425 2,179,491 Stormwater 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) Less accumulated depreciation (6,272,797) (6,144,828) Accomplete of the structure 64,491,662 59,922,050 Works in progress Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083			462,449	444,275
Roads at fair value at 30 June 90,546,988 82,665,609 Less accumulated depreciation (42,113,715) (37,720,903) Bridges 48,433,273 44,944,706 Bridges 11,229,925 10,980,273 Less accumulated depreciation (4,639,354) (4,868,073) Cother Structures 6,590,571 6,112,200 Other Structures 3,722,492 3,108,649 Less accumulated depreciation (1,056,067) (929,158) Stormwater 2,666,425 2,179,491 Stormwater at fair value at 30 June 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) 6,801,393 6,685,653 Total Infrastructure 64,491,662 59,922,050 Works in progress 8uildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083		Total Plant and Equipment	3,285,819	3,527,296
Roads at fair value at 30 June 90,546,988 82,665,609 Less accumulated depreciation (42,113,715) (37,720,903) Bridges 48,433,273 44,944,706 Bridges 11,229,925 10,980,273 Less accumulated depreciation (4,639,354) (4,868,073) Cother Structures 6,590,571 6,112,200 Other Structures 3,722,492 3,108,649 Less accumulated depreciation (1,056,067) (929,158) Stormwater 2,666,425 2,179,491 Stormwater at fair value at 30 June 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) 6,801,393 6,685,653 Total Infrastructure 64,491,662 59,922,050 Works in progress 8uildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083				
at fair value at 30 June 90,546,988 82,665,609 Less accumulated depreciation (42,113,715) (37,720,903) Bridges 348,433,273 44,944,706 Bridges 11,229,925 10,980,273 Less accumulated depreciation (4,639,354) (4,868,073) Communicated teach of the communicate of the communi				
Less accumulated depreciation (42,113,715) (37,720,903) Bridges 48,433,273 44,944,706 Bridges 11,229,925 10,980,273 Less accumulated depreciation (4,639,354) (4,868,073) Cother Structures 6,590,571 6,112,200 Other Structures 3,722,492 3,108,649 Less accumulated depreciation (1,056,067) (929,158) Stormwater 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) Less accumulated depreciation (6,272,797) (6,144,828) Total Infrastructure 64,491,662 59,922,050 Works in progress Buildings at cost 229,393 231,604 Roads at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083				
Bridges 48,433,273 44,944,706 at fair value at 30 June 11,229,925 10,980,273 Less accumulated depreciation (4,639,354) (4,868,073) 6,590,571 6,112,200 Other Structures 3,722,492 3,108,649 Less accumulated depreciation (1,056,067) (929,158) Less accumulated depreciation 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) 6,801,393 6,685,653 Total Infrastructure 64,491,662 59,922,050 Works in progress Buildings at cost 229,393 231,604 Roads at cost 330,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083				
Bridges at fair value at 30 June 11,229,925 10,980,273 Less accumulated depreciation (4,639,354) (4,868,073) Other Structures at fair value at 30 June 3,722,492 3,108,649 Less accumulated depreciation (1,056,067) (929,158) Stormwater at fair value at 30 June 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) 6,801,393 6,685,653 Total Infrastructure 64,491,662 59,922,050 Works in progress Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083		Less accumulated depreciation		
at fair value at 30 June 11,229,925 10,980,273 Less accumulated depreciation (4,639,354) (4,868,073) 6,590,571 6,112,200 Other Structures at fair value at 30 June 3,722,492 3,108,649 Less accumulated depreciation (1,056,067) (929,158) Stormwater at fair value at 30 June 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) Less accumulated depreciation (6,272,797) (6,144,828) 6,801,393 6,685,653 Total Infrastructure 64,491,662 59,922,050 Works in progress Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083		Dridana	48,433,273	44,944,706
Less accumulated depreciation (4,639,354) (4,668,073) Other Structures 6,590,571 6,112,200 at fair value at 30 June 3,722,492 3,108,649 Less accumulated depreciation (1,056,067) (929,158) Stormwater 2,666,425 2,179,491 In the saccumulated depreciation 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) 6,801,393 6,685,653 Total Infrastructure 64,491,662 59,922,050 Works in progress Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083		· ·	44 220 025	10 000 072
Other Structures at fair value at 30 June 3,722,492 3,108,649 Less accumulated depreciation (1,056,067) (929,158) Stormwater at fair value at 30 June 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) 6,801,393 6,685,653 Total Infrastructure 64,491,662 59,922,050 Works in progress Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083				
Other Structures at fair value at 30 June 3,722,492 3,108,649 Less accumulated depreciation (1,056,067) (929,158) Z,666,425 2,179,491 Stormwater at fair value at 30 June 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) 6,801,393 6,685,653 Total Infrastructure 64,491,662 59,922,050 Works in progress Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083		Less accumulated depreciation		
at fair value at 30 June 3,722,492 3,108,649 Less accumulated depreciation (1,056,067) (929,158) 2,666,425 2,179,491 Stormwater 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) 6,801,393 6,685,653 Total Infrastructure 64,491,662 59,922,050 Works in progress Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083		Other Structures	6,590,571	6,112,200
Less accumulated depreciation (1,056,067) (929,158) Stormwater 2,666,425 2,179,491 at fair value at 30 June 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) 6,801,393 6,685,653 Total Infrastructure 64,491,662 59,922,050 Works in progress Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083			3 722 492	3 108 649
Stormwater at fair value at 30 June 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) 6,801,393 6,685,653 Total Infrastructure 64,491,662 59,922,050 Works in progress Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083				
Stormwater at fair value at 30 June 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) 6,801,393 6,685,653 Total Infrastructure 64,491,662 59,922,050 Works in progress Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083		2000 0000000000000000000000000000000000	•	
at fair value at 30 June 13,074,190 12,830,481 Less accumulated depreciation (6,272,797) (6,144,828) 6,801,393 6,685,653 Total Infrastructure 64,491,662 59,922,050 Works in progress Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083		Stormwater		2,173,431
Less accumulated depreciation (6,272,797) (6,144,828) 6,801,393 6,685,653 Total Infrastructure 64,491,662 59,922,050 Works in progress Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083		at fair value at 30 June	13,074,190	12,830,481
Works in progress 6,801,393 6,685,653 Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083		Less accumulated depreciation		
Works in progress Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083				
Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083		Total Infrastructure	64,491,662	59,922,050
Buildings at cost 229,393 231,604 Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083		Marka in pragram		
Roads at cost 336,588 144,656 Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083		• •	220 202 202	231 604
Plant, machinery and equipment at cost 140,179 - Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083				
Other structures at cost 3,003,513 1,788,823 Total Works in progress 3,709,673 2,165,083				-
Total Works in progress 3,709,673 2,165,083				1 788 823
Total property, infrastructure, plant and equipment 98,378,988 92,952,242		- P • • • • • • • • • • • • • • • • • •		
		Total property, infrastructure, plant and equipment	98,378,988	92,952,242

Note 27 Property, infrastructure, plant and equipment (cont.)

Reconciliation of property, infrastructure, plant and equipment

2021	Balance at beginning of financial year	Acquisition of assets	Revaluation increments (decrements)	Depreciation and amortisation	Written down value of disposals	Transfers	Balance at end of financial year
			(note 35)	(note 17)			
	\$	\$	\$	\$	\$	\$	\$
Property							
land	4,348,500	-	262,150	-	303,100	-	4,307,550
land under roads	4,717,190	-	-	-	-	-	4,717,190
Total land	9,065,690	-	262,150	-	303,100	-	9,024,740
buildings	18,272,123	-	-	569,438	-	164,409	17,867,094
Total property	27,337,813	-	262,150	569,438	303,100	164,409	26,891,834
Plant and Equipment							
plant, machinery and equipment	3,083,021	300,527	-	500,678	145,865	86,366	2,823,371
fixtures, fittings and furniture	444,275	69,840	-	100,707	-	49,041	462,449
Total plant and equipment	3,527,296	370,367	-	601,385	145,865	135,407	3,285,820
Infrastructure							
roads	44,944,706	-	3,860,042	1,209,444	107,362	945,330	48,433,272
bridges	6,112,200	-	-	140,313	-	618,684	6,590,571
stormwater	6,685,654	-	243,708	127,968	-	-	6,801,394
other structures	2,179,490	-	-	126,910	-	613,844	2,666,424
Total infrastructure	59,922,050	-	4,103,750	1,604,635	107,362	2,177,858	64,491,661
Works in progress							-
buildings	231,604	288,901	-	-	-	(291,112)	229,393
roads	144,656	1,071,598	-	-	-	(879,666)	336,588
other structures	1,788,823	1,926,186	-	-	-	(711,496)	3,003,513
plant, machinery and equipment	-	140,179	-	-	-	- -	140,179
bridges	-	595,400	-	-	-	(595,400)	-
Total works in progress	2,165,083	4,022,264	-	-	-	(2,477,674)	3,709,673
Total property, plant and equipment, infrastructure	92,952,242	4,392,631	4,365,900	2,775,458	556,327	-	98,378,988

Note 27 Property, infrastructure, plant and equipment (cont.)

