

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2021(02)

11 MARCH 2021

REPORT

COUNCILLORS' ATTENDANCE: Deputy Mayor Marnie Doyle (Chairperson); Mayor Teresa Harding, Councillors Kate Kunzelmann, Russell Milligan and Nicole Jonic (Deputy Chairperson)

COUNCILLOR'S APOLOGIES: Nil

OFFICERS' ATTENDANCE: Chief Executive Officer (David Farmer), Acting General Manager Infrastructure and Environment (Sean Madigan), General Manager Planning and Regulatory Services (Peter Tabulo), General Manager Corporate Services (Sonia Cooper), General Manager Community, Cultural and Economic Development (Ben Pole), Chair – Retail Sub-Project Sub Committee (James Hepburn), Engagement Manager (Allison Grant), Manager Procurement (Richard White), Chief Financial Officer (Jeff Keech), Manager Economic and Community Development (Cat Matson), Media and Communications Manager (Darrell Giles) and Theatre Technician (Harrison Cate)

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

BUSINESS OUTSTANDING

Nil

CONFIRMATION OF MINUTES

1. **REPORT - IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2021(01) OF 11 FEBRUARY 2021**

This is the report of the Ipswich Central Redevelopment Committee No. 2021(01) of 11 February 2021.

RECOMMENDATION

Moved by Councillor Russell Milligan:
Seconded by Councillor Nicole Jonic:

That the report of the Ipswich Central Redevelopment Committee No. 2021(01) held on 11 February 2021 be received and noted.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

2. TENDER CONSIDERATION PLAN - RETAIL LEASING AGENT

This is a report concerning the procurement of a retail leasing agent for the Ipswich Central CBD Transformation Project, without first inviting written quotes or tenders. Section 230 of the *Local Government Regulation 2012* allows a local government to enter into medium and large contractual agreements, through the preparation and adoption of a Tender Consideration Plan.

"The attachment/s to this report are confidential in accordance with section 275(1)(g) of the *Local Government Regulation 2012*."

RECOMMENDATION

Moved by Councillor Nicole Jonic:

Seconded by Councillor Kate Kunzelmann:

- A. That Council resolve to prepare a Quote or Tender Consideration Plan for Retail Leasing Services in accordance with section 230(1)(a) of the *Local Government Regulation 2012*.**
- B. That Council resolve to adopt the Quote or Tender Consideration Plan for Retail Leasing Services as outlined in the report by the Acting Goods and Services Category Manager dated 23 February 2021 in accordance with section 230(1)(b) of the *Local Government Regulation 2012*.**
- C. That Council resolve to enter into a contract with Ranbury Property Services Pty Ltd for the provision of retail leasing agent services on the terms described in the report by the Acting Goods and Services Category Manager dated 23 February 2021.**

- D. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contract with Ranbury Property Services Pty Ltd to be executed by Council and to do any other acts necessary to implement Council’s decision in accordance with section 13(3) of the *Local Government Act 2009*.**

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Doyle	Nil
Harding	
Kunzelmann	
Milligan	
Jonic	

The motion was put and carried.

3. TENDER CONSIDERATION PLAN - PROGRAM MANAGEMENT SERVICES

This is a report concerning the procurement of Program Management Services for the delivery of the remaining scope of the works in the Ipswich Central CBD Transformation Project, including the defects liability period, without first inviting written quotes or tenders.

Section 230 of the *Local Government Regulation 2012* allows a local government to enter into medium and large contractual agreements, through the preparation and adoption of a Tender Consideration Plan.

A Tender Consideration Plan has been prepared, setting out the background to this matter, the options considered, market and supplier capability analysis, risk analysis and the preferred option recommended to the Council.

The report recommends that Council resolve to adopt the Tender Consideration Plan for Program Management Services for Ipswich Central CBD Transformation and enter into a contract with Ranbury Management Group Pty Ltd for a period of two (2) years for an estimated total cost of one million, seven hundred and nine thousand, eight hundred and thirty two dollars (\$1,709,832.00).

“The attachment/s to this report are confidential in accordance with section 275(1)(g) of the *Local Government Regulation 2012*.”

RECOMMENDATION

Moved by Councillor Nicole Jonic:
Seconded by Councillor Russell Milligan:

- A. That Council resolve to prepare a Tender Consideration Plan for Program Management Services for the Ipswich Central CBD Transformation in accordance**

with section 230(1)(a) of the *Local Government Regulation 2012*.

- B. That Council resolve to adopt the Tender Consideration Plan for Program Management Services as outlined in the report by the Acting Goods and Services Category Manager dated 22 February 2021 in accordance with section 230(1)(b) of the *Local Government Regulation 2012*.**
- C. That Council enter into a contract with Ranbury Management Group Pty Ltd for Program Management Services for a period of two (2) years for an estimated total cost of one million, seven hundred and nine thousand, eight hundred and thirty two dollars (\$1,709,832.00), details provided in the report by the Acting Goods and Services Category Manager dated 22 February 2021.**
- D. That under s257 (1) of the *Local Government Act 2009*, Council delegate the power to the Chief Executive Officer to be authorised to negotiate and finalise the terms of the contract with Ranbury Management Group Pty Ltd to be executed by Council (including authorisation to exercise any annual options) and to do any other acts necessary to implement Council's decision.**

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Doyle

Nil

Harding

Kunzelmann

Milligan

Jonic

The motion was put and carried.

4. NICHOLAS STREET PRECINCT EXECUTIVE REPORT NO. 25 TO 28 FEBRUARY 2021

This is a report concerning Executive Report No. 25 on the Nicholas Street Precinct Program of Works to 28 February 2021.

RECOMMENDATION

Moved by Councillor Russell Milligan:

Seconded by Mayor Teresa Harding:

That the Nicholas Street Precinct Executive Report No. 25 to 28 February 2021 be received and the contents noted.

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Doyle

Nil

Harding

Kunzelmann
Milligan
Jonic

The motion was put and carried.

5. RETAIL SUB-PROJECT STEERING COMMITTEE REPORT NO. 8 - FEBRUARY 2021

This is a report concerning Report No. 8 (February 2021) from the Retail Sub-project Steering Committee on the status of the leasing program and associated developments with the retail component of the Nicholas Street Precinct redevelopment.

RECOMMENDATION

Moved by Councillor Russell Milligan:
Seconded by Mayor Teresa Harding:

That the Retail Sub-project Steering Committee Report No. 8 for February 2021 be received and the contents noted.

AFFIRMATIVE
Councillors:
Doyle
Harding
Kunzelmann
Milligan
Jonic

NEGATIVE
Councillors:
Nil

The motion was put and carried.

6. NICHOLAS STREET PRECINCT COMMUNICATIONS, ENGAGEMENT AND ACTIVATION MONTHLY REPORT

This is a report concerning the communications, engagement and activation activity undertaken and planned for the Nicholas Street Precinct between January and February 2021.

RECOMMENDATION

Moved by Councillor Nicole Jonic:
Seconded by Councillor Russell Milligan:

That the Nicholas Street Precinct: Communications, Engagement and Activation Monthly Report be received and the contents noted.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 1.29 pm.

The meeting closed at 1.48 pm.
