



Ordinary Meeting of Council

23 May 2018

UNDER SEPARATE COVER

ITEMS 12.11 & 13.1 ATTACHMENTS

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL**

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

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23 MAY 2018

ITEM 12.11 INVESTMENT REPORT - APRIL 2018

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Attachment 1

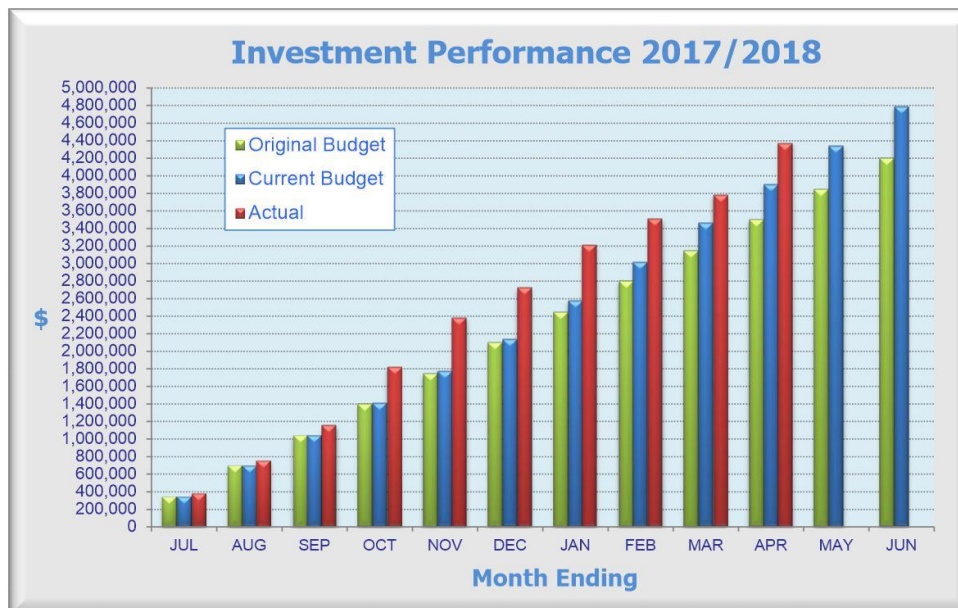
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Investment Report – April 2018

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Graph 1 – Actual return against budget



Graph 2 - Investment portfolio performance against the benchmark AusBond Bank Bill Index (BBI)