Reconciliation of property, infrastructure, plant and equipment

Restated 2020	Balance at beginning of financial year	Acquisition of assets	Revaluation increments (decrements)	Depreciation and amortisation	Written down value of disposals	Transfers	Balance at end of financial year
			(note 35)	(note 17)		(a)	
	\$	\$	\$	\$	\$	\$	\$
Property							
land	4,494,300	-	-	-	145,800	-	4,348,500
land under roads	4,077,582	-	639,608	-	-	-	4,717,190
Total land	8,571,882	-	639,608	-	145,800	-	9,065,690
buildings	11,420,468		7,491,971	369,464	-	(270,852)	18,272,123
Total property	19,992,350	-	8,131,579	369,464	145,800	(270,852)	27,337,813
Plant and Equipment							_
plant, machinery and equipment	2,945,744	690.587	-	511,268	127.369	85,327	3,083,021
fixtures, fittings and furniture	348.714	-	-	96.096	-	191.657	444.275
Total plant and equipment	3,294,458	690,587	-	607,364	127,369	276,984	3,527,296
Infrastructure							
roads	44,765,226	-	-	1,260,377	452,098	1,891,955	44,944,706
bridges	5,619,011	-	232,643	140,313	-	400,859	6,112,200
stormwater	6,811,898	-	-	126,244	-	-	6,685,654
other structures	1,291,703	-	-	113,388	-	1,001,175	2,179,490
Total infrastructure	58,487,838	-	232,643	1,640,322	452,098	3,293,989	59,922,050
Works in progress							
buildings	399,204	121,475	-	-	-	(289,075)	231,604
roads	674,888	1,361,723	-	-	-	(1,891,955)	144,656
other structures	904,077	1,279,903	-	-	-	(395,157)	1,788,823
fixtures, fittings and furniture	323,075	-	-	-	-	(323,075)	-
bridges	158,152	242,707	-	-	-	(400,859)	-
Total works in progress	2,459,396	3,005,808	-	-	-	(3,300,121)	2,165,083
	84,234,042	3,696,395	8,364,222	2,617,150	725,267	-	92,952,242
Total property, plant and equipment, infrastructure							

Negative Acquisition refers to a transfer between asset types.

Note 27 Property, infrastructure, plant and equipment (cont.)

Accounting policy

Recognition and measurement of assets

Acquisitions of assets are initially recorded at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition.

Property, infrastructure, plant and equipment received in the form of contributions, are recognised as assets and revenues at fair value by Council valuation where that value exceeds the recognition thresholds for the respective asset class. Fair value is the price that would be received to sell the asset in an orderly transaction between market

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

The following classes of assets have been recognised. In accordance with Council's policy, the threshold limits detailed below have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year:

	Threshold
Land	\$
land	5,000
land improvements	5,000
land under roads	5,000
Buildings	-,
buildings	5,000
building improvements	5,000
heritage buildings	5,000
Plant and Equipment	
plant, machinery and equipment	1,000
fixtures, fittings and furniture	1,000
computers and telecommunications	1,000
leased plant and equipment	1,000
Roads	
road pavements and seals	5,000
road substructure	5,000
road formation and earthworks	5,000
road kerb, channel and minor culverts	5,000
Bridges	
bridges deck	5,000
bridges substructure	5,000
Other Infrastructure	
footpaths and cycleways	5,000
recreational, leisure and community facilities	1,000
community amenities	1,000
parks, open space and streetscapes	1,000
playgroung equipment	2,000
Stormwater	5,000
Intangible assets	1,000
Revaluation	
Council has adopted the following valuation bases for its non-current assets:	

Council has adopted the following valuation bases for its non-current assets:	
Land and land under roads	fair value
Land improvements	cost
Plant, machinery and equipment	cost
Fixtures, fittings and furniture	cost
Roads	fair value
Bridges	fair value
Buildings	fair value
Intangibles	cost
Other structures	fair value
Stormwater	fair value
Investment in water corporation	fair value

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, furniture and fittings and computers, are measured at their fair value in accordance with AASB 116 Property, Plant & Equipment and AASB 13 Fair Value Measurement. At balance date, Council reviewed the carrying value of the ndividual classes of assets measured at fair value to ensure that each asset class materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date the class of asset was revalued.

In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis to ensure valuations represent fair value. The valuation is performed either by experienced Council officers or independent experts.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use on an asset result in changes to the permissible or practical highest and best use of the asset.

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation surplus for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Impairment losses are recognised in the statement of comprehensive income under other expenses.

Reversals of impairment losses are recognised in the statement of comprehensive income under other revenue.

Land under roads

Council recognised the value of land under roads it controls at fair value.

2021 \$	2020 \$
1,149,844	1,109,328

 Trade payables
 1,149,844
 1,109,328

 Rates and charges in advance
 552,746
 482,281

 Accrued expenses
 206,786
 143,101

 Total trade and other payables
 1,909,376
 1,734,710

Accounting policy

Note 28 Trade and other payables

Trade and other payables

Liabilities are recognised for amounts to be paid in the future for goods and services provided to Council as at balance date whether or not invoices have been received. General creditors are unsecured, not subject to interest charges and are normally settled within 30 days of invoice receipt.

Rates and charges in advance represents amounts received by Council prior to the commencement of the rating or charging period. Revenue is recognised by Council at the beginning of the rating or charge period to which the advance payment relates

Note 29 Trust funds and deposits

Refundable civic facilities deposits	24,455	(2,388)
Other refundable deposits	70,938	1,923
Total trust funds and deposits	95,393	(465)

Accounting policy

Tender deposits

Amounts received as tender deposits and retention amounts controlled by Council are recognised as Trust funds until they are returned or forfeited.

Note 30 Interest-bearing loans and borrowings

Borrowings - secured

Current

Non-current		
Borrowings - secured	2,500,000	2,500,000
Total	2,500,000	2,500,000
Borrowings are secured over Council's rates revenue.		
The maturity profile for Council's borrowings is:		

 Not later than one year
 -</t

Accounting policy

Interest bearing liabilities

The borrowing capacity of Council is limited by the Local Government Act 1993. Interest bearing liabilities are initially recognised at fair value, net of transaction costs incurred. Subsequent to initial recognition these liabilities are measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Statement of Comprehensive Income over the period of the liability using the effective interest method.

Interest is expensed as it accrues and no interest has been capitalised during the current or comparative reporting period. There have been no defaults or breaches of the loan agreement during the period. Borrowings are secured by way of mortgages over the general rates of the Council.

Note 31	Provisions					
		Annual leave	Long service leave	Sick leave	Employee entitlement on-costs	Total
	2021	\$	\$	\$	\$	\$
	Balance at beginning of the financial year	374,700	437,237	61,883	67,084	940,904
	Additional provisions	344,093	41,169	24,017	31,031	440,310
	Amounts used	(301,616)	(73,590)	(16,842)	(27,849)	(419,897)
	Balance at the end of the financial year	417,177	404,816	69,058	70,266	961,317
	Current Non-current	417,177 -	286,454 118,362	69,058	60,383 9,883	833,072 128,245
	Total	417,177	404,816	69,058	70,266	961,317
	2020 Balance at beginning of the financial year Additional provisions Amounts used Balance at the end of the financial year Current Non-current Total	345,887 331,235 (302,422) 374,700 374,700	356,280 119,019 (38,062) 437,237 297,316 139,921 437,237	66,917 14,142 (19,176) 61,883 61,883	58,766 32,803 (24,485) 67,084 55,764 11,320 67,084	827,850 497,199 (384,145) 940,904 789,663 151,241 940,904
	(a) Employee benefits and oncosts The following assumptions were adopted in measuring the present value of employee benefits:				2021	2020
	Weighted average increase in employee costs				-0.53%	9.68%
	Weighted average discount rates Weighted average settlement period				0.70% 10	0.44% 10
	(iii) Employee Numbers (FTE)				63	56

Note 31 Provisions (cont.)

Accounting policy

Employee benefits

i) 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 is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

ii) Other long term employee benefit obligations

The liability for long service leave and annual leave which 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 entity does not have an unconditional right to defer settlement for at least twelve months after the reporting date, regardless of when the actual settlement is expected to occur.

iii) Sick leave

No accrual is made for sick leave as Council experience indicates that, on average, sick leave taken in each reporting period is less than the entitlement accruing in that period, and this experience is expected to recur in future reporting periods. Council does not make payment for untaken sick leave.

iv) Defined benefit plans

A liability or asset in respect of defined benefit superannuation plans would ordinarily be recognised in the statement of financial position, and measured as the present value of the defined benefit obligation at the reporting date plus unrecognised actuarial gains (less unrecognised actuarial losses) less the fair value of the superannuation fund's assets at that date and any unrecognised past service cost. The present value of the defined benefit obligation is based on expected future payments which arise from membership of the fund to the reporting date, calculated annually by independent actuaries using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. However, when this information is not reliably available, 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.

