

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2021(08)

2 SEPTEMBER 2021

REPORT

COUNCILLORS' ATTENDANCE: Councillor Marnie Doyle (Chairperson); Mayor Teresa Harding, Councillors 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 Planning and Regulatory Services (Peter Tabulo), Manager, Economic and Community Development (Cat Matson), Project Manager – Ipswich Central (Erin Marchant), Project Manager (Greg Thomas), Communications, Events and Engagement Manager (Karyn Sutton), Chair – Retail Sub-Project Sub Committee (James Hepburn), Manager Communication and Engagement (Laura Bos), Senior Digital Media and Content Officer (Jodie Richter), Senior Policy and Communications Officer (David Shaw), ProAv Professional Services Technician (Bradley Hebbard) and Theatre Technician (Harrison Cate)

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(07) OF 5 AUGUST 2021**

RECOMMENDATION

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

That the minutes of the Ipswich Central Redevelopment Committee No. 2021(07) held on 5 August 2021 be confirmed.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

2. IPSWICH CENTRAL REVITALISATION COMMUNITY ENGAGEMENT REPORT

This is a report summarising the community engagement undertaken for the Ipswich Central Revitalisation.

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Mayor Teresa Harding:

That the Ipswich Central Revitalisation Community Engagement report be received and the contents noted.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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

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

RECOMMENDATION

Moved by Councillor Russell Milligan:
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

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

4. NICHOLAS ST PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE REPORT AUGUST 2021

This is a report concerning the August 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 St Precinct redevelopment.

RECOMMENDATION

Moved by Mayor Teresa Harding:
Seconded by Councillor Marnie Doyle:

That the August 2021 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.

MOVE INTO CLOSED SESSION

It was moved by Councillor Marnie Doyle that in accordance with section 254J(3)(e,g,i and c) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 5 titled Nicholas Street Precinct - Approval of an Agreement for Lease for Eats Tenancy T1.

The meeting moved into closed session at 1.41 pm.

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

The motion was put and carried.

Councillor Marnie Doyle moved that the meeting move into open session.

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

The motion was put and carried.

The meeting moved into open session at 2.18 pm.

5. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR EATS TENANCY T1

This is a report concerning an agreement for lease for council's consideration associated with tenancy T1 within the Nicholas Street Precinct's Eats Building.

"The attachment/s to this report are confidential in accordance with section 254J(3)(e), (g), (i), (c) of the *Local Government Regulation 2012*."

RECOMMENDATION

Moved by Councillor Kate Kunzelmann:
Seconded by Mayor Teresa Harding:

- A. That Council enter into an Agreement for Lease and Incentive Deed with the proposed lessee for Tenancy T1 in the Eats Building (impacting lots 2RP209886, 3RP212242 and 1SP300605) ("Tenancy T1") within the Nicholas Street Precinct**

(under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 26 August 2021).

- B.** That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed lessee, (contained in recommendation A of this report), Council enter into a lease for Tenancy T1 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 26 August 2021).
- C.** That Council note, that in relation to Council’s disposal of its leasehold interest in Tenancy T1 to the proposed lessee, that the Ministerial exemption under s236 (f) of the *Local Government Regulation 2012* applies to the disposal of Council’s interest in Tenancy T1. (Ministerial exemption contained in Attachment 1 of this report).
- D.** That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take “contractual action” pursuant to section 238 of the Regulation, in order to implement Council’s decision at Recommendation B.
- E.** That Council be kept informed as to the progress and outcome of the execution and publication of details.

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 1.26 pm.

The meeting closed at 2.23 pm.