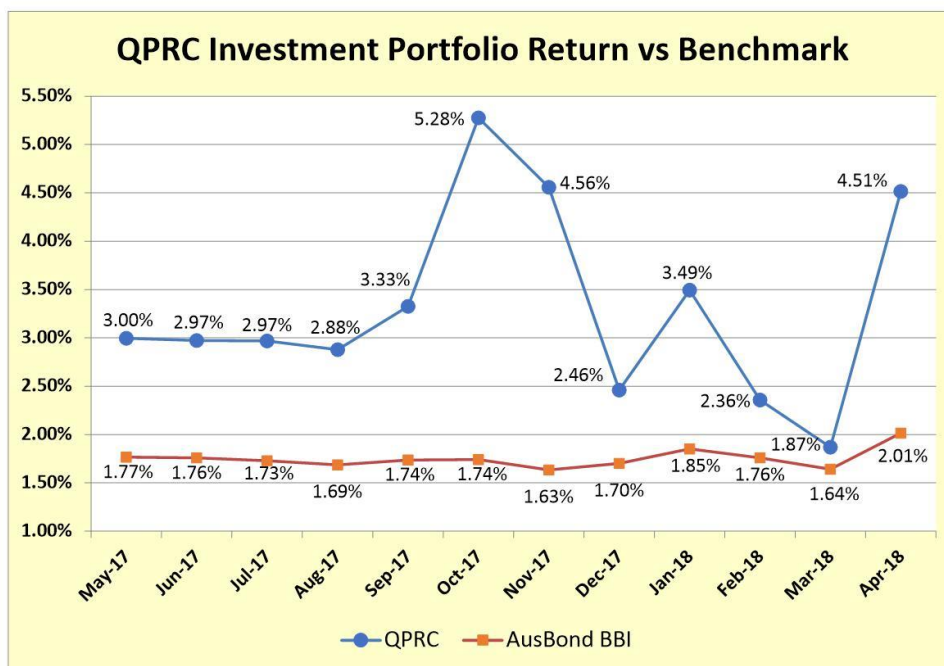


Table 1 - Cash and cash equivalent investments

Table 1									
Purchase Date	Maturity Date	Full Term	Institution	Credit Rating	Principal Amount \$	Return on Investments			
						Month		Year to Date	
						Return \$	Yield p.a %	Return Accrued/Paid \$	Yield p.a %
Cash Deposit Accounts									
			Westpac - General	AA-	1,322,369.85	199		9,596	
			NAB - General	AA-	907,783.46	2,264	1.50	27,276.72	1.50
			NAB - Main	AA-	999,535.05	900	1.50	19,114	1.50
			Bendigo-Adelaide Bank	BBB+	171,057	415	1.50	415	1.50
			NAB - High Interest	AA-	14,476,667	17,344	1.80	126,667	1.80
			CBA Cash Management	AA-	594,491	253	1.65	2,243	1.65
			ANZ Premium Business	AA-	336,645	577	1.90	64,463	1.90
			Bendigo-Adelaide Bank	BBB+	16,698	21	1.50	248	1.50
			AMP Bank	A	833,456	0	2.05	14,785	2.05
			Sub Total		19,658,703	21,973		264,808	
Pooled Managed Investment Group									
			NSW Treasury Corporation	NA	12,779,170	231,934	24.96	779,170	10.98
			Henderson	AA	11,906,112	25,815	2.68	228,494	2.35
			Sub Total		24,685,282	257,749		1,007,664	
Floating Rate Note Investment Group									
07/05/15	07/05/18	3 yr	Heritage Bank ¹⁵	BBB+	1,000,000	2,400	2.92	6,560	2.87
24/08/15	24/08/18	3 yr	Credit Suisse ¹⁷	A	1,000,000	2,326	2.83	4,885	2.79
14/11/13	14/11/18	5 yr	Bendigo-Adelaide Bank ⁶	BBB+	1,000,000	2,490	3.03	6,226	2.99
07/06/16	07/06/19	3 yr	Greater Bank ⁵	BBB	2,000,000	5,696	3.47	10,253	3.37
11/12/15	11/06/19	3.5 yr	AMP Bank ²	A	750,000	1,859	3.02	3,036	2.87
18/07/16	18/07/19	3 yr	ME Bank ²⁴	BBB	3,000,000	3,472	3.52	3,472	3.18
17/09/14	17/09/19	5 yr	Bendigo-Adelaide Bank ⁸	BBB+	1,000,000	2,379	2.90	3,331	2.72
28/10/16	28/10/19	3 yr	Teachers Mutual Bank ²⁷	BBB	1,500,000	0	3.44	0	3.15
21/11/16	21/02/20	3.25 yr	Bendigo-Adelaide Bank ²⁸	BBB+	2,000,000	4,710	2.87	10,675	2.83
24/02/17	24/02/20	3 yr	Greater Bank ³⁰	BBB	1,000,000	2,655	3.23	5,575	3.19
03/03/15	03/03/20	5 yr	Macquarie ¹³	A	1,000,000	2,400	2.92	4,480	2.86
20/03/17	20/03/20	3 yr	CUA ¹	BBB	2,000,000	5,375	3.27	7,346	3.09
07/04/15	07/04/20	5 yr	Newcastle Permanent ¹⁴	BBB	1,000,000	1,953	3.40	1,953	3.12
25/07/16	07/04/20	5 yr	Newcastle Permanent ²⁵	BBB	2,000,000	3,907	3.40	3,907	3.12
18/08/15	18/08/20	5 yr	Bendigo-Adelaide Bank ¹⁶	BBB+	2,000,000	4,710	2.87	10,989	2.83
20/10/15	20/10/20	5 yr	Suncorp Metway ¹⁸	A+	2,000,000	1,816	3.32	1,816	3.01
26/10/16	26/10/20	4 yr	BOQ ²⁶	BBB+	2,000,000	707	3.23	707	2.92
18/01/16	18/01/21	5 yr	CBA ¹⁹	AA-	2,000,000	2,117	3.22	2,117	2.92
04/03/16	04/03/21	5 yr	RaboBank ²⁰	A+	1,000,000	2,729	3.32	5,094	3.26
09/03/16	09/03/21	5 yr	Credit Suisse ²¹	A	1,000,000	3,168	3.86	5,492	3.72
29/03/18	29/03/21	3 yr	Heritage Bank ³	BBB+	2,000,000	5,359	3.26	5,716	3.26
20/04/16	20/04/21	5 yr	Bendigo-Adelaide Bank ⁴	BBB+	1,000,000	966	3.53	966	3.22
12/05/16	12/05/21	5 yr	NAB ⁷	AA-	5,000,000	12,041	2.93	30,905	2.89
18/05/16	18/05/21	5 yr	BOQ ²²	BBB+	2,000,000	5,334	3.25	12,447	3.21
03/06/16	03/06/21	5 yr	Westpac ²³	AA-	2,000,000	4,915	2.99	9,175	2.93
17/01/17	17/01/22	5 yr	CBA ²⁹	AA-	2,000,000	2,272	3.19	2,272	2.88
03/03/17	03/03/22	5 yr	RaboBank ³¹	A+	1,000,000	2,384	2.90	4,449	2.84
30/03/17	30/03/22	5 yr	AMP Bank ¹²	A	2,000,000	5,063	3.08	5,401	2.85
05/07/17	05/07/22	5 yr	NAB ¹¹	AA-	5,000,000	10,068	2.94	10,068	2.67
25/07/17	25/07/22	5 yr	CBA ⁹	AA-	2,000,000	643	2.94	643	2.64
25/01/18	25/01/23	5 yr	Bendigo-Adelaide Bank ³²	BBB+	1,500,000	510	3.11	510	2.93
06/02/18	06/02/23	5 yr	Newcastle Permanent ³³	BBB	1,250,000	3,257	3.17	9,011	3.17
			Sub Total		57,000,000	109,682		189,477	

