



# 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, 10 February 2022  
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**, 10 February 2022*  
in the Council Chambers, 8th Floor, 1 Nicholas Street, Ipswich

<b>Item No.</b>	<b>Item Title</b>	<b>Page No.</b>
	<b>Welcome to Country or Acknowledgement of Country</b>	
	<b>Declarations of Interest</b>	
	<b>Business Outstanding</b>	
	<b>Confirmation of Minutes</b>	
1	Confirmation of Minutes of the Ipswich Central Redevelopment Committee No. 2021(11) of 1 December 2021	7
2	Confirmation of Minutes of the Special Meeting of the Ipswich Central Redevelopment Committee No. 2021(12) of 9 December 2021	13
	<b>Officers' Reports</b>	
3	Nicholas Street Precinct - communications, engagement and events report January 2021	18
4	Nicholas Street Precinct - Retail Sub-Project Steering Committee January 2022	21
5	Healthy Places: Ipswich Central Pilot Project	27
	<b>Notices of Motion</b>	
	<b>Matters Arising</b>	

\*\* Item includes confidential papers

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**IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 1**

**10 FEBRUARY 2022**

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. 2021(11) OF 1 DECEMBER 2021**

**RECOMMENDATION**

That the Minutes of the Meeting held on 1 December 2021 be confirmed.

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2. **CONFIRMATION OF MINUTES OF THE SPECIAL MEETING OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2021(12) OF 9 DECEMBER 2021**

**RECOMMENDATION**

That the Minutes of the Special Meeting held on 9 December 2021 be confirmed.

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**OFFICERS' REPORTS**

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

This is a report concerning the communications, engagement and events activity undertaken and planned for the Nicholas Street Precinct in January 2022.

**RECOMMENDATION**

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

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4. NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE  
JANUARY 2022

This is a report concerning the January 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 St Precinct redevelopment.

RECOMMENDATION

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

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5. HEALTHY PLACES: IPSWICH CENTRAL PILOT PROJECT

This is a report concerning the Healthy Places: Ipswich Central Pilot Project which is a collaboration between Queensland Health Preventative Health branch, Office of the Queensland Government Architect, West Moreton Hospital and Health Service, Department of Transport and Main Roads and Ipswich City Council.

RECOMMENDATION

That the report be received and the contents noted.

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**NOTICES OF MOTION**

**MATTERS ARISING**



**IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2021(11)**  
**1 DECEMBER 2021**

MINUTES

**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:** Chief Executive Officer (Sonia Cooper), General Manager Community, Cultural and Economic Development Manager (Ben Pole), Acting General Manager Corporate Services (Sylvia Swalling), Project Manager (Greg Thomas), Chair – Retail Sub-Project Sub Committee (James Hepburn), Senior Policy and Communications Officer (David Shaw), Senior Digital and Media and Content Officer (Jodie Richter), Project Officer (Courtney Strow), Manger, Economic and Community Development (Cat Matson), Procurement Operations Manager (Stephen Bailey) and Theatre Technician (Trent Gray)

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

Nil

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**BUSINESS OUTSTANDING**

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1. **IPSWICH CENTRAL - STATE OWNED ASSETS**

This is a report concerning State owned assets within the Ipswich Central Precinct (in the vicinity of Bell Street).

**RECOMMENDATION**

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

**That the report on State Owned Assets within the Ipswich Central Precinct (in the vicinity of Bell Street) be received and the contents noted.**

AFFIRMATIVE  
Councillors:  
Doyle  
Harding  
Kunzelmann

NEGATIVE  
Councillors:  
Nil

Milligan  
Jonic

The motion was put carried.

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1.1. MATTER TAKEN ON NOTICE - IPSWICH TRANSIT CENTRE

Mayor Teresa Harding requested an update regarding the State Government selling the Ipswich Transit Centre.