Council makes superannuation contributions for a number of its employees to the Quadrant Defined Benefits Fund, which is a sub fund of the Quadrant Superannuation Scheme. The Quadrant Defined Benefits Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. As provided under paragraph 30(a) of AASB 119 Employee Benefits, Council does not use defined benefit accounting for these contributions.

v) Defined contribution 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.

Note 32 Contingent Liabilities

Council is obligated to expand the life of the current landfill site to allow continued operations, the current landfill cell has come to end of life. Council undertook a detailed assessment and planning to identify the works required within EPA regulations to be undertaken in 2021/22. The provision for restoration will be calculated based on the present value of the expected cost of works to be undertaken.

Council does not expect to receive reimbursement from a third party.

	2021	2020
Note 33 Lease liabilities	Ψ	Ψ
Lease liabilities	56,879_	65,318
	56,879	65,318
Current	8,551	8,439
Non-current	48,328	56,879

Lease liabilities are secured by the related underlying assets. Future minimum lease payments were as follows:

	M						
As at 30 June 2021	Within 1	1-2	2-3	3-4	4-5	After 5	Total
	Year	Years	Years	Years	Years	Years	
	\$	\$	\$	\$	\$	\$	\$
Lease payments	9,250	9,250	9,250	9,250	9,250	13,104	59,354
Finance charges	(699)	(586)	(471)	(354)	(236)	(129)	(2,475)
Net present value	8,551	8,664	8,779	8,896	9,014	12,975	56,879
As at 30 June 2020							
Lease payments	9,250	9,250	9,250	9,250	9,250	22,354	68,604
Finance charges	(811)	(699)	(586)	(471)	(354)	(365)	(3,286)
Net present value	8,439	8,551	8,664	8,779	8,896	21,989	65,318

Accounting policy

Leases - Council as Lessee

The lease liability is measured at the present value of outstanding payments that are not paid at balance date, discounted by using the rate implicit in the lease. Where this cannot be readily determined then Council's incremental borrowing rate for a similart term with similar security is used.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

Short-term leases and leases of low-value assets

Council has elected not to recognise right-of-use assets and lease liabilities for short-term leases i.e. leases with a lease term of 12 months or less and leases of low-value assets i.e., when the value of the leased asset when new is \$10,000 or less. Council recognises the lease payments associated with these leases as expense on a straight-line basis over the lease term.

	Contract liabilities Current	2021 \$	2020 \$
	Funds received prior to performance obligation being satisfied (Upfront payments)	424,238 424,238	198,999 198,999
N	Non-current		

Accounting policy

Council recognised the following contact liabilities with customers:

Grants received in advance includes funding for the construction of mountain bike trails. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue.

Notes to the Financial Report For the Year Ended 30 June 2021

Note 34	. D.	SALVAS

	Balance at beginning of reporting year Increment		(decrement)	Balance at end of reporting year	
(a) Asset revaluation reserve	\$	\$	\$	\$	
2021					
Property					
Land	3,763,781	262,150	-	4,025,931	
Land under roads	639,608	-	-	639,608	
Buildings	11,545,045	-	-	11,545,045	
-	15,948,434	262,150	•	16,210,584	
Infrastructure	2,2 2,	, , , ,		2, 2,22	
Roads	22,504,241	3,860,042	-	26,364,283	
Bridges	4,848,040	-	-	4,848,040	
Stormwater	-	243,708	-	243,708	
Other structures	(227,086)	-	-	(227,086)	
	27,125,195	4,103,750	-	31,228,945	
Total asset revaluation reserve	43,073,629	4,365,900		47,439,529	
2020					
Property					
Land	3,763,781	-	-	3,763,781	
Land under roads	-	639,608	-	639,608	
Buildings	4,053,075	7,491,970	-	11,545,045	
	7,816,856	8,131,578	-	15,948,434	
Infrastructure	00 504 044			00 504 044	
Roads	22,504,241	-	-	22,504,241	
Bridges	4,615,396	232,644	-	4,848,040	
Other structures	(227,086) 26,892,551	232,644	-	(227,086) 27,125,195	
	20,032,331	232,044		21,123,193	
Total asset revaluation reserve	34,709,407	8,364,222	<u> </u>	43,073,629	

The asset revaluation reserve was established to capture the movements in asset valuations upon the periodic revaluation of Council's assets.

	Balance at beginning of reporting year	Increment	(decrement)	Balance at end of reporting year
(b) Fair value reserve	\$	\$	\$	\$
2021				
Equity Investment assets				
Investment in water corporation	4,630,233	2,026,688	-	6,656,921
Total fair value reserve	4,630,233	2,026,688	•	6,656,921
2020				
Equity Investment assets				
Investment in water corporation	12,326,939		7,696,706	4,630,233
Total fair value reserve	12,326,939	•	7,696,706	4,630,233

Council has to designate its investment in Taswater as an equity investment at fair value through other comprehensive income. Subsequent changes in fair value are reflected in the reserve and will not be reclassified through the profit or loss when derecognised.

	2021	2020
	\$	\$
(a) Asset revaluation reserve	47,439,529	43,073,629
(b) Fair value reserve	6,656,921_	4,630,233
Total Reserves	54,096,450	47,703,862

....

Notes to the Financial Report For the Year Ended 30 June 2021

Note 36 Reconciliation of cash flows from operating act	ivities to surplus (deficit)	2021 \$	Restated 2020 \$
Result from continuing operations		1,177,461	(499,606)
Depreciation/amortisation		2,848,558	2,617,150
Depreciation of right-of-use asset		8,750	8,750
(Profit)/loss on disposal of property, plant and equip Capital grants received specifically for new	ment, infrastructure	108,356	582,540
or upgraded assets		(1,590,888)	(620,999)
Change in assets and liabilities:		V	
Decrease/(increase) in trade and other receivables		(1,329,545)	(185,771)
Decrease/(increase) in other assets		(62,139)	1,763
Decrease/(increase) in inventories		8,151	(19,751)
Increase/(decrease) in trade and other payables		174,666	475,228
Increase/(decrease) in provisions		20,413	113,054
Increase/(decrease) in other liabilities		321,097	(33,936)
Net cash provided by/(used in) operating activit	ies	1,684,880	2,438,422

Note 37 Reconciliation of liabilities arising from financing activities

Liabilities arising from financing activities are liabilities for which cash flows were, or future cash flows will be, classified in the Statement of Cash Flows as cash flows from financing activities.

		Interest-bearing Ioans and borrowings	Lease liabilities
		\$	\$
	Balance as at 1 July 2020	2,500,000	65,318
	Changes from financing cash flows:		
	Cash received	-	-
	Cash repayments	-	(8,439)
	Balance as at 30 June 2021	2,500,000	56,879
	Balance as at 1 July 2019	1,460,726	-
	Changes from financing cash flows:		
	Adjustment due to AASB16 adoption	-	65,318
	Cash Received	1,240,000	-
	Cash Repayments	(200,726)	-
	Balance as at 30 June 2020	2,500,000	65,318
Note 38	Reconciliation of cash and cash equivalents	2021	2020
Note 30	Reconciliation of cash and cash equivalents	\$	\$
	Cash and cash equivalents (see note 21)	7,326,350	8,003,681
	Total reconciliation of cash and cash equivalents	7,326,350	8,003,681
Note 39	Financing arrangements		
	Credit Card	31,500	31,500
	Used facilities	2,447	2,219
	Unused facilities	29,053	29,281
	Non-cash financing and investing activities		
	Contingent liability	7,000	7,000
	Total non-cash financing and investing activities	7,000	7,000

Note 40 Superannuation

Council makes superannuation contributions for a number of its employees to the Quadrant Defined Benefits Fund (the Fund), a sub-fund of the Tasplan Superannuation Fund (Tasplan). The Quadrant Defined Benefits Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. As provided under paragraph 34 of AASB 119 Employee Benefits, Council does not use defined benefit accounting for these contributions.

For the year ended 30 June 2021 the Council contributed 0% (2020: 0%) of employees' gross income to the Fund. Assets accumulate in the fund to meet member benefits as they accrue, and if assets within the fund are insufficient to satisfy benefits payable, the Council is required to meet its share of the deficiency.