Table 1 - Cash and cash equivalent investments (Continued)

Term Investments									
08/05/14	08/05/18	4 yr	ME Bank	BBB	1,250,000	4,726	4.60	47,733	4.60
17/05/17	17/05/18	1 yr	ME Bank	BBB	2,000,000	4,521	2.75	45,658	2.75
24/05/17	24/05/18	1 yr	CBA	AA-	1,000,000	2,129	2.59	21,501	2.59
08/06/17	06/06/18	1 yr	CBA	AA-	4,000,000	8,416	2.56	85,006	2.56
06/12/17	06/06/18	6 mth	NAB	AA-	3,000,000	6,090	2.47	29,437	2.47
08/09/17	13/06/18	9 mth	NAB	AA-	2,000,000	4,208	2.56	32,824	2.56
14/03/18	13/06/18	3 mth	NAB	AA-	9,000,000	18,863	2.55	29,552	2.55
16/03/17	19/09/18	18 mth	Police CU SA	NR	2,000,000	4,932	3.00	7,397	3.00
20/12/17	17/10/18	10 mth	Auswide Bank	BBB-	5,000,000	10,890	2.65	47,555	2.65
21/12/16	19/12/18	2 yr	BOQ	BBB+	3,000,000	7,521	3.05	33,090	3.05
22/01/14	22/01/19	5 yr	ME Bank	BBB	2,000,000	8,301	5.05	27,118	5.05
26/02/16	27/02/19	3 yr	Newcastle Permanent	BBB	1,000,000	2,795	3.40	5,775	3.40
02/03/17	27/02/19	2 yr	BOQ	BBB+	2,000,000	4,767	2.90	9,852	2.90
02/03/17	27/02/19	2 yr	Defence Bank	BBB	2,000,000	4,932	3.00	10,192	3.00
06/09/17	04/09/19	2 yr	AMP Bank	A	5,000,000	10,479	2.55	82,438	2.55
24/12/14	11/12/19	5 yr	RaboDirect	A+	2,000,000	7,545	4.05	28,405	4.05
23/12/14	18/12/19	5 yr	RaboDirect	A+	2,000,000	7,767	4.05	28,627	4.05
15/03/17	18/03/20	3 yr	BOQ	BBB+	1,000,000	2,630	3.20	3,682	3.20
08/06/17	03/06/20	3 yr	Westpac	AA-	3,000,000	6,830	2.77	12,750	2.77
06/12/17	09/12/20	3 yr	Westpac	AA-	3,000,000	7,151	2.90	13,110	2.90
02/02/17	03/02/21	4 yr	BOQ	BBB+	3,000,000	8,877	3.60	25,742	3.60
08/03/17	03/03/21	4 yr	BOQ	BBB+	4,000,000	11,836	3.60	22,093	3.60
07/03/16	03/03/21	5 yr	Newcastle Permanent	BBB	1,000,000	3,041	3.70	5,474	3.70
25/10/17	25/10/22	5 yr	Westpac	AA-	2,000,000	649	2.96	649	2.96
06/12/17	07/12/22	5 yr	Westpac	AA-	3,000,000	7,126	2.89	13,064	2.89
Sub Total					68,250,000	167,021		668,725	
Interest Paid on Investments									
Total						38,502		2,242,526	
Grand Total					169,593,984	594,927.67	4.51	4,373,201	3.37