**That the Chief Executive Officer investigate whether the State Government is progressing with the selling of the Ipswich Transit Centre and provide a response to members of the Ipswich Central Redevelopment Committee.**

CONFIRMATION OF MINUTES

2. CONFIRMATION OF MINUTES OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2021(10) OF 4 NOVEMBER 2021

RECOMMENDATION

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

**That the minutes of the Ipswich Central Redevelopment Committee No. 2021(10) held on 4 November 2021 be confirmed subject to an amendment to Item 2 titled Ipswich Central Revitalisation – Positioning Framework and Place Plans as follows:**

**That Attachments 1, 2 and 3 of Item 2 titled Ipswich Central Revitalisation – Positioning Framework and Place Plans of the Ipswich Central Redevelopment Committee No. 2021(10) held on 4 November 2021 be replaced with updated maps that more closely align with the iGO Active Transport Action Plan.**

AFFIRMATIVE  
Councillors:  
Doyle  
Harding  
Kunzelmann  
Milligan  
Jonic

NEGATIVE  
Councillors:  
Nil

The motion was put and carried.



Attachments

1. Updated Attachment 1 - Revitalising Ipswich Central
2. Updated Attachment 2 - Revitalising Ipswich Priority Projects
3. Updated Attachment 3 - Top of Town and Centre Core Place Plans

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**OFFICERS' REPORTS**

3. **PROCUREMENT - RE-IMAGINING BOTTLE ALLEY EXPRESSION OF INTEREST**

This is a report concerning a proposed Expression of Interest for the procurement of a local experienced artist, muralist, designer and creative, or consortium of artists and designers to design and deliver the public art concept for Bottle Alley.

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

**RECOMMENDATION**

Moved by Mayor Teresa Harding:

Seconded by Councillor Russell Milligan:

- A. That pursuant to Section 228(3)(a) of the *Local Government Regulation 2012* (Regulation), Council resolve that it would be in the public interest to invite expressions of interest before inviting written tenders for the provision of the design and creation of the public art concept within Bottle Alley.**
- B. That pursuant to Section 228(3)(b) of the Regulation, Council's reasons for making such resolution are that:**
- (i) it will allow artists to develop their own design concept for the public artwork;**
  - (ii) it will allow Council to shortlist an artist or group of artists and design concepts suitable for Bottle Alley, without putting all parties to the expense of submitting full tender responses for the creation of the Artwork at this early stage of the project;**
  - (iii) it will save Council the expense of running a request for tender and evaluating it at this early stage of the project.**

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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3.1. MATTER TAKEN ON NOTICE - BOTTLE ALLEY SUBMISSION

Councillor Kate Kunzelmann queried whether the Expression of Interest documentation should include a statement about the impermanence of the artwork in Bottle Alley.

**That the Manager, Economic and Community Development review the Expression of Interest documentation for Bottle Alley to possibly include a statement about the permanence of the artwork.**

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4. IPSWICH CENTRAL - FACADE IMPROVEMENT PROGRAM 2021

This is a report providing an update on the Façade Improvement Program for 2021-2022.

RECOMMENDATION

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

**That the Ipswich Central Façade Improvement Program 2021 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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5. NICHOLAS STREET PRECINCT - COMMUNICATIONS, ENGAGEMENT AND EVENTS REPORT NOVEMBER 2021

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

RECOMMENDATION

Moved by Deputy Mayor Nicole Jonic:  
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.

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6. NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE NOVEMBER 2021

This is a report concerning the November 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 Councillor Russell Milligan:  
Seconded by Deputy Mayor Nicole Jonic:

**That the November 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.

**NOTICES OF MOTION**

Nil

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**MATTERS ARISING**

Nil

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**PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 12.27 pm.

The meeting closed at 1.18 pm.