Rice Warner Pty Ltd undertook the last actuarial review of the Fund at 30 June 2020. The review disclosed that at that time the net market value of assets available for funding member benefits was \$51,939,000, the value of vested benefits was \$43,411,000, the surplus over vested benefits was \$8,528,000, the value of total accrued benefits was \$43,562,000, and the number of members was 95. These amounts relate to all members of the Fund at the date of valuation and no asset or liability is recorded in the Tasplan Super's financial statements for Council employees.

The financial assumptions used to calculate the Accrued Benefits for the Fund were:

- Net Investment Return 3.75 p.a.
- Salary Inflation 2.75% p.a.
- Price Inflation n/a

The actuarial review concluded that:

- The value of assets of the Fund was adequate to meet the liabilities of the Fund in respect of vested benefits as at 30 June 2020.
- The value of assets of the Fund was adequate to meet the value of the liabilities of the Fund in respect of accrued benefits as at 30 June 2020.
- Based on the assumptions used, and assuming the Employer contributes at the levels described below, the value of the assets is expected to continue to be adequate to meet the value of the liabilities of the Fund in respect of vested benefits at all times during the period up to 30 June 2020.

Given the strong financial position of the Fund, the Actuary recommended that the Council consider a contribution holiday and contribute 0% of salaries from 1 July 2021 to 30 June 2024.

The Actuary will continue to undertake a brief review of the financial position the Fund at the end of each financial year to confirm that the contribution rates remain appropriate. The next full triennial actuarial review of the Fund will have an effective date of 30 June 2023 and is expected to be completed late in 2023.

Council also contributes to other accumulation schemes on behalf of a number of employees; however the Council has no ongoing responsibility to make good any deficiencies that may occur in those schemes.

During the year Council made the required superannuation contributions for all eligible employees to an appropriate complying superannuation fund as required by the Superannuation Guarantee (Administration) Act 1992.

As required in terms of paragraph 148 of AASB 119 Employee Benefits, Council discloses the following details:

■ The 2020 actuarial review used the "aggregate" funding method. This is a standard actuarial funding method. The results from this method were tested by projecting future fund assets and liabilities for a range of future assumed investment returns. The funding method used is consistent with the method used at the previous actuarial review in 2017.

Under the aggregate funding method of financing the benefits, the stability of the Councils' contributions over time depends on how closely the Fund's actual experience matches the expected experience. If the actual experience differs from that expected, the Councils' contribution rate may need to be adjusted accordingly to ensure the Fund remains on course towards financing members' benefits.

■ In terms of Rule 27.4 of the Tasplan Trust Deed (Trust Deed), there is a risk that employers within the Fund may incur an additional liability when an Employer ceases to participate in the Fund at a time when the assets of the Fund are less than members' vested benefits. Each member of the Fund who is an employee of the Employer who is ceasing to Participate is required to be provided with a benefit at least equal to their vested benefit in terms of Rule 27.4 (b) (A). However, there is no provision in the Trust Deed requiring an employer to make contributions other than its regular contributions up to the date of cessation of contributions. This issue can be resolved by the Trustee seeking an Actuarial Certificate in terms of Rule 26.5 identifying a deficit and the Trustee determining in terms of Rule 26.3(c) that the particular employer should make the payment required to make good any shortfall before the cessation of participation is approved.

■ The application of Fund assets on Tasplan being wound-up is set out in Rule 41.4. This Rule provides that expenses and taxation liabilities should have first call on the available assets. Additional assets will initially be applied for the benefit of the then remaining members and/or their Dependants in such manner as the Trustee considers equitable and appropriate in accordance with the Applicable Requirements (broadly, superannuation and taxation legislative requirements and other requirements as determined by the regulators).

The Trust Deed does not contemplate the Fund withdrawing from Tasplan. However it is likely that Rule 27.4 would be applied in this case (as detailed above).

- The Fund is a defined benefit Fund.
- The Quadrant Defined Benefits Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. Thus the Fund is not able to prepare standard AASB119 defined benefit reporting.
- As reported on the first page of this note, Assets exceeded accrued benefits as at the date of the last actuarial review, 30 June 2020. Moderate investment returns, since that date, make it quite probable that this is still the position. The financial position of the Fund will be fully investigated at the actuarial review as at 30 June 2023.
- An analysis of the assets and vested benefits of sub-funds participating in the Scheme, prepared by Rice Warner Pty Ltd as at 30 June 2020, showed that the Fund had assets of \$51.94 million and members' Vested Benefits were \$43.41 million. These amounts represented 0.53% and 0.45% respectively of the corresponding total amounts for Tasplan.
- As at 30 June 2020 the Fund had 95 members and the total employer contributions and member contributions for the year ending 30 June 2020 were \$927,231 and \$235,365 respectively.

			2021	2020
		Fund	\$	\$
		Defined benefits fund		
		Employer contributions to Quadrant/Tasplan		
		Accumulation funds		
			494,269	499,049
		Employer contributions to super funds	494,269	499,049
			434,203	433,043
Note	41	Commitments		
		•		
		Contractual commitments		
		Contractual commitments at end of financial year but not recognised in the financial report are as follows:		
		, , ,		
		Capital expenditure commitments		
		Roads, bridges and other infrastructure	1,143,668	175,136
		Total capital expenditure commitments	1,143,668	175,136
Note	42	Operating leases		
		(a) Operating lease commitments		
		At the constitution of the following of		
		At the reporting date, Council had the following obligations under non-cancellable operating leases for the lease of equi		0.250
		Not later than one year Later than one year and not later than five years	9,250 37,000	9,250 37,000
		Later than five years	13,104	22,354
		Later triair rive years	59,354	68,604
				00,004

Note 43 Financial Instruments

(a) Interest Rate Risk

The exposure to interest rate risk and the effective interest rates of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows: For lease liabilities refer to note 32.

2021

	Weighted	Weighted Floating Fixed interest maturing in:					
	average interest rate	interest rate \$	1 year or less \$	Over 1 to 5 M years \$	ore than 5 years	Non-interest bearing \$	Total \$
Financial assets Cash and cash equivalents	0.04%	4,173,214	3,021,854	-	-	131,282	7,326,350
Trade and other receivables Investment in water corporation		- -	- -	-	-	3,238,583 27,424,739	3,238,583 27,424,739
Total financial assets		4,173,214	3,021,854	•	-	30,794,604	37,989,672
Financial liabilities Trade and other payables		-	-	<u>-</u>	_	1.909.376	1,909,376
Trust funds and deposits Interest-bearing loans and borrowings	2.38%	-	-	- 2,500,000	-	95,393	95,393
Total financial liabilities	2.30%	•	-	2,500,000	•	2,004,769	2,500,000 4,504,769
Net financial assets (liabilities)		4,173,214	3,021,854	(2,500,000)	-	28,789,835	33,484,903

	Weighted average interest rate	Floating interest rate \$	Fixed i 1 year or less \$	nterest maturin Over 1 to 5 N years \$	•	Non-interest bearing \$	Total \$
Financial assets							
Cash and cash equivalents	0.18%	2,652,930	5,197,770	-	-	152,981	8,003,681
Trade and other receivables		-	-	-	-	1,909,038	1,909,038
Investment in water corporation		-	-	-	-	25,398,051	25,398,051
Total financial assets		2,652,930	5,197,770			27,460,070	35,310,770
Financial liabilities							
Trade and other payables		-	-	-	-	1,252,429	1,252,429
Trust funds and deposits		-	-	-	-	(465)	(465)
Interest-bearing loans and borrowings	2.38%	-	-	2,500,000	-	-	2,500,000
Total financial liabilities		-	-	2,500,000		1,251,964	3,751,964
Net financial assets (liabilities)		2,652,930	5,197,770	(2,500,000)	-	26,208,106	31,558,806

Note 43 Financial Instruments (cont.)

(b) Fair Value

The aggregate net fair values of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

Financial Instruments	Total carrying amount Aggregate net fair as per Statement of Financial Position				
	2021	2020	2021	2020	
	\$	\$	\$	\$	
Financial assets					
Cash and cash equivalents	7,326,350	8,003,681	7,326,350	8,003,681	
Trade and other receivables	3,238,583	1,909,038	3,238,583	1,909,038	
Investment in water corporation	27,424,739	25,398,051	27,424,739	25,398,051	
Total financial assets	37,989,672	35,310,770	37,989,672	35,310,770	
Financial liabilities					
Trade and other payables	1,909,376	1,252,429	1,909,376	1,252,429	
Trust funds and deposits	95,393	(465)	95,393	(465)	
Lease liabilities	56,879	65,318	56,879	65,318	
Interest-bearing loans and borrowings	2,500,000	2,500,000	2,567,500	2,581,814	
Total financial liabilities	4,561,648	3,817,282	4,629,148	3,899,096	

(c) Credit Risk

The maximum exposure to credit risk at balance date in relation to each class of recognised financial asset is represented by the carrying amount of those assets as indicated in the Statement of Financial Position.