Table 1 – Notes

Notes	
1	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+130
2	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+110
3	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+123
4	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+146
5	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+160
6	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+127
7	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+117
8	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+93
9	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+88
11	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+90
12	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+105
13	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+110
14	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+135
15	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+115
16	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+110
17	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+105
18	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+125
19	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+115
20	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+150
21	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+195
22	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+148
23	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+117
24	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+145
25	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+135
26	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+117
27	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+140
28	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+110
29	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+111
30	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+145
31	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+108
32	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+105
33	Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon 90 Day BBSW+140

Table 2 – Individual institution or counterparty limits

Table 2	
Long Term Credit Rating	Maximum Limit
AAA Category	40%
AA Category	30%
A Category*	15%
BBB Category*	10%
Unrated Category	5%

* Investments with counterparties below AA Category are to be restricted to licensed banks, building societies and credit unions.

Table 3 – Investment percentage split

Table 3		
Managed Funds		
NSW Treasury Corporation	NA	7.54%
Henderson	AA	7.02%
Direct Investments		
AMP Bank	A	5.06%
ANZ	AA-	0.20%
Auswide Bank	BBB-	2.95%
Bendigo-Adelaide Bank	BBB+	5.12%
BOQ	BBB+	10.02%
CBA	AA-	6.84%
Credit Suisse	A	1.18%
CUA	BBB	1.18%
Defence Bank	BBB	1.18%
Greater Bank	BBB	1.77%
Heritage Bank	BBB+	1.77%
Macquarie	A	0.59%
ME Bank	BBB	4.86%
NAB	AA-	23.81%
Newcastle Permanent	BBB	3.69%
Police CU SA	NR	1.18%
RaboBank	A+	1.18%
RaboDirect	A+	2.36%
Suncorp Metway	A+	1.18%
Teachers Mutual Bank	BBB	0.88%
Westpac	AA-	8.45%
		100.00%

Table 4 – Market value of tradeable investments

Table 4			
As at Date	Borrower	Purchase Price \$	Market Price \$
30/04/18	AMP Bank ²	750,000	754,913
30/04/18	AMP Bank ¹²	2,000,000	2,006,000
30/04/18	Bendigo-Adelaide Bank ⁴	1,000,000	1,014,500
30/04/18	Bendigo-Adelaide Bank ⁶	1,000,000	1,004,360
30/04/18	Bendigo-Adelaide Bank ⁸	1,000,000	1,003,260
30/04/18	Bendigo-Adelaide Bank ¹⁶	2,000,000	2,012,400
30/04/18	Bendigo-Adelaide Bank ²⁸	2,000,000	2,010,520
30/04/18	Bendigo-Adelaide Bank ³²	1,500,000	1,494,270
30/04/18	BOQ ²²	2,000,000	2,028,660
30/04/18	BOQ ²⁶	2,000,000	2,013,680
30/04/18	CBA ¹⁹	2,000,000	2,026,240
30/04/18	CBA ²⁹	2,000,000	2,024,760
30/04/18	CBA ⁹	2,000,000	2,005,700
30/04/18	Credit Suisse ¹⁷	1,000,000	1,002,050
30/04/18	Credit Suisse ²¹	1,000,000	1,031,400
30/04/18	CUA ¹	2,000,000	2,009,140
30/04/18	Greater Bank ⁵	2,000,000	2,005,260
30/04/18	Greater Bank ³⁰	1,000,000	999,990
30/04/18	Heritage Bank ¹⁵	1,000,000	1,000,230
30/04/18	Heritage Bank ³	2,000,000	1,999,000
30/04/18	Macquarie ¹³	1,000,000	1,008,000
30/04/18	ME Bank ²⁴	3,000,000	3,016,500
30/04/18	NAB ⁷	5,000,000	5,066,500
30/04/18	NAB ¹¹	5,000,000	5,010,000
30/04/18	Newcastle Permanent ¹⁴	1,000,000	1,004,630
30/04/18	Newcastle Permanent ²⁵	2,000,000	2,009,260
30/04/18	Newcastle Permanent ³³	1,250,000	1,246,488
30/04/18	RaboBank ²⁰	1,000,000	1,022,200
30/04/18	RaboBank ³¹	1,000,000	1,010,380
30/04/18	Suncorp Metway ¹⁸	2,000,000	2,026,800
30/04/18	Teachers Mutual Bank ²⁷	1,500,000	1,502,175
30/04/18	Westpac ²³	2,000,000	2,027,800
		57,000,000	57,397,065

