



City of  
**Ipswich**

## **AGENDA**

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### **IPSWICH CENTRAL REDEVELOPMENT COMMITTEE**

Thursday, 9 March 2023

10 minutes after the conclusion of the Environment and Sustainability  
Committee or such later time as determined by the preceding committee

Council Chambers, Level 8  
1 Nicholas Street, Ipswich

**MEMBERS OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE**

Councillor Marnie Doyle (**Chairperson**)  
Councillor Nicole Jonic (**Deputy Chairperson**)

Mayor Teresa Harding  
Councillor Kate Kunzelmann  
Councillor Russell Milligan

## IPSWICH CENTRAL REDEVELOPMENT COMMITTEE AGENDA

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	<b>Declarations of Interest</b>	
	<b>Business Outstanding</b>	
	<b>Confirmation of Minutes</b>	
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\*\* Item includes confidential papers

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**IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2**

**9 MARCH 2023**

AGENDA

**WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY**

**DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA**

**BUSINESS OUTSTANDING**

**CONFIRMATION OF MINUTES**

1. **CONFIRMATION OF MINUTES OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2023(01) OF 9 FEBRUARY 2023**

**RECOMMENDATION**

That the Minutes of the Meeting held on 9 February 2023 be confirmed.

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**OFFICERS' REPORTS**

2. **NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE JANUARY 2023**

This is a report concerning the January 2023 Retail Sub-Project Steering Committee focussing on the status of the leasing program and associated developments with the retail component of the Nicholas Street Precinct redevelopment.

**RECOMMENDATION**

That the January 2023 Retail Sub-Project Steering Committee Report be received and the contents noted.

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3. **NICHOLAS STREET PRECINCT - BRAND AND ACTIVATION MANAGER REPORT - FEBRUARY 2023**

This is a report concerning the brand and activation activity undertaken and planned for the Nicholas Street Precinct in February 2023.

**RECOMMENDATION**

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

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**NOTICES OF MOTION**

**MATTERS ARISING**



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**IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2023(01)**

**9 FEBRUARY 2023**

MINUTES

**COUNCILLORS' ATTENDANCE:** Councillor 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 (Sonia Cooper), Precinct Manager (Greg Thomas), Activation Coordinator (Tia Prasser), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Senior Media Officer (Darrell Giles), Senior Communications and Policy Officer (Jodie Richter), Senior Media Officer (Lucy Stone) and Theatre Technician (Harrison Cate)

**WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY**

Councillor Marnie Doyle (Chairperson) delivered the Acknowledgement of Country.

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**DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA**

Nil

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**BUSINESS OUTSTANDING**

Nil

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**CONFIRMATION OF MINUTES**

1. **CONFIRMATION OF MINUTES OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2022(11) OF 29 NOVEMBER 2022**

**RECOMMENDATION**

Moved by Councillor Marnie Doyle:  
Seconded by Councillor Russell Milligan:

**That the Minutes of the Ipswich Central Redevelopment Committee held on 29 November 2022 be confirmed.**

AFFIRMATIVE  
Councillors:  
Doyle  
Harding  
Kunzelmann  
Milligan

NEGATIVE  
Councillors:  
Nil

The motion was put and carried.

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### **OFFICERS' REPORTS**

2. **NICHOLAS STREET PRECINCT - BRAND AND ACTIVATION MANAGER REPORT - JANUARY 2023**

This is a report concerning the brand and activation activity undertaken and planned for the Nicholas Street Precinct in January 2023.

**RECOMMENDATION**

Moved by Councillor Marnie Doyle:  
Seconded by Councillor Kate Kunzelmann:

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

AFFIRMATIVE  
Councillors:  
Doyle  
Harding  
Kunzelmann  
Milligan

NEGATIVE  
Councillors:  
Nil

The motion was put and carried.

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Councillor Nicole Jonic arrived at the meeting at 1.22 pm.

3. **NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE DECEMBER 2022**

This is a report concerning the December 2022 report 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 Marnie Doyle:  
Seconded by Councillor Russell Milligan:

**That the December 2022 Retail Sub-Project Steering Committee Report be received and the contents noted.**

**AFFIRMATIVE**

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

**NEGATIVE**

Councillors:

Nil

The motion was put and carried.

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**NOTICES OF MOTION**

Nil

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**MATTERS ARISING**

Nil

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**PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 1.19 pm.

The meeting closed at 1.23 pm.

