



City of Ipswich

**IPSWICH
CITY
COUNCIL**

AGENDA

of the

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE

**Held in the Council Chambers
8th floor – 1 Nicholas Street
IPSWICH QLD 4305**

**On Thursday, 5 August 2021
At 10 minutes after the conclusion of the Environment and Sustainability Committee**

MEMBERS OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE

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

Mayor Teresa Harding
Councillor Kate Kunzelmann
Councillor Russell Milligan

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE AGENDA
*10 minutes after the conclusion of the Environment and Sustainability
Committee on Thursday, 5 August 2021*
Council Chambers

Item No.	Item Title	Page No.
	Declarations of Interest	
	Business Outstanding	
	Confirmation of Minutes	
1	Confirmation of Minutes of the Ipswich Central Redevelopment Committee No. 2021(06) of 8 July 2021	7
	Officers' Reports	
2	Nicholas Street Precinct - Retail Sub-Project Steering Committee Report July 2021	11
3	Nicholas Street Precinct - Communications, Engagement and Events Report July 2021	17
	Notices of Motion	
	Matters Arising	

** Item includes confidential papers

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 7

5 AUGUST 2021

AGENDA

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

BUSINESS OUTSTANDING

CONFIRMATION OF MINUTES

1. **CONFIRMATION OF MINUTES OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2021(06) OF 8 JULY 2021**

RECOMMENDATION

That the minutes of the Ipswich Central Redevelopment Committee No. 2021(06) held on 8 July be confirmed.

OFFICERS' REPORTS

2. **NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE REPORT JULY 2021**

This is a report concerning the July 2021 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

That the July 2021 Retail Sub-Project Steering Committee Report be received and the contents noted.

3. **NICHOLAS STREET PRECINCT - COMMUNICATIONS, ENGAGEMENT AND EVENTS REPORT JULY 2021**

This is a report concerning the communications, engagement and events activity undertaken and planned for the Nicholas Street Precinct in July 2021

RECOMMENDATION

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

NOTICES OF MOTION

MATTERS ARISING

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2021(06)

8 JULY 2021

MINUTES

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

COUNCILLOR'S APOLOGIES: Nil

OFFICERS' ATTENDANCE: Acting Chief Executive Officer (Sonia Cooper), Acting General Manager Infrastructure and Environment (Sean Madigan), General Manager Community, Cultural and Economic Development (Ben Pole), General Manager Planning and Regulatory Services (Peter Tabulo), Acting General Manager Corporate Services (Sylvia Swalling), Project Manager (Greg Thomas), Communications, Events and Engagement Manager (Karyn Sutton), Chair – Retail-Project Sub Committee (James Hepburn), Senior Policy and Communications Officer (David Shaw), Executive Services Manager (Wade Wilson), Principal Media Advisor (Darrell Giles), Manager Economic and Community Development (Cat Matson) and Theatre Technician (Harrison Cate)

ATTENDANCE VIA AUDIO LINK

Deputy Mayor Nicole Jonic requested attendance at the Ipswich Central Redevelopment Committee of 8 July 2021 via audio link.

RECOMMENDATION

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

That in accordance with section 254K of the *Local Government Regulation 2012* and 8.6.2 of Council's Meeting Procedures Policy, Deputy Mayor Nicole Jonic be permitted to participate in the meeting via audio link.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

NEGATIVE

Councillors:

Nil

Milligan

The motion was put and carried.

NAIDOC WEEK – ACKNOWLEDGEMENT OF COUNTRY

Councillor Marnie Doyle (Chairperson) moved the following acknowledgement of Country in celebration of NAIDOC Week:

I would like to begin today by acknowledging the traditional custodians of Country throughout Australia and recognise their continuing connection to land, waters and community. I pay my respect to their continuing culture and the contribution they make to the life of this city and this region. I honour the Elders, past, present and emerging and I extend my welcome to the Aboriginal or Torres Strait Islander people who are present today for they hold the memories, the traditions, the culture and hopes of all Aboriginal and Torres Strait Islander peoples across the nation.

Council engaged Black Drum Productions to consult local Aboriginal and Torres Strait Islander residents to provide input into what elements could be part of the new structures or design layout in the Nicholas Street precinct.