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**SPECIAL MEETING OF THE IPSWICH CENTRAL REDEVELOPMENT  
COMMITTEE NO. 2021(12)**

**9 DECEMBER 2021**

MINUTES

**COUNCILLORS' ATTENDANCE:** Councillor Marnie Doyle (Chairperson); Mayor Teresa Harding, Councillors Kate Kunzelmann, Russell Milligan and Councillor Paul Tully (Observer)

Deputy Mayor Nicole Jonic arrived at the meeting at 8.08 am.

**COUNCILLOR'S APOLOGIES:** Nil

**OFFICERS' ATTENDANCE:** Chief Executive Officer (Sonia Cooper), Project Manager (Greg Thomas), Chair – Retail Sub-Project Sub Committee (James Hepburn), Category Specialist (Shyanne Ward), Procurement Manager (Richard White) and Theatre Technician (Harrison Cate)

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

Nil

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**OFFICERS' REPORTS**

**MOVE INTO CLOSED SESSION**

Moved by Councillor Marnie Doyle  
Seconded by Mayor Teresa Harding

That in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Items 1 and 2 titled Nicholas Street Precinct – Approval of an Agreement for Lease for Metro B Tenancy 2BK1 and Procurement – Nicholas Street Precinct Cinema Operations.

The meeting moved into closed session at 8.11 am.

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

The motion was put and carried.

MOVE INTO OPEN SESSION

Moved by Councillor Marnie Doyle  
Seconded by Deputy Mayor Nicole Jonic

That the meeting move into open session.

The meeting moved into open session at 8:43 am.

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

The motion was put and carried.

1. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR METRO B TENANCY 2BK1

This is a report concerning an agreement for lease for council's consideration associated with tenancy 2BK1 within the Nicholas Street Precinct's Metro B Building.

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

RECOMMENDATION

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

- A. That Council enter into an Agreement for Lease with the proposed lessee for Tenancy 2BK1 in the Metro B Building (impacting part of lot RP157021) ("Tenancy 2BK1") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 30 November 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 2BK1 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 30 November 2021).

- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2BK1 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 2BK1. (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.

Councillor Marnie Doyle proposed an amendment to Recommendation B as follows:

- B. That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed sub-lessee, (contained in recommendation A of this report), Council enter into a sub-lease for Tenancy 2BK1 with the proposed sub-lessee (as detailed in the confidential report and attachments by the Project Manager dated 30 November 2021).

The seconder of the original motion agreed to the proposed amendment.

#### RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Councillor Kate Kunzelmann:

- A. That Council enter into an Agreement for Lease with the proposed lessee for Tenancy 2BK1 in the Metro B Building (impacting part of lot RP157021) ("Tenancy 2BK1") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 30 November 2021).**
- B. That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed sub-lessee, (contained in recommendation A of this report), Council enter into a sub-lease for Tenancy 2BK1 with the proposed sub-lessee (as detailed in the confidential report and attachments by the Project Manager dated 30 November 2021).**
- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2BK1 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 2BK1. (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

NEGATIVE

Councillors:

Councillors:

Doyle

Nil

Harding

Kunzelmann

Milligan

Jonic

The motion was put and carried.

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## 2. PROCUREMENT - NICHOLAS STREET PRECINCT CINEMA OPERATIONS

This is a report concerning the procurement and recommendation of a lessee to operate a Cinema in ‘The Venue’, located at 163 Brisbane Street, Ipswich QLD 4305, Lot 1 on RP209886.

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

### RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Councillor Russell Milligan:

- A. That pursuant to Section 228 of the *Local Government Regulation 2012* (Regulation), Council award Tender number 16041 for the disposal of interest in land at 163 Brisbane Street, Ipswich QLD 4305 more particularly described as part of Lot 1 and Plan RP209886, to Tenderer A (Lessee), for the permitted use of a Cinema.**
- B. That Council enter into an agreement for lease with the Lessee:**
- (i) For the purposes of the tenancy fit-out, and**
  - (ii) for a term commencing on execution of agreement and ending on the commencement of the lease agreement, with no options for extension.**
- C. That Council enter into a lease with the Lessee:**
- (iii) at an annual rent detailed in Confidential Attachment 1, and**



**(iv) for an initial term with extension options as detailed in Confidential Attachment 1.**

**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.**

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Doyle

Nil

Harding

Kunzelmann

Milligan

Jonic

The motion was put and carried.