(d) Risks and mitigation

The risks associated with our main financial instruments and our policies for minimising these risks are detailed below.

Market risk

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices. Council's exposures to market risk are primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk. Components of market risk to which we are exposed are discussed below.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Interest rate risk arises from interest bearing financial assets and liabilities that we use. Non derivative interest bearing assets are predominantly short term liquid assets. Our interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes us to fair value interest rate risk.

Council loan borrowings are sourced from Tascorp at a Government level of interest rate and security. Finance leases are sourced from major Australian financial institutions. Overdrafts are arranged with major Australian banks. We manage interest rate risk on our net debt portfolio by:

- ensuring access to diverse sources of funding;
- reducing risks of refinancing by managing in accordance with target maturity profiles; and
- setting prudential limits on interest repayments as a percentage of rate revenue.

Council manage the interest rate exposure on council debt portfolio by appropriate budgeting strategies and obtaining approval for borrowings from the Department of Treasury and Finance each year.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act* 1993 . We manage interest rate risk by adopting an investment policy that ensures:

- conformity with State and Federal regulations and standards,
- capital protection.
- appropriate liquidity,
- diversification by credit rating, financial institution and investment product,
- monitoring of return on investment,
- benchmarking of returns and comparison with budget.

Maturity will be staggered to provide for interest rate variations and to minimise interest rate risk.

Note 43 Financial Instruments (cont.)

Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council have exposure to credit risk on some financial assets included in our Statement of Financial Position. To help manage this risk, Council:

- has a policy for establishing credit limits for the entities we deal with;
- may require collateral where appropriate; and
- only invest surplus funds with financial institutions which have a recognised credit rating specified in our Investment policy.

Credit risk arises from Council's financial assets, which comprise cash and cash equivalents, and trade and other receivables. Council's exposure to credit risk arises from potential default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments. Exposure at balance date is addressed in each applicable policy note. Council generally trades with recognised, creditworthy third parties, and as such collateral is generally not requested, nor is it Council's policy to securitise its trade and other receivables.

It is Council's policy that some customers who wish to trade on credit terms are subject to credit verification procedures including an assessment of their credit rating, financial position, past experience and industry reputation. In addition, receivable balance are monitored on an ongoing basis with the result that Council's exposure to bad debts is not significant.

Council may also be subject to credit risk for transactions which are not included in the Statement of Financial Position, such as when Council provide a guarantee for another party.

Movement in Provisions for Impairment of Trade and Other Receivables	2021	2020
	\$	\$
Balance at the beginning of the year	70,204	48,883
New/used Provisions recognised during the year	6,061	21,321
Amounts already provided for and written off as uncollectible	-	-
Amounts provided for but recovered during the year		
Balance at end of year	76,265	70,204

Ageing of Trade and Other Receivables

At balance date other debtors representing financial assets were past due but not impaired. These amounts relate to a number of independent customers for whom there is no recent history of default. The ageing of the Council's Trade and Other Receivables was:

	2021	2020
	\$	\$
Current (not yet due)	860,952	65,025
Past due by up to 30 days	387,567	37,337
Past due between 31 and 180 days	872,854	752,695
Past due between 181 and 365 days	289,808	264,596
Past due by more than 1 year	827,405	789,385
Total Trade & Other Receivables	3,238,586	1,909,038

Liquidity risk

Liquidity risk includes the risk that, as a result of our operational liquidity requirements:

- will not have sufficient funds to settle a transaction on the date;
- will be forced to sell financial assets at a value which is less than what they are worth; or
- may be unable to settle or recover a financial assets at all.

To help reduce these risks Council:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Councils exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

Note 43 Financial Instruments (cont.)

The table below lists the contractual maturities for Financial Liabilities. For lease liabilities refer to Note 32.

These amounts represent the discounted cash flow payments (ie principal only).

2021	6 mths or less \$	6-12 months \$	1-2 years \$	2-5 years \$	>5 years \$	Contracted Cash Flow \$	Carrying Amount \$
Trade and other payables	1,909,376	-	-	-	-	1,909,376	1,909,376
Trust funds and deposits Interest-bearing loans and	95,393	-	-	-	-	95,393	95,393
borrowings	-	-	2,500,000		-	2,500,000	2,500,000
Total financial liabilities	2,004,769		2,500,000	-	-	4,504,769	4,504,769

2020	6 mths or less \$	6-12 months \$	1-2 years \$	2-5 years \$	>5 years \$	Contracted Cash Flow \$	Carrying Amount \$
Trade and other payables Trust funds and deposits Interest-bearing loans and	1,252,429 (465)	-	-	-	-	1,252,429 (465)	1,252,429 (465)
borrowings	-	-	-	2,500,000	-	2,500,000	2,500,000
Total financial liabilities	1,251,964	-	-	2,500,000	-	3,751,964	3,751,964

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, the Council believes the following movements are 'reasonably possible' over the next 12 months (Base rates are sourced from Reserve Bank of Australia):

- A parallel shift of + 1% and -2% in market interest rates (AUD) from year-end rates

The table below discloses the impact on net operating result and equity for each category of financial instruments held by Council at year-end, if the above movements were to occur.

		Interest rate risk				
		-2 % +1%			+1%	
		-200	basis points	+100	basis points	
		Profit	Equity	Profit	Equity	
2021		\$	\$	\$	\$	
Financial assets:						
Cash and cash equivalents	7,326,350	(146,527)	(146,527)	73,264	73,264	
Trade and other receivables	3,238,583	(64,772)	(64,772)	32,386	32,386	
Financial liabilities:						
Interest-bearing loans and borrowings	2,500,000	50,000	50,000	(25,000)	(25,000)	

		Interest rate risk				
		-2 % +1%				
		-200	basis points	+100	basis points	
		Profit	Equity	Profit	Equity	
2020		\$	\$	\$	\$	
Financial assets:						
Cash and cash equivalents	8,003,681	(160,074)	(160,074)	80,037	80,037	
Trade and other receivables	1,909,038	(38,181)	(38,181)	19,090	19,090	
Financial liabilities:						
Interest-bearing loans and borrowings	2,500,000	50,000	50,000	(25,000)	(25,000)	

Note 44 Events occurring after balance date

No matters have occurred after balance date that warrant disclosure in this report.

Note 45 Related party transactions

(i) Responsible Persons

Names of persons holding the position of a Responsible Person at the Council at any time during the year are:

Councillors Phillip Vickers (Mayor to 30/4/21)

Shane Pitt (Deputy Mayor to 1/5//21) Shane Pitt (Acting Mayor from 1/5/21)

Robyn Gerrity Lindsay Newman Scott Stringer Leigh Styles Terrance Shea Ian Hall Kerry Graham

General Manager David Midson

Senior Managers Eleanor Strang

Scott Butler

Alison Shea (from 9/9/20)

(ii) Councillor Remuneration

2021

Short term benefits

Position	Allowances	Vehicles	Total Compensation AASB 124	Expenses ¹	Total allowances and expenses section 72
	\$	\$	\$	\$	\$
Mayor	33,964	-	33,964	-	33,964
Deputy Mayor	24,191	-	24,191	-	24,191
Councillors	77,603	-	77,603	4,817	82,420
Total	135,758	-	135,758	4,817	140,575

2020

Short term benefits

Position	Allowances	Vehicles	Total Compensation AASB 124	Expenses ¹	Total allowances and expenses section 72
	\$	\$	\$	\$	\$
Mayor	37,885	-	37,885	-	37,885
Deputy Mayor	21,590	-	21,590	-	21,590
Councillors	75,773	-	75,773	5,425	81,198
Total	135,248	-	135,248	5,425	140,673

¹ Section 72(1)cb of the Local Government Act 1993 requires the disclosure of expenses paid to Councillors.

(iii) Key Management Personnel Remuneration

2021		Short term emplo	yee benefits	Post employme	nt benefits	
Remuneration band	Number of employees	Salary ¹	Vehicles ²	Superannuation ³	Non-monetary Benefits ⁴ \$	Total \$
		Ť	-	•	*	
\$120 001 - \$140 000	1	88,258	14,593	11,032	11,915	125,798
\$140 001 - \$160 000	1	116,809	20,289	14,601	7,452	159,151
\$160 001 - \$180 000	1	127,753	16,596	15,969	3,117	163,435
\$200 001 - \$220 000	1	166,199	15,773	20,775	6,259	209,006
Total		499,019	67,251	62,377	28,743	657,390

2020		Short term emplo	yee benefits	Post employme	nt benefits	
Remuneration band	Number of employees	Salary ¹ \$	Vehicles ² \$	Superannuation ³	Non-monetary Benefits ⁴ \$	Total \$
\$120 001 - \$140 000	1	110.404	16.662	13.801	(9,677)	131.190
\$140 001 - \$160 000	1	118,822	16,596	14,853	1,040	151,311
\$200 001 - \$220 000	1	160,595	15,773	20,074	21,799	218,241
Total		389,821	49,031	48,728	13,162	500,742

¹ Gross Salary includes all forms of consideration paid and payable for services rendered, compensated absences during the period and salary sacrifice amounts.