The engagement allowed First Nations' residents to share with the Ipswich community their experiences, rich culture and creative ideas on how the public space could be transformed. The report noted, "*Activating the creativity and cultural heritage of the local Indigenous community brings the benefits of better design outcomes with local relevance and culturally safe places where people feel welcomed and respected*".

Council values the cultural skills and knowledge of the Indigenous community and incorporating culturally relevant art and design elements will transform how First Nations people engage with the redeveloped spaces and buildings.

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

BUSINESS OUTSTANDING

Nil

CONFIRMATION OF MINUTES

1. **CONFIRMATION OF MINUTES OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2021(05) OF 10 JUNE 2021**

RECOMMENDATION

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

That the minutes of the Ipswich Central Redevelopment Committee held on 10 June 2021 be confirmed.

AFFIRMATIVE

Councillors:

Doyle

Harding

Milligan

Jonic

NEGATIVE

Councillors:

Kunzelmann (Abstain as was not present)

The motion was put and carried.

OFFICERS' REPORTS

2. **NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE REPORT JUNE 2021**

This is a report concerning the June 2021 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 Mayor Teresa Harding:

That the June 2021 Retail Sub-Project Steering Committee Report be received and the contents noted.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

NEGATIVE

Councillors:

Nil

Jonic

The motion was put and carried.

3. NICHOLAS STREET PRECINCT - COMMUNICATIONS, ENGAGEMENT AND EVENTS
REPORT JUNE 2021

This is a report concerning the communications, engagement and events activity undertaken and planned for the Nicholas Street Precinct in June 2021.

RECOMMENDATION

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

**That the Nicholas Street Precinct Communications, Engagement and Events
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 11.33 am.

The meeting closed at 11.49 am.

Doc ID No: A7404377

ITEM: 2

SUBJECT: NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE
REPORT JULY 2021

AUTHOR: PROJECT MANAGER

DATE: 12 JULY 2021

EXECUTIVE SUMMARY

This is a report concerning the July 2021 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/S

That the July 2021 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 July 2021 meeting of the RSPSC reviewed the status of retail leasing, precinct activation, the progress of retail variation works and the status of the cinema EOI/tender process. Refer Attachment 1 for the draft RSPSC July 2021 minutes.

The table below identifies the status of tenancy negotiations as at 16 July 2021. During the month, Council received terms from two prospective tenants with the commerciality of these proposed arrangements currently being reviewed by Council's independent market analyst. Discussions also continued with other prospective tenants during the month.

Deal Status	July 2021	Change from June 2021
HOA Signed (non-legally binding) #	13	-
Pending Approval by Council	2	+2
Lease Documents Issued	8	-
Lease Documents Being Prepared	5	+1
Leases Executed by Lessee	1	+1
Leases Executed by Lessor (Council)	-	-

Excludes 3 HOA's not likely to be progressed.

In January 2021, Council resolved to undertake an EOI/tender process for the management and operations of the precinct's cinema complex. The EOI component closed on 12 March 2021 with Council receiving submissions from several market participants. Tender documentation was released on 23 June 2021 with a period of 30 days allowed for the submission of tender responses (closing 21 July 2021). Following the evaluation panel's consideration of a request from one of the participants in the tender process for an extension, the timeframe for submissions was extended to 3pm on Wednesday 4 August 2021. Despite this two-week extension, it is still anticipated that the resulting lease or management agreement will be finalised and executed in late October 2021. An executed cinema Agreement for Lease (AFL) or management agreement remains the trigger for the approval of funding for the refurbishment of the Venue building.

Hutchinson Builders have continued with their refurbishment works on both the Eats and Metro B buildings together with the Metro A façade and adjoining streetscape works. Eats is currently forecast to open in October 2021. Works to Metro B and adjacent streetscape works are forecast for completion in late 2021. This will allow for tenant fit-out to occur with Metro B in time for the planned opening in Easter 2022.

In June 2021, West Moreton Hospital and Health Services entered into a licence with Council for the lower ground of the Venue building for the purpose of establishing a large vaccination centre for the local government area. The licence period ends on 30 December 2021. The resulting COVID-19 vaccination facility opened to the public on 20 July 2021 and will result in improved exposure of the precinct to the Ipswich community.