Table 5 – Budgeted interest allocation by entity

Table 5				
Entity	Original Budget	Quarter 1 Budget	Quarter 2 Budget	Qtr1 to Qtr 2 Movement
General	2,326,352	2,433,352	2,912,994	479,642
Developer Contributions - General	56,000	56,000	56,000	0
Water	296,735	296,735	296,735	0
Sewer	1,374,914	1,374,914	1,374,914	0
Domestic Waste Management	105,000	105,000	105,000	0
Business Waste Management	16,000	16,000	16,000	0
Stormwater Management	25,000	25,000	25,000	0
Total	4,200,001	4,307,001	4,786,643	479,642

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

23 MAY 2018

ITEM 13.1 SUBMISSION - DRAFT DISCUSSION PAPER 'PLANNING FOR
THE FUTURE OF RETAIL' - APRIL 2018

ATTACHMENT 1 DRAFT SUBMISSION - PLANNING FOR FUTURE OF RETAIL



SF170180
C18063762

The Department of Planning and Environment
Policy Section
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam

Submission – Planning for the Future of Retail

Thank you for the opportunity to make a submission on the *Planning for the Future of Retail Discussion Paper – April 2018* ('the draft paper').

Queanbeyan-Palerang Regional Council recognises the significant changes that are occurring in respect of retailing activities, particularly driven by the availability of on-line options for purchasing goods. This has implications for how new commercial areas are planned, and also for how former retail areas are reconfigured to better reflect the increasing trend towards the provision of services in these areas.

Queanbeyan-Palerang Local Government Area contains a variety of retail and commercial forms, ranging from large traditional main street commercial uses and large malls in locations such as Queanbeyan, compared to considerably different rural commercial areas in townships such as Bungendore and Braidwood. Whilst the outcomes sought in each area may be different in urban form, all share a desire for strong vibrancy and commercial activity that complements the role of the respective towns.

Council has now reviewed the draft paper and provides the following comments:

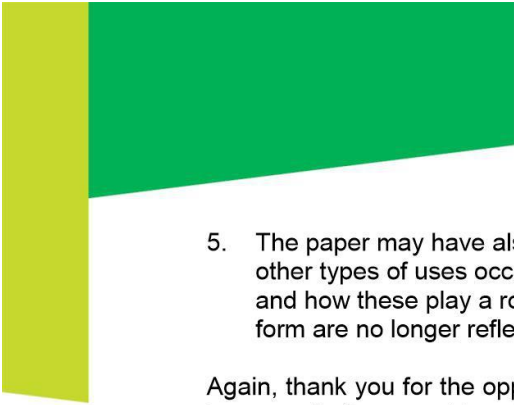
1. Council supports the references in the discussion paper to promoting liveability, revitalisation and clustering of retail activities to activate regional centres and economies.
2. The proposed changes to, and introduction of, the definitions 'artisan premises', 'garden centre', 'local distribution premises', 'neighbourhood supermarket' and 'specialised retail premise', are supported.
3. The five key outcomes set out on pages 15-21 are supported. However Council notes these outcomes have generally been components of Council's previous strategic planning work in respect of retail and other business/commercial centres in the past (with the exception of '*planning for last mile distribution and innovative supply chains*').
4. Whilst the Council welcomes the intent of the draft paper, it notes the paper may have been improved by including additional direction in respect of strategic land-use planning options available to local government in order to promote and encourage new opportunities for retail planning, particularly in respect of rural and regional townships.

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5. The paper may have also have been improved by concurrently considering the other types of uses occurring in centres (eg, services, civic uses, recreation, etc) and how these play a role in revitalising previous retail areas whose structure and form are no longer reflective of the demands of the market.

Again, thank you for the opportunity to comment on the draft discussion paper. If you have any further enquiries please contact Martin Brown of Council's Land Use Planning section on 6285 6276.

Yours sincerely

David Carswell
Acting Portfolio General Manager
Natural and Built Character
Queanbeyan-Palerang Regional Council