Remuneration bands reflect the actual remuneration paid to an employee during the period they were a member of KMP. Some employees were were only members of KMP for part of 2018-19.

(iv) Remuneration Principles

Councillors

Councillors are entitled to an allowance based on the number of voters in the Local Government area (LGA) and the revenue of the council.

Councillors are also entitled to reimbursement for telephone, travel, child care and other expenses in accordance with the council's policy.

Executives

The employment terms and conditions of senior executives are contained in individual employment contracts and prescribe total remuneration, superannuation, annual and long service leave, vehicle and salary sacrifice provisions. In addition to their salaries, Council also provides non-cash benefits and contributes to post-employment superannuation plans on their behalf.

The performance of each senior executive, including the General Manager, is reviewed annually which includes a review of their remuneration package. The terms of employment of each senior executive, including the General Manager, contain a termination clause that requires the senior executive or Council to provide a minimum notice period of up to 12 months prior to termination of the contract. Whilst not automatic, contracts can be extended.

(v) Transactions with related parties

During the period Council entered into the following transactions with related parties.

Nature of the transaction	Amount of the transactions during the year	Outstanding balances, including commitments at year end	Terms and conditions
Retail sales	\$1,095	\$0	30-day terms

In accordance with s84(2)(b) of the *Local Government Act 1993*, no interests have been notified to the General Manager in respect of any body or organisation with which the Council has major financial dealings.

(vi) Transactions with related parties that have not been disclosed

Most of the entities and people that are related parties of council live and operate within the municipality. Therefore, on a regular basis ordinary citizen transactions occur between Council and its related parties. Some examples include:

- Payment of rates on a primary residence
- Dog registration
- Use of Council's swimming pool

Council has not included these types of transaction in its disclosure, where they are made on the same terms and conditions available to the general public.

² Includes total cost of providing and maintaining vehicles provided for private use, including registration, insurance, fuel and other consumables, maintenance cost and parking (including notional value of parking provided at premises that are owned or leased and fringe benefits tax).

³ Superannuation means the contribution to the superannuation fund of the individual. Superannuation benefits for members of a defined benefit scheme were calculated at 9.5% of employes' gross income.

⁴ Other non-monetary benefits include annual and long service leave movements

Note 46 Significant Business Activities

The operating capital and competitive neutrality costs of the Council's significant business activities:

		Waste Mar	Waste Management	
		2021	2020	
		\$	\$	
Revenue				
	Rates	904,884	899,458	
	User Charges	336,039	344,112	
	Total Revenue	1,240,923	1,243,570	
Expendi	ture			
Direct				
	Employee Costs	575,301	461,718	
	Materials and Contacts	416,569	366,566	
	Utilities	-	-	
Indirect				
mam oot	Engineering & Administration	34,477	30,555	
	Total Expenses	1,026,347	858,839	
Notional	cost of free services received			
Capital (Costs			
	Depreciation and amortisation	111,204	108,828	
	Opportunity cost of capital	5,952	10,589	
	Total Capital Costs	117,156	119,417	
Compoti	itivo novtrolity adjustments			
Corripeti	itive neutrality adjustments Rates and land tax	2.878	2,878	
	ivates and faild tax	2,878	2,878	
		2,070	2,010	
Calculate	ed Surplus/(Deficit)	94,542	273,025	
	Tax Equivalent rate	30%	30%	
	Taxation equivalent	28,363	81,908	
Competi	tive neutrality costs	31,241	84,786	

Accounting policy

Significant business activities

Council is required to report the operating, capital and competitive neutrality costs in respect of each significant business activity undertaken by the Council. Council's disclosure is reconciled above. Council has determined, based upon materiality that Waste Management as defined above is considered a significant business activity. Competitive neutrality costs include notional costs i.e. income tax equivalent, rates and loan guarantees.

Notes to the Financial Report For the Year Ended 30 June 2021

Note 47 Other significant accounting policies and pending accounting standards

(a) Taxation

Council is exempt from all forms of taxation except Fringe Benefits Tax, Payroll Tax and the Goods and Services Tax.

Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Tax Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

Cash flows are presented in the Statement of Cash Flows on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

(b) Impairment of non-financial assets

At each reporting date, Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the Statement of Other Comprehensive Income, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation reserve in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset. For non-cash generating assets of Council such as roads, drains, public buildings and the like, value in use is represented by the deprival value of the asset approximated by its written down replacement cost.

(c) Allocation between current and non-current

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next twelve months, being Council's operational cycle, or if Council does not have an unconditional right to defer settlement of a liability for at least 12 months after the reporting date.

(d) Financial guarantees

Financial guarantee contracts are recognised as a liability at the time the guarantee is issued. The liability is initially measured at fair value, and if there is material increase in the likelihood that the guarantee may have to be exercised, at the higher of the amount determined in accordance with AASB 137 *Provisions, Contingent Liabilities and Contingent Assets* and the amount initially recognised less cumulative amortisation, where appropriate. In the determination of fair value, consideration is given to factors including the probability of default by the guaranteed party and the likely loss to Council in the event of default.

(e) Contingent assets, contingent liabilities and commitments

Contingent assets and contingent liabilities are not recognised in the Statement of Financial Position, but are disclosed by way of a note and, if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable respectively.

Commitments are not recognised in the Statement of Financial Position. Commitments are disclosed at their nominal value inclusive of the GST payable.

(f) Budget

The estimated revenue and expense amounts in the Statement of Other Comprehensive Income represent revised budget amounts and are not audited.

(g) Adoption of new and amended accounting standards

In the current year, Council has adopted all of the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board that are relevant to its operations and effective for the current annual reporting period. These include:

AASB 2018-7 Amendments to Australian Accounting Standards – Definition of Material

The amendments refine the definition of material in AASB 101 and are applicable for the year ended 30 June 2021. The amendments clarify the definition of material and includes guidance relating to obscuring information that could be reasonably expected to influence decisions of the primary users of the financial information. The amendments include additional guidance to the definition of material, gives it more prominence, and clarifies the explanation accompanying the definition of material. The adoption of the amendments has not had any significant impact on Council.

Pending Accounting Standards

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2021 reporting periods. Council's assessment of the impact of the relevant new standards and interpretations is set out below.

AASB 2017-5 Amendments to Australian Accounting Standards – Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Correction, applicable to annual reporting periods beginning on or after 1 January 2022.

The amendments address an acknowledge inconsistency between the requirements in AASB10, and those in AASB128 (2011) in dealing with the sale or contribution of assets between an investor and its associate or joint venture.

The main consequence of the amendments is that a full gain or loss is recognised when a transaction involves a business (whether it is housed in a subsidiary or not). A partial gain or loss is recognised when a transaction involves assets that do not constitute a business, even if these assets are housed in a subsidiary.

Adoption of AASB 2017-5 is not expected to have any impact on council.

All other Australian accounting standards and interpretations with future effective dates are either not applicable to Council's activities, or have no material impact.

Note 48	Management in	ndicators	Benchmark	2021 \$	2020 \$	2019 \$	2018 \$
	(a)	Underlying surplus or deficit		•	Ψ	•	•
		Net result for the year		1,177,461	(499,606)	834,125	1,788,345
		Less non-operating income					
		Capital grants		2,239,515	631,804	293,533	1,306,288
		FAGs in advance		139,203	(79,125)	137,952	29,673
		Underlying surplus/deficit	0	(1,201,257)	(1,052,285)	402,640	452,384
		The intent of the underlying result is to show the ou Good result in 2018 and 2019 however 2020 and 2					
	(b)	Underlying surplus ratio					
		Underlying surplus or deficit		(1,201,257)	(1,052,285)	402,640	452,384
		Recurrent income		11,161,286	11,713,304	11,297,182	11,358,626
		Underlying surplus ratio %	0%	-10.8%	-9.0%	3.6%	4.0%
		This ratio serves as an overall measure of financia Good result in 2018 and 2019 however 2020 and 2			d the result refle	ects this.	
	(c)	Net financial liabilities					
		Liquid assets less total liabilities		10,564,933	9,912,719	9,556,172	10,626,507
		Net financial liabilities	0	5,947,203 4,617,730	5,439,466 4,473,253	3,254,203 6,301,969	3,850,711 6,775,796
	(d)	This measure shows whether Council's total liabilit means that, if all liabilities fell due at once, addition Good result in all years. Net financial liabilities ratio					
	. ,	Net financial liabilities		4,617,730	4,473,253	6,301,969	6,775,796
		Recurrent income		11,161,286	11,713,304	11,297,182	11,358,626
		Net financial liabilities ratio %	0% - (50%)	41.4%	38.2%	55.8%	59.7%
		This ratio indicates the net financial obligations of Good result in all years.	Council compare	d to its recurrent i	ncome.		
	(e)	Asset consumption ratio					
		An asset consumption ratio has been calculated in management plan of Council.	relation to each	asset class requi	red to be include	d in the long-term	strategic asset
		Transport Infrastructure					
		Fair value (Carrying amount) Current replacement cost (Gross)		55,023,844 101,776,913	<u>51,056,906</u> <u>93,645,882</u>	<u>50,384,237</u> 92,423,327	<u>51,396,966</u> 92,117,650
		Asset consumption ratio %		54%	55%	55%	56%
		·		34%	33%	33%	30%
		Buildings Fair value (Carrying amount)		17,867,094	18,272,123	11,420,468	10,654,055
		Current replacement cost (Gross)		35,405,784	35,241,375	15,077,818	13,873,999
		Asset consumption ratio %		50%	52%	76%	77%
		Drainage					
		Fair value (Carrying amount)		2,666,425	2,179,491	1,688,121	1,393,671
		Current replacement cost (Gross)		3,722,492	3,108,649	1,830,610	1,515,223