All five (5) separable portions of the Civic Project are in the Defect Liability Period (DLP) which ends in March 2022. Both the Administration Building and the Children's Library officially opened on 28 June 2021. Post occupation, positive feedback has been received from staff on both the building and the efficiencies and interactions resulting from the co-location of all council administrative staff.

With restoration works to the Commonwealth Hotel's structure now completed, the focus has turned to progressing the council endorsed extension to the facility, subject to an executed Agreement for Lease. In anticipation, work has progressed on the preparation of a Development Application and procurement options for the proposed design and construct contract.

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

The retail leasing program continues to face challenges including but not limited to COVID-19 impacts and the pace of the retail market rebound, the ongoing lockdown in New South Wales and Victoria causing a number of prospective tenants to lose focus on new space due to site closures and relating operational issues, the securing of anchor and other tenants and the attractiveness of the offer from the lessor (council) in the current market conditions.

With refurbishment works underway on both the Eats and Metro B buildings, the conversion of endorsed HOA's into legally binding Agreements for Lease (AFL) remains a critical outcome.

Council's investment in both the extension to the Commonwealth Hotel and the refurbishment of the Venue building is contingent on the execution of AFL (or management agreement in the Venue's case) for the anchor tenants.

HUMAN RIGHTS IMPLICATIONS

RECEIVE AND NOTE REPORT

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 AFL's. Commercial success in the medium to longer term 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

Retail leasing continues to progress with the conversion of HOA's into AFL's a key priority particularly given the current refurbishment of both the Eats and Metro B buildings, the proposed extension to the Commonwealth Hotel and the proposed refurbishment of the Venue building.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Draft Retail Sub Project Steering Committee Minutes July 2021 ↓ 
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Greg Thomas
PROJECT MANAGER

I concur with the recommendations contained in this report.

Sean Madigan
ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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



IPSWICH CITY COUNCIL

MINUTES - RETAIL SUB-PROJECT STEERING COMMITTEE

Meeting: Retail Sub-Project Steering Committee – No 13
Venue: Level 7 Conference Room, 2 Bell Street
Date: 21 July 2021 (11:00AM – 12:00PM)

Members:	James Hepburn (Chair) (JH); Greg Thomas (Project Manager) (GT)	
Observers:	Councillor Marnie Doyle, Karyn Sutton (KS), Nicole Denman, Brent McKay (BM)	
Apologies:	Councillor Nicole Jonic, Sean Madigan (GM C&P) (SM)	
Chair / Minutes:	Chair – James Hepburn	Minutes – Nicole Denman
No.	OFFICER	DESCRIPTION
1	JH	Attendance / Apologies Future meetings to be scheduled in the Claremont Room (Level 8)
2	JH	Previous Minutes & Actions Arising
3	JH	Workshops <ul style="list-style-type: none"> • Councillor Workshops <ul style="list-style-type: none"> ○ Upcoming third strategic workshop on 29.7.21
4	JH	Retail Leasing <ul style="list-style-type: none"> • Retail PCG meeting outcomes 13.7.21 • Leasing – JH distributed and discussed a handout detailing the status of precinct leasing • Cinema EOI/RFT status • WMHS vaccination centre opening
5	GT	Retail Redevelopment <ul style="list-style-type: none"> • Metro B/Eats – update of status of construction works • Commonwealth Hotel – update on the preparation of the development application
6	KS	Precinct Activation and Events <ul style="list-style-type: none"> • 2021 activation/event calendar discussed • Olympics Live Site commences 23.7.21 <ul style="list-style-type: none"> ○ Guest appearances by past Olympians ○ Precinct mini activations ○ Local schools and sports groups targeted to participate
7	JH/KS	Precinct Management <ul style="list-style-type: none"> • Discussions on bicycles/skateboards in Tulmur Place – maintenance of pedestrian safety and damage minimisation • Marketing and social media • Wayfinding • AV and electrical upgrades • Investigation into additional water bubblers in Tulmur Place

Item 2 / Attachment 1.