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Doc ID No: A8687427

ITEM: 2

SUBJECT: NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE  
JANUARY 2023

AUTHOR: PROJECT MANAGER

DATE: 21 FEBRUARY 2023

### **EXECUTIVE SUMMARY**

This is a report concerning the January 2023 Retail Sub-Project Steering Committee focussing on the status of the leasing program and associated developments with the retail component of the Nicholas Street Precinct redevelopment.

### **RECOMMENDATION/S**

**That the January 2023 Retail Sub-Project Steering Committee Report be received and the contents noted.**

### **RELATED PARTIES**

Ranbury Management Group - Program Management Partner  
Ranbury Property Services - Retail Leasing Agent

Councillor Fechner may have a potential conflict of interest in relation to this matter.

Councillor Madsen may have a potential conflict of interest in relation to this matter.

### **IFUTURE THEME**

Vibrant and Growing

### **PURPOSE OF REPORT/BACKGROUND**

The Retail Sub-Project Steering Committee (RSPSC) supports the Ipswich Central Redevelopment Committee (ICRC) in delivering the Nicholas Street Precinct redevelopment. The RSPSC reports monthly to the ICRC on the planning, development, delivery and operations of the Nicholas Street Precinct's retail and commercial assets.

The RSPSC met on 22 February 2023 and considered precinct governance, the status of retail leasing, the status of works to the Venue building and Commonwealth Hotel and the lodgement of the ministerial exemption application with the State Government. Refer Attachment 1 for the draft RSPSC 22 February 2023 minutes.

The table below identifies the status of tenancy negotiations as at 31 January 2023 and shows movements since the last ICRC report. The total number of executed AFLs within the precinct remains at eleven. Tulmur Walk opened to the public (during trading hours) in

January 2023 to allow for thoroughfare to the Precinct from Bell Street with an evidenced increase in foot traffic. The fit-out for Sushi Hyo (Metro B) is almost complete with opening now scheduled for late March 2023. The Bun Bao tenancy has been handed over to allow fit-out to commence. Handover to Austhetica for its fit-out is planned to occur on 15 March 2023. Leasing activities continue on the remaining tenancies. With respect to Venue, a leasing campaign will be launched after Easter 2023 seeking expressions of interest from major leisure offers and restaurants to support the cinema and its opening as per the construction program. This campaign will include continued industry advertising and the unveiling of detailed schematics of the Venue building and the associated Hoyts fit-out.

<b>Deal Status</b>	<b>As at 31 January 2023</b>	<b>Change from mid- January 2023</b>
HOA Endorsed by Council (non-legally binding)	19	0
HOA Pending Approval by Council	0	0
Lease Documents Issued	17	0
Lease Documents Being Prepared	1	0
Leases Executed by Lessee	11	0
Leases Pending Approval by Lessor (Council)	0	0
Leases Executed by Lessor (Council)	11	0

As reported last month, Council recently entered into a twelve (12)-month licence for Level 1 of 143 Brisbane Street with the Albury Wodonga Community College) trading as Indie School. Indie School have now occupied the tenancy.

Hutchinson Builders continue works on the Venue's refurbishment and the extension to the Commonwealth Hotel following the Christmas and New Year break. The program goal for the construction of both assets remains late 2023 with a contingency for opening by Easter 2024. This contingency allows for latent defects and construction delays as well as a reliance on both anchor tenants designing, procuring and delivering their respective fit-outs. The Venue and the Commonwealth Hotel's extension are being project managed by Savills and Ranbury respectively.

Refer Attachment 2 for the January 2023 Executive Report. Due to the proximity of the 9 March 2023 ICRC meeting to the end of the reporting month, the February 2023 Executive Report will be attached to the ICRC papers for its 18 April 2023 meeting.

#### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Local Government Act 2009*  
*Local Government Regulation 2012*

## RISK MANAGEMENT IMPLICATIONS

Challenges to retail leasing continue including but not limited to COVID-19 impacts, the pace of the retail market rebound, the securing of anchor and other tenants and the attractiveness of the offer from the lessor (Council) in the current market conditions. The conversion of endorsed HOAs into legally binding AFLs/leases remains a critical outcome given the completion of the refurbishment works to the Eats and Metro B buildings and the current works to Venue and the Commonwealth Hotel.

## HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
<b>RECEIVE AND NOTE REPORT</b>
The recommendation states that the report be received, and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

## FINANCIAL/RESOURCE IMPLICATIONS

The retail precinct's short-term commercial success remains dependent on identifying, attracting and securing a commercially viable tenancy mix through executed leases. Medium to longer term success will require a comprehensive and ongoing activation and management strategy to support tenants and deliver a revitalised and activated precinct.