This ratio indicates the level of service potential available in Council's existing asset base.

Asset consumption ratio %

The result for all categories is within an acceptable range. A result close to 60% suggests that council has sufficient service capacity remaining in these asset classes

72%

70%

92%

92%

Note 48 Management indicators (cont.) 2021 2020 2019 2018 \$ \$ \$

(f) Asset renewal funding ratio

An asset renewal funding ratio is calculated in relation to each asset class required to be included in a long-term strategic asset management plan of Council. Council has prepared a long-term strategic asset management plan which was adopted in August 2016.

Transport Infrastructure					
Projected capital funding outlays**		1,100,000	1,100,000	890,000	890,000
Projected capital expenditure funding***		1,050,000	1,050,000	958,000	958,000
Asset renewal funding ratio %	90-100%	105%	105%	93%	93%

^{**} Current value of projected capital funding outlays for an asset identified in Council's long-term financial plan.

This ratio measures Council's capacity to fund future asset replacement requirements.

Council is providing sufficient funding to renew assets in accordance with its asset renewal plans.

(g)	Asset sustainability ratio		2021	2020	2019	2018
			\$	\$	\$	\$
	Capex on replacement/renewal of existing assets		2,468,589	2,561,810	3,468,828	2,410,774
	Annual depreciation expense	_	2,857,308	2,504,046	2,451,550	2,420,502
	Asset sustainability ratio %	100%	86%	102%	141%	100%

This ratio calculates the extent to which Council is maintaining operating capacity through renewal of their existing asset base.

Council is investing in new assets in a sustainable manner.

	Capital renewal	Capital new /upgrade	Total Capital Expenditure
	expenditure	expenditure	
By asset class	\$	\$	\$
Buildings	288,901	-	288,901
Plant, machinery and equipment	373,686	67,020	440,706
Fixtures, fittings and furniture	69,840	-	69,840
Roads	1,071,598	-	1,071,598
Bridges	595,400	-	595,400
Other structures	69,164	1,857,022	1,926,186
Total	2,468,589	1,924,042	4,392,631

^{***} Value of projected capital expenditure funding for an asset identified in Council's long-term strategic asset management plan.

^{****} Council's long term strategic management plan has recently been developed hence no ratios are available for earlier years.

Note 49 Fair Value Measurements

Council measures and recognises the following assets at fair value on a recurring basis:

Investment in water corporation

Property, infrastructure plant and equipment

- Land and land under roads
- Buildings
- Roads
- Bridges
- -Other infrastructure
- -Stormwater

Council does not measure any liabilities at fair value on a recurring basis.

(a) Fair Value Hierarchy

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:

	Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.
I	Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
Level 3	Unobservable inputs for the asset or liability.

The table below shows the assigned level for each asset and liability held at fair value by the Council. The table presents the Council's assets and liabilities measured and recognised at fair value at 30 June 2021.

The fair values of the assets are determined using valuation techniques which maximise the use of observable data, where it is available, and minimise the use of entity specific estimates. If one or more of the significant inputs is not based on observable market data, the asset is included in level 3. This is the case for Council infrastructure assets, which are of a specialist nature for which there is no active market for similar or identical assets. These assets are valued using a combination of observable and unobservable inputs.

As at 30 June 2021

	Note	Level 1	Level 2	Level 3	Total
Recurring fair value measurements		\$	\$	\$	\$
Investment in water corporation	20			27,424,739	27,424,739
Land	27	-	4,307,550	-	4,307,550
Land under roads	27	-	4,717,190	-	4,717,190
Buildings	27	-	17,867,094	-	17,867,094
Roads, including footpaths & cycleways	27	-	-	48,433,273	48,433,273
Bridges	27	-	-	6,590,571	6,590,571
Stormwater	27	-	-	6,801,393	6,801,393
Other structures	27		-	2,666,425	2,666,425
			26,891,834	91,916,401	118,808,235

As at 30 June 2020 restated

	Note	Level 1	Level 2	Level 3	Total
Recurring fair value measurements		\$	\$	\$	\$
Investment in water corporation	20			25,398,051	25,398,051
Land	27	-	4,348,500	-	4,348,500
Land under roads	26	-	4,717,190	-	4,717,190
Buildings	27	-	18,272,123	-	18,272,123
Roads, including footpaths & cycleways	27	-	-	44,944,706	44,944,706
Bridges	27	-	-	6,112,200	6,112,200
Stormwater	27	-	-	6,685,653	6,685,653
Other structures	27	-	-	2,179,491	2,179,491
			27,337,813	85,320,101	112,657,914

There were no transfers between levels 1 and 2 during the year, nor between levels 2 and 3.

(b) Highest and best use

All assets valued at fair value in this note are being used for their highest and best use.

(c) Valuation techniques and significant inputs used to derive fair values

Investment in water corporation

Refer to Note 20 for details of valuation techniques used to derive fair values.

Land

Land fair values were determined by the Valuer-General as part of the municipal revaluation at 30 June 2013. Adjustments using adjustment factors are applied each two years until the next complete revaluation. If there is a material movement then the adjustment factors are applied. The values were adjusted as at 30 June 2020 using the adjustment factor values supplied by the Valuer-General.

Note 49 Fair Value Measurements (cont.)

Land under roads

Land under roads valuation is based on unit rate per hectare provided by the Valuer General through the Department of Primary Industries, Parks Water and Environment as at 1/7/19.

Buildings

A full valuation of building assets was undertaken by independent valuer Gavin Boyd effective June 2020. Each building is assessed individually and componentised into sub-assets.

Where Council buildings are of a specialist nature (eg heritage buildings) and there is no active market for the assets, fair value has been determined on the basis of replacement with a new asset having similar service potential. The gross current values have been derived from reference to market data for recent projects and costing guides.

Infrastructure assets

All Council infrastructure assets were fair valued using written down current replacement cost. This valuation comprises the asset's current replacement cost (CRC) less accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset. Council first determined the gross cost of replacing the full service potential of the asset and then adjusted this amount to take account of the expired service potential of the asset.

CRC was measured by reference to the lowest cost at which the gross future economic benefits of the asset could currently be obtained in the normal course of business. The resulting valuation reflects the cost of replacing the existing economic benefits based on an efficient set of modern equivalent assets to achieve the required level of service output.

The unit rates (labour and materials) and quantities applied to determine the CRC of an asset or asset component were based on a "Greenfield" assumption meaning that the CRC was determined as the full cost of replacement with a new asset including components that may not need to be replaced, such as earthworks.

The level of accumulated depreciation for infrastructure assets was determined based on the age of the asset and the useful life adopted by Council for the asset type. Estimated useful lives and residual values are disclosed in Note 1(e)

The calculation of DRC involves a number of inputs that require judgement and are therefore classed as unobservable. While these judgements are made by qualified and experienced staff, different judgements could result in a different valuation. The table at (d) below summarises the effect that changes in the most significant unobservable inputs would have on the valuation.

The methods for calculating CRC are described under individual asset categories below.

Roads, including footpaths & cycleways

Roads including road formations, road pavements, road surfaces, footpaths and kerbs were indexed by Gavin Boyd Consulting as at 30 June 2021. Council categorises its road infrastructure into urban and rural roads and then further sub-categorises these into sealed and unsealed roads.

Council categorises its road infrastructure into urban and rural roads and then further sub-categorises these into sealed and unsealed roads. All road segments are then componentised into formation, pavement, sub-pavement and seal (where applicable). Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment. Council also assumes a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials.