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## **PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 8.02 am.

### **ADJOURN MEETING**

Moved by Councillor Marnie Doyle

Seconded by Mayor Teresa Harding

That the meeting be adjourned at 8:03 am.

The meeting reconvened at 8.08 am with all councillors in attendance.

The meeting closed at 8.52 am.

Doc ID No: A7870468

ITEM: 3

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

AUTHOR: COMMUNICATIONS, EVENTS AND ENGAGEMENT MANAGER

DATE: 2 FEBRUARY 2022

### **EXECUTIVE SUMMARY**

This is a report concerning the communications, engagement and events activity undertaken and planned for the Nicholas Street Precinct in January 2022.

### **RECOMMENDATION/S**

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

### **RELATED PARTIES**

The 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 Chief Executive Officer and the General Manager and has not been involved in relation to this aspect of the program.

### **ADVANCE IPSWICH THEME**

Strengthening our local economy and building prosperity

Caring for the community

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

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

### **Events**

Tulmur Place hosted the Australia Day 2022 celebration with a family friendly day set to the backdrop of live music from Aussie cover band Chester. The event featured waterplay activities for children, food and beverage offerings and welcome performance from the Nunukul Yuggera Aboriginal Dance Company. The event was well received with approximately 2,500 in attendance.

The next Ipswich Twilight Market is scheduled for Friday, 4 February.

Food trucks in the precinct are currently on pause until Monday, 14 February owing to the reduced CBD workforce.

The precinct will host a Valentine's Day Pop Up on Monday, 14 February between 10am and 2pm with local flower, cupcake and sweet treat vendors in attendance offering themed products for sale.

The Handmade Expo Markets are currently on pause and scheduled to return on Saturday, 12 March.

The Easter school holiday calendar of events will be released shortly and will feature stage performances and interactive activities for children, and the Bluey Live Experience on Friday, 8 April.

All events continue to follow the Government Covid guidelines with appropriate signage and QR codes in place.

### **Marketing**

The updated Nicholas St Precinct website continues to progress with concept phase nearing completion, and we have now progressed into technical design stage for the wayfinding and signage roll out.

Submissions for the Social and Economic Impact and Retail Trade Analysis Study are currently under review.

### **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.

### **FINANCIAL/RESOURCE IMPLICATIONS**

The initial draft of the 2022-2023 precinct activation budget has been completed and is currently under management review.

### **COMMUNITY AND OTHER CONSULTATION**

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

## **CONCLUSION**

This report features a summary of the communications, engagement and event activity undertaken throughout January in the Nicholas St Precinct, with the goal of creating awareness, enlivening the space and encouraging the community to “come and explore” their new city heart.

Commercial success for the precinct in the medium and long term is reliant on a comprehensive and ongoing management strategy and complementing activation to support tenants and deliver a revitalised precinct.

Karyn Sutton

## **COMMUNICATIONS, EVENTS AND ENGAGEMENT MANAGER**

I concur with the recommendations contained in this report.

Sean Madigan

**GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT**

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Doc ID No: A7867415

ITEM: 4  
SUBJECT: NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE  
JANUARY 2022  
AUTHOR: PROJECT MANAGER  
DATE: 1 FEBRUARY 2022

### **EXECUTIVE SUMMARY**

This is a report concerning the January 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 St Precinct redevelopment.

### **RECOMMENDATION/S**

**That the January 2022 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 St Precinct redevelopment. The RSPSC reports monthly to the ICRC on the planning, development, delivery and operations of the Nicholas St Precinct's retail and commercial assets.