## COMMUNITY AND OTHER CONSULTATION

The contents of this report did not require any community consultation.

## CONCLUSION

The process to secure tenants continues as does the conversion of HOAs into AFLs/leases. The current works to the Venue and Commonwealth Hotel buildings will positively reinforce the CBD's future and Council's commitment to its success.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Draft RSPSC Minutes 22 February 2023 <a href="#">↓</a> 
2.	January 2023 NSP Executive Report <a href="#">↓</a> 

Greg Thomas  
**PROJECT MANAGER**

I concur with the recommendations contained in this report.

Sonia Cooper  
**CHIEF EXECUTIVE OFFICER**

***“Together, we proudly enhance the quality of life for our community”***

## Retail Sub-project Steering Committee (Meeting No.31)

### MINUTES – 22.2.23 (1:00pm – 2:30 PM)

Level 7, 2 Bell Street Ipswich

<b>Members:</b>	James Hepburn (JH)(Chair), Sonia Cooper (SC), Jeff Keech (JK), Ben Pole (BP)
<b>Attendees:</b>	Greg Thomas (GT), Karyn Sutton (KS), Brent McKay (BM), Fiona McDougall (FM), Nicole Denman (ND), Brett Edmunds (BE)
<b>Observers:</b>	Cr Marnie Doyle
<b>Apologies:</b>	Cr Kate Kunzelmann, Cr Nicole Jonic
<b>Appendices:</b>	Draft Minutes 14.12.22, BMS Paper, NSP Footfall Data, Procurement Register

No.	OFFICER	DESCRIPTION
1.	JH	Attendance / Apologies
2.	JH	Previous Minutes & Actions Arising NSP officers provided responses to actions from the 14.12.22 meeting. Outstanding matters to be finalised: <ul style="list-style-type: none"> <li>- Item 13 – General Business</li> <li>- <b>ACTION:</b> GT to finalise and circulate report on Nicholas Street</li> </ul>
3.	GT	Governance GT provided an overview of the drivers and format for the revised meeting structure and reporting format together with the proposal for the Precinct Management Executive. <b>ACTION:</b> GT to distribute the draft Terms of Reference for each of the committees in the new precinct governance structure.
4.	JH	Leasing, Tenancy Design & Delivery JH provided a high-level summary of developments with the following: <ul style="list-style-type: none"> <li>- Retail leasing</li> <li>- Tenancy openings</li> <li>- 1 Nicholas Street</li> <li>- <b>ACTION:</b> BE to prepare related financial analysis for the budget workshop.</li> <li>- 143 Brisbane Street</li> </ul>
5.	JH	Property Management JH updated the committee on tenant management matters.
6.	FM	Development FM provided a high-level summary of developments on the following: <ul style="list-style-type: none"> <li>- Metro B/Eats – fit-outs</li> <li>- Commonwealth Hotel</li> <li>- Venue</li> </ul>
7.	KS	Activation and Events KS provided a high-level summary of developments with the activation portfolio: <ul style="list-style-type: none"> <li>- 2022/23 activation/event calendar including details of the April school holiday program</li> <li>- Other matters including brand management</li> </ul>
8.	BM	Operations & Facilities BM provided a high-level summary on key issues: <ul style="list-style-type: none"> <li>- NABERS – audit results</li> </ul>

Retail Sub-project Steering Committee (Meeting No.31)  
MINUTES – 22.2.23 (1:00pm – 2:30 PM)  
Level 7, 2 Bell Street Ipswich

		<ul style="list-style-type: none"> <li>- Other matters including procurement for security and cleaning</li> <li>- <b>ACTION:</b> BM to prepare a briefing note on the proposed cleaning and security services arrangement from a financial and benefits perspective.</li> </ul>
9.	BE	<p>Financials</p> <p>BE provided an update on the following:</p> <ul style="list-style-type: none"> <li>- 2022/23 operational budget</li> <li>- 2022/23 capital budget</li> <li>- 2023/24 budget development</li> </ul>
10.	JH	<p>Procurement</p> <p>BE provided an update on the current NSP procurement program</p>
11.	GT	<p>March 2022 ICRC/Council Reports</p> <ul style="list-style-type: none"> <li>- RSPSC Report</li> <li>- Brand and Activation Report</li> </ul>
12.	GT	<p>Ministerial Exemption</p> <p>GT provided an update on the status of the 2023-28 Exemption Application.</p>
13.	JH	<p>Precinct Strategy</p> <ul style="list-style-type: none"> <li>- Not discussed</li> </ul>
14.		<p>General Business</p> <p>Items discussed included:</p> <ul style="list-style-type: none"> <li>- Bradfield Bridge</li> <li>- Queensland Rail visitation associated with the development of Building Management Statements</li> <li>- Bell Street Overpass</li> </ul>
15.		Next Meeting – 22 March 2023 (10:00 – 11:30AM)