CRC is based on the road area multiplied by a unit price; the unit price being an estimate of labour and material inputs, services costs, and overhead allocations. For internal construction estimates, material and services prices are based on existing supplier contract rates or supplier price lists and labour wage rates are based on Council's Enterprise Bargaining Agreement (EBA). Where construction is outsourced, CRC is based on the average of completed similar projects over the last few years.

<u>Bridges</u>

A full valuation of bridge assets was undertaken by independent valuers, TasSpan, effective May 2020. Each bridge is assessed individually and componentised into sub-assets representing the deck and sub-structure. The valuation is based on the material type used for construction and the deck and sub-structure area.

<u>Drainage</u>

A full revaluation and assessments of drainage was undertaken by Gavin Boyd Consulting as at 30 June 2021. The drainage assets have been assessed individually and componentised into sub-assets.

Consistent with roads, Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment and that a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials.

CRC is based on the unit price for the component type. For pipes, the unit price is multiplied by the asset's length. The unit price for pipes is based on the construction material as well as the depth the pipe is laid.

Other Infrastructure

Other infrastructure is not deemed to be significant in terms of Council's Statement of Financial Position.

Note 49 Fair Value Measurements (cont.)

(d) Unobservable inputs and sensitivities

Asset / liability category*	Carrying amount (at fair value)	Key unobservable inputs *	Expected range of inputs	Description of how changes in inputs will affect the fair value
Roads	\$ 48,433,272	Unit replacement cost per sqm	from \$9/sqm (unsealed) up to \$40/sqm (sealed)	The higher the unit cost, the higher the fair value
		Useful life	Refer Note 17	The longer the useful life, the higher the fair value
Bridges	\$ 6,590,571	Useful life	Refer Note 17	The longer the useful life, the higher the fair value
Stormwater	\$ 6,801,394	Useful life	Refer Note 17	The longer the useful life, the higher the fair value
Other structures	\$ 2,666,424	Useful life	Refer Note 17	The longer the useful life, the higher the fair value
		Unit price per metre	From \$79/m up to \$1,649/m, depending on pipe diameter	The higher the unit price the higher the fair value

^{*}There were no significant inter-relationships between unobservable inputs that materially affect fair values.

(f) Valuation processes

Council's current policy for the valuation of property, infrastructure, plant and equipment and investment in water corporation is set out in note 20 and 27.

Non-recurring fair value measurements are made at the point of reclassification by a registered valuer.

(g) Assets and liabilities not measured at fair value but for which fair value is disclosed

Council borrowings are measured at amortised cost with interest recognised in statement of comprehensive income when incurred. The fair value of borrowings disclosed in note 36 is provided by Tascorp (level 2).

The carrying amounts of trade receivables and trade payables are assumed to approximate their fair values due to their short-term nature (Level 2).

Note 50 Material budget variations

Council's original budget was adopted by the Council in June 2020. The original projections on which the budget was based have been affected by a number of factors. These include State and Federal Government decisions including new grant programs, changing economic activity, the weather, and by decisions made by the Council. Material variations of more than 10% are explained below:

Revenues

(i) Statutory fees and fines

The amount over budget of \$30,364 (61%) was due mainly to higher than expected activity. The budget was based on a substantial drop in sales due to Covid-19.

(i) User fees

The amount over budget of \$167,480 (20%) was due mainly to higher than expected activity. The budget was based on a substantial drop in sales due to Covid-19.

(ii) Interest

Revenue income was down \$70,400 on budget (70%) due to lower than expected bank interest rates available.

(iii) Other income

The increase of \$143,424 on budget (92%) was due mainly to visitor information sales being higher than budgeted. The budget was based on a substantial drop in sales due to Covid-19.

(v) Grants

Capital grants were up \$1,585,650 on budget (242%) and operating grants were up \$243,013 (12%) due to new grants coming available after the budget was adopted, some which were in response to Covid-19.

Expenses

(i) Materials and services

The increase of \$249,976 on budget (11%) was mainly due to unbudgeted operating grants which incurred additional costs that were unknown at the time of setting the budget.

Note 51 Correction of prior period error

Comparatives have been restated in the Statement of Comprehensive Income, Statement of Financial Position and Statement of Changes in Equity. These changes are a result of prior period errors in accordance with AASB 108 Accounting Policies, Changes in Accounting Estimates and Errors. In preparation of the 2020-21 financial statements, Council identified stormwater assets that are owned by Council but have not previously been recognised.

The written down value the assets impacted by this error have a balance as at 1 July 2019 of \$6,415,480. Depreciation for stormwater assets was understated for in 2019-20 by \$121,854.

As these adjustment reflected characteristics of assets that existed in the prior period, an adjustment to the prior period balances has been made. This is classified as an error in accordance with AASB 108. The prior period adjustment are detailed below, with the Statement of Comprehensive Income, Statement of Financial Position and Statement of changes in Equity balances as at 30 June 2020 restated as follows:

Statement of Comprehensive Income:

- Depreciation expense for 2019-20 was increased by \$121,857 due to the impact on depreciation for the year resulting from the prior period error.
- Total expense, results from continuing operations, Net Result and Total Comprehensive income have all been subsequently updated as a result.

Statement of Financial Position

- Property, Infrastructure, plant and equipment assets were increased by \$6,293,626 at 30 June 2020.
- Total non-current assets, Total Assets and Net Assets have all been subsequently updated as a result.
- Accumulated surplus and Total equity were increased by \$6,293,626 at 30 June 2020

Statement of Changes in Equity

- The opening balance of Accounting surplus and total Equity is increased by \$6,415,480 at 1 July 2019
- · Net result for the year decreased by \$\$121,854
- Net increase to Accumulated surplus at 30 June 2020 was \$6,293,626

Statement of Changes in Equity

2020

	Note	Restated Accumulated surplus	Asset revaluation reserve	Fair value reserve	Total 2020
		\$	\$	\$	\$
Opening balance at the beginning of the year (1 July 20219)		70,200,981	34,709,407	12,326,939	117,237,327
Correction of prior period error		6,415,479	-	-	6,415,479
Adjustment due to AASB15 adoption		(526,746)	-	-	(526,746)
Restated adjusted opening balance (1 July 2019)		76,089,714	34,709,407	12,326,939	123,126,060
Net result of the year		(499,606)			(499,606)
Fair value adjustment on equity investment	20	-	-	(7,696,706)	(7,696,706)
Net asset revaluation increment (decrement) reversals	34	-	8,364,222	-	8,364,222
Balance at end of the financial year (30 June 2020)		75,590,108	43,073,629	4,630,233	123,293,970

The following tables disclose the impact on the 2019-2020 notes that have been restated for the adjustment of prior period errors discussed above.

Adjustment Note 17 Depreciation and amortisation

	2020 (unadjusted)	2020 (adjusted)	Prior period adjustment
	\$	\$	\$
Stormwater	4,390	126,244	121,854
Subtotal	4,390	126,244	121,854
Total depreciation and amortisation	2,504,046	2,625,900	121,854

Note 51 Correction of prior period error (cont.)

Adjustment to Note 27 Property, infrastructure, plant and equipment

	2020 (unadjusted)	2020 (adjusted)	Prior period adjustment
	\$	\$	\$
Property, infrastructure, plant and equipment summary -Stormwater			
At fair value as at 30 June	150,461,198	162,890,318	12,429,120
Accumulated depreciation	(63,802,582)	(69,938,076)	(6,135,494)
Subtotal	86,658,616	92,952,242	6,293,626

	2020 (unadjusted)	2020 (adjusted)	Prior period adjustment
	\$	\$	\$
Carrying amount Stormwater*			
At fair value as at 30 June	401,362	12,830,481	12,429,119
Accumulated depreciation	(9,334)	(6,144,828)	(6,135,494)
Subtotal	392,028	6,685,653	6,293,625

^{*}Note that the infrastructure asset class as presented in 2019-20 was disaggregated in 2020-21 to a number of asset classes. The prior period error impact the stormwater asset classes as presented in 2020-21.

Reconciliation of Property, infrastructure, plant and equipment

	2020 (unadjusted)	2020 (adjusted)	Prior period adjustment
	\$	\$	\$
Carrying amount Stormwater*			
Balance at beginning of financial year 1	396,418	6,811,898	6,415,470
July 2019	,	, ,	, ,
Depreciation	(4,390)	(126,244)	(121,854)
Balance at end of financial year 30 June	392,028	6,685,654	6,293,626
2020			

Certification of the Financial Report

The financial report presents fairly the financial position of the West Coast Council as at 30 June 2021 and the results of its operations and cash flows for the year then ended, in accordance with the Local Government Act 1993 (as amended), Australian Accounting Standards and other authoritative pronouncements issued by the Australian Accounting Standards Board.

David Midson

General Manager

Date: 12 August 2021



PATHS ARE MADE NOT FOLLOWED