The January 2022 RSPSC meeting considered the status of retail leasing and the cinema tender process, refurbishment works to Metro B and the Commonwealth Hotel, wayfinding and Tulmur Place permit and licencing issues. Refer Attachment 1 for the draft RSPSC 18 January 2022 minutes.

The table below identifies the status of tenancy negotiations as of Tuesday 1 February 2022. Since the previous report, one new and one revised Heads of Agreement (HOA) submitted for Council's consideration have been endorsed by the Chief Executive Officer. The process

to prepare the associated legal documentation for these two deals (Agreements for Lease - AFLs and leases) has now commenced.

As reported previously, the Omicron COVID-19 variant is expected to impact leasing efforts and at the very least, prolong current negotiations as retailers struggle to cope with associated staffing and supply chain issues. As a result, the leasing team continue to monitor the situation closely.

<b>Deal Status</b>	<b>January 2022</b>	<b>Change from December 2021</b>
HOA Signed (non-legally binding) #	15	-
Pending Approval by Council	2	-1
Lease Documents Issued	14	-1
Lease Documents Being Prepared	3	+1
Leases Executed by Lessee	2	-
Leases Executed by Lessor (Council)	2	-

In December 2021, Council endorsed entering into an AFL/lease with the preferred operator for the cinema. The commencement of the three-month exclusivity period will allow Council to finalise the AFL/Lease, tenant fit-out design and wider Venue design, cost and value impacts.

Practical completion of the refurbishment works to the Eats building is now forecast to be achieved on 31 March 2022 due to delays with the installation of the CCTV cameras. Works continue on Metro B and the streetscape works to both Nicholas Street/Union Place with completion now likely to occur by the end of March 2022. While Metro B will achieve completion on this date, the PWD lift to Bell Street is yet to be installed due to the long lead time associated with its procurement and related Covid-19 delays. It is currently planned that the internal mall (connecting Nicholas Street directly with the railway station) and Metro B's amenities will remain closed to the public until a critical mass of tenancies are open. The Metro A façade will achieve practical completion on 15 February 2022. That Dumpling Place is now forecast to open later in February with the Gelatissimo handover able to occur from 17 February with fit-out and opening dates to be agreed.

It is currently anticipated that an AFL for the Commonwealth Hotel will be executed shortly with the preferred operator. As conditioned by Council, the delivery of the extension is subject to an executed AFL. Preparations for the procurement of a contractor to deliver the extension are continuing. Delivery options for the extension continue to be investigated.

Due to the proximity of the February 2022 Ipswich Central Redevelopment Committee meeting to the end of the reporting month, the January 2022 Executive Report will be included March 2022 Ipswich Central Redevelopment Committee papers.

#### **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 HOA's into legally binding AFLs/leases remains a critical outcome given the progress of refurbishment works on both the Eats and Metro B buildings.

The extension to the Commonwealth Hotel and the refurbishment of the Venue building are both contingent on the execution of AFL with their prospective tenants.

## **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. 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.

The initial draft of the 2022-23 precinct operational and supporting capital budget has been completed and is currently under management review.



## **COMMUNITY AND OTHER CONSULTATION**

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

## **CONCLUSION**

The process to secure key anchor tenants for both the cinema and the Commonwealth Hotel continues as does the conversion of HOA's into AFL's/leases. Achieving executed leases for the cinema and the hotel remains a critical focus given the upcoming opening of both the Eats and Metro B buildings.

## **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Draft RSPSC Minutes 18.1.22  
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Greg Thomas  
**PROJECT MANAGER**

I concur with the recommendations contained in this report.

Sean Madigan  
**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 19  
**Venue:** Claremont Room, Level 8 - 1 Nicholas Street  
**Date:** 18 January 2022 (11:00 AM – 12:30 PM)

<b>Members:</b>	James Hepburn (Chair) (JH); Sean Madigan (GM I&E) (SM); Greg Thomas (Project Manager) (GT)	
<b>Observers:</b>	Cr Kate Kunzelmann, Karyn Sutton, Nicole Denman, Brent McKay (BM), Sonia Cooper	
<b>Apologies:</b>	Cr Marnie Doyle, Cr Nicole Jonic,	
<b>Chair / Minutes:</b>	Chair – James Hepburn	Minutes – Nicole Denman
No.	OFFICER	DESCRIPTION
1	JH	Attendance / Apologies
2	JH	Previous Minutes & Actions Arising
3	JH	<ul style="list-style-type: none"> <li>QTC Venue/Cinema Presentation 14.12.21 – Next steps</li> </ul>
4	JH	Retail Leasing <ul style="list-style-type: none"> <li>Retail PCG meeting 11.1.22 - outcomes</li> <li>Presentation of new leasing deals (LAF's) – Metro B tenancies                             <ul style="list-style-type: none"> <li><b>ACTION: GT to provide supported LAF briefing notes to CEO for endorsement</b></li> <li><b>ACTION: Leasing team to clarify issues with Metro B tenancy LAFs prior to the provision of related LAF briefing notes to CEO for endorsement</b></li> </ul> </li> <li>Leasing - AFL status (discussion on leasing update of 14.1.22)</li> <li>Cinema – update                             <ul style="list-style-type: none"> <li>Preferred operator endorsed December 2021 - status of associated issues discussed</li> </ul> </li> </ul>
5	GT	Retail Redevelopment <ul style="list-style-type: none"> <li>Metro B/Eats – Status discussed</li> <li>Commonwealth Hotel – Project status and three build delivery options discussed                             <ul style="list-style-type: none"> <li><b>ACTION: GT/JH to consult with Richard White (Corporate Procurement) regarding procurement options for delivery of the approved extension</b></li> </ul> </li> <li>Venue – Status discussed</li> </ul>
6	KS	Precinct Activation and Events <ul style="list-style-type: none"> <li>2022 activation/event calendar                             <ul style="list-style-type: none"> <li>Australia Day - 26 January 2022</li> <li>Markets - February 2022</li> </ul> </li> <li>Permits, Fees and Charges                             <ul style="list-style-type: none"> <li><b>ACTION: KS to establish a working group with key stakeholders on the issue of fees and charges</b></li> </ul> </li> </ul>
7	JH/KS	Precinct Management <ul style="list-style-type: none"> <li>Precinct management – future NSP operating/governance models to be discussed with SM 19.1.22</li> <li>Marketing, social media and website                             <ul style="list-style-type: none"> <li>Update of NSP website – concepts developed and undergoing rework</li> </ul> </li> <li>Wayfinding                             <ul style="list-style-type: none"> <li>Current concepts presented to ICC stakeholders – final feedback to be collated</li> <li>Implementation – Easter 2022</li> </ul> </li> </ul>
8	GT	Procurement <ul style="list-style-type: none"> <li>Update on current procurement focus and strategy meeting with the Corporate Procurement team</li> </ul>
9	JH	Financials <ul style="list-style-type: none"> <li>Development of 2022/23 operational and capital budgets                             <ul style="list-style-type: none"> <li>CAPEX building assets - long term 10-year forecasting work underway</li> <li>OPEX – Post DLP contractor procurement underway to inform operational budget build</li> <li><b>ACTION: ND to schedule a team budget mapping session to discuss the 2022/23 build</b></li> </ul> </li> <li>Proposed preparation of 2022/23 Business Plan and supporting financial modelling</li> </ul>

10	GT	<p>Council Reports for 27.1.22 (No January 2022 ICRC Report)</p> <ul style="list-style-type: none"> <li>• December 2021 RSPSC and Communications Engagement and Events Reports completed and lodged</li> </ul>
11	GT	<p>Ministerial Exemption</p> <ul style="list-style-type: none"> <li>• Quarterly and half-yearly reports to December 2021 completed</li> </ul>
12	JH	<p>General Business</p> <ul style="list-style-type: none"> <li>• Bottle Alley - DA requirements, pedestrian access and outdoor dining issues discussed <ul style="list-style-type: none"> <li>○ <b>ACTION: GT to progress discussions with Council on pedestrian width requirements for Bottle Alley</b></li> </ul> </li> <li>• NABERS Rating 1 Nicholas Street – opportunity for current procurement of service maintenance contract to maintain or improve existing 5-star rating (e.g., understand potential impacts on the Nabers rating from an alternate use of L2 of 1 Nicholas Street such as the relocation of the library logistics centre)</li> <li>• Bell Street pedestrian crossing widening – issue update</li> <li>• Queensland Rail – discussion on Ellenborough Street option extension and tenure <ul style="list-style-type: none"> <li>○ <b>ACTION: GT to commence discussions with QR on Council’s tenure position</b></li> </ul> </li> <li>• WMH vaccination centre (Venue Building) – licence term <ul style="list-style-type: none"> <li>○ <b>ACTION: GT to include discussion on WMH licence on agenda item at the 23.2.22 RSPSC meeting</b></li> </ul> </li> </ul>
13	JH	<p>Next Meeting – 23.2.22</p>

Doc ID No: A7852501

ITEM: 5  
SUBJECT: HEALTHY PLACES: IPSWICH CENTRAL PILOT PROJECT  
AUTHOR: PROJECT MANAGER - IPSWICH CENTRAL  
DATE: 20 JANUARY 2022

### **EXECUTIVE SUMMARY**

This is a report concerning the Healthy Places: Ipswich Central Pilot Project which is a collaboration between Queensland Health Preventative Health branch, Office of the Queensland Government Architect, West Moreton Hospital and Health Service, Department of Transport and Main Roads and Ipswich City Council.

### **RECOMMENDATION/S**

**That the report be received and the contents noted.**

### **RELATED PARTIES**

There was no declaration of conflicts of interest.

### **IFUTURE THEME**

Vibrant and Growing

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

Working with the Queensland Government and using the Healthy Places, Healthy People framework, this pilot project will assess and evaluate the walking environment in and around Ipswich Central.

The project will assess current walking activity and how the existing built and natural environment may be influencing people's desire to walk between major destinations in Ipswich Central.

In addition to Ipswich City Council, the project partners include:

- Queensland Health Preventative Health Branch
- Office of the Queensland Government Architect
- West Moreton Hospital and Health
- Department of Transport and Main Roads

Each stakeholder plays an important role in shaping an active and healthy city environment.

The methodology for the project consists of four stages and the scope is designed to be responsive and flexible to meet the need of the project partners. The stages are as follows:

1. Project scoping and definition
2. Data collection and mapping
3. Solution development (future stage)
4. Evaluation (future stage)

Stages 1 and 2 are due to commence in early 2022 to ensure the proposed methodology has been based on current data and knowledge from key stakeholders. These stages will underpin the solutions and options recommended for stages 3 and 4.

The Queensland Government has procured two consultants: Bull + Bear economics and ARUP.

Bull + Bear will lead the investigation and development of the walking data to help understand drivers and barriers to walking in Ipswich Central. They are also able to provide potential economic value insights associated with built environment improvements to enhance walkability in stages 3 and 4.

ARUP will support the development of key indicators to understand and assess the quality of the Ipswich Central built environment. This will include collecting environmental data to improve walkability.

There are multiple factors that contribute to making great places to walk including climate, provision of shade, close destinations, parks and open spaces, safety, surveillance, accessibility, places to stop and rest and integration with public transport.

Focusing on walking and the Healthy Places, Healthy People framework this project will assess the qualities of Ipswich Central that may be influencing walking.

### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Not Applicable*

### **RISK MANAGEMENT IMPLICATIONS**

Attachment 1 provides data from the health of Queenslanders 2020 – Report of the Chief Health Officer Queensland