# **NICHOLAS<sup>S</sup><sub>T</sub>** PRECINCT

## **Nicholas Street, Ipswich Central** **Executive Report No.45** To 20 February 2023





# NICHOLAS<sup>ST</sup>

IPSWICH CENTRAL

## DOCUMENT INFORMATION

**Title:** Nicholas Street, Ipswich Central  
**Subtitle:** Executive Report

VERSION	DATE	PREPARED BY
1	20 February 2023	CBD Redevelopment Project Team

## Distribution

Ipswich City Council











Doc ID No: A8697929

ITEM: 3

SUBJECT: NICHOLAS STREET PRECINCT - BRAND AND ACTIVATION MANAGER REPORT - FEBRUARY 2023

AUTHOR: BRAND AND ACTIVATION MANAGER

DATE: 24 FEBRUARY 2023

### **EXECUTIVE SUMMARY**

This is a report concerning the brand and activation activity undertaken and planned for the Nicholas Street Precinct in February 2023.

### **RECOMMENDATION/S**

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

### **RELATED PARTIES**

Nil

### **IFUTURE THEME**

Vibrant and Growing

### **PURPOSE OF REPORT/BACKGROUND**

The purpose of this report is to provide a summary of activity held in February 2023 and inform of activity upcoming.

In February the Nicholas Street Precinct hosted The Police and Emergency Services Expo, The Witches Night Market, Tunes in Tulmur and Auslan Yoga.

The inaugural Witches Night Market proved a resounding success with over 8,000 visitors in attendance, one of the highest market visitations to date. The event saw a range of market stall holders from tarot card and tea leaf reading, to crystals and curiosities, with food trucks and entertainment also on offer. Given the initial success of the event and adaptability of Tulmur Place for this type of market, the operator is now seeking to deliver The Witches Night Market as a bi-annual event.

February also saw the monthly instalment of Tunes in Tulmur, this time with 80s theme music by headliners MI80's Vice. Tulmur Place was set aglow with neon furniture and games, roving performers, The Commonwealth Hotel Pop Up Bar and a host of food trucks and market stalls. The March Tunes in Tulmur event will be Country Music themed with headliners to be announced shortly.

Events in March include:

- Saturday, 11 March – Handmade Market Expo returns for 2023
- Friday, 24 March – Tunes in Tulmur, Country Music theme
- Select dates – Auslan yoga

The upcoming Easter School Holiday Program is also set to welcome Ipswich families from Saturday, 1 April with popular children’s favourite CoComelon set to headline the program. There will be two daily shows in addition to CoComelon themed activities such as bowling, putt and craft.

Mini markets and food trucks will be available and older children can challenge the eleven (11) metre climbing wall which will also be installed in Tulmur Place.

Brand and marketing activity continues to focus on general brand awareness of the precinct and tenants driven by targeted advertising, partnerships and social media in targeted industry publications.

#### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:

*Local Government Act 2009*

#### **RISK MANAGEMENT IMPLICATIONS**

Comprehensive COVID-19 plans are in place for all events in addition to the enforcement of the issues and crisis plan, emergency plan and engagement of 1800-medics to support as appropriate.

#### **FINANCIAL/RESOURCE IMPLICATIONS**

The 2022-2023 precinct activation budget has been approved and all activity is within budget.

#### **COMMUNITY AND OTHER CONSULTATION**

Internal and external consultation included key precinct stakeholders (landlords and business owners), project partners and contractors (Ranbury, Hutchinsons, event organisers, etc).

#### **CONCLUSION**

Commercial success for the precinct in the medium and long term is reliant on a comprehensive and ongoing management strategy and complementing activation plan to support tenants and deliver a revitalised precinct that encourages the community to ‘explore more’.



Karyn Sutton  
**BRAND AND ACTIVATION MANAGER**

I concur with the recommendations contained in this report.

Sonia Cooper  
**CHIEF EXECUTIVE OFFICER**

*“Together, we proudly enhance the quality of life for our community”*