8	GT	Procurement (current) <ul style="list-style-type: none"> • Status of current procurement activities including marketing support
9	JH	Financials <ul style="list-style-type: none"> • Forbury modelling update
10	GT	July 2021 ICRC Reports re NSP <ul style="list-style-type: none"> • July 2021 RSPSC Report • July 2021 Communications Engagement and Events Report
11	GT	Ministerial Exemptions <ul style="list-style-type: none"> • June 2021 quarter report lodged • July 2021 half-year report prepared for review
12	JH	General Business <ul style="list-style-type: none"> • Update on State owned Bell Street Awning • Cribb and Foote Lane works – status <ul style="list-style-type: none"> ○ No smoking signs installed ○ Lighting proposal under consideration • Lighting Issues (Nicholas St near Brisbane Street) <ul style="list-style-type: none"> ○ Interim solution required to improve lighting outcomes • Car park performance
13	JH	Next Meeting – 18 August 2021

Doc ID No: A7423978

ITEM: 3

SUBJECT: NICHOLAS STREET PRECINCT - COMMUNICATIONS, ENGAGEMENT AND EVENTS REPORT JULY 2021

AUTHOR: COMMUNICATIONS, EVENTS AND ENGAGEMENT MANAGER

DATE: 20 JULY 2021

EXECUTIVE SUMMARY

This is a report concerning the communications, engagement and events activity undertaken and planned for the Nicholas Street Precinct in July 2021.

RECOMMENDATION/S

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

RELATED PARTIES

The Acting General Manager of Infrastructure and Environment has declared a conflict of interest in relation to the Handmade Expo Markets operation. The conflict of interest has been declared to the CEO and the Acting General Manager and has not been involved in relation to this aspect of the program.

IFUTURE THEME

Safe, Inclusive and Creative

The purpose of this report is to provide an overview of activity held in the month of July 2021 and inform of activity upcoming.

Calendar of Events

The Nicholas Street Precinct calendar of events for July included school holiday stage shows, daily food trucks, State of Origin Game 3, The Handmade Market Expo and the commencement of the Tokyo Olympics Live site.

School holiday stage shows hosted the popular PJ Masks from Monday, 5 July to Friday, 9 July with two daily shows and a meet and greet session with the characters. All shows were complimentary and showcased the Tulmur Stage in action. The events were advertised across paid digital media, print and radio and approximately 200-300 families and children attended each day.

The monthly Handmade Market Expo scheduled for Saturday, 10 July was forced to cancel owing to the weather conditions and strong winds on the day. The next scheduled date is Saturday, 14 August.

State of Origin, Game 3 was held on Wednesday, 14 July with approximately 100 guests in attendance, the largest attendance numbers of the series. The event featured food trucks, lounge and table seating, heaters, children's activities and licenced bar.

A schedule of food trucks is in place throughout the month of July and August featuring 3-4 trucks daily to service the precinct and support the increased workforce of the CBD.

August activity is focused on hosting the Tokyo Olympic Games Live Site commencing Friday, July 23 through to Sunday, 8 August. Tulum Place will be screening the games live with mini Olympic sports activations set up across the precinct, children's activities and visits from Olympians including Olivia Vivian, Deborah Lovely-Acason and Robbie McEwen on select days.

The team are also actively planning the Bikes, Beards and BBQ event as part of Galvanised on Sunday, 5 September celebrating the 50th Anniversary of the Historical Motorcycle Club of Queensland, and the September school holiday program which includes stage show by Marvel, featuring Spiderman and Ironman and a Nerf Battle Zone.

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 utilising the dedicated QLD Check-in app to support contact tracing. In addition, the enforcement of the issues and crisis plan, emergency plan and engagement of 1800-medics to support as appropriate.

Licencing remains an ongoing discussion in regard to permits and licencing for events and general use of the precinct to ensure compliance and long-term framework.

HUMAN RIGHTS IMPLICATIONS

RECEIVE AND NOTE REPORT
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

A budget for 2021-2022 for the delivery of the communications, engagement and activation program has been approved by Council.

COMMUNITY AND OTHER CONSULTATION

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

CONCLUSION

This report features a summary of the communications, engagement and event activity undertaken throughout June in support of the Nicholas Street Precinct with the goal of creating awareness, enlivening the space and encouraging the community to 'come and explore'.

Karyn Sutton

COMMUNICATIONS, EVENTS AND ENGAGEMENT MANAGER

I concur with the recommendations contained in this report.

Sean Madigan

ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

"Together, we proudly enhance the quality of life for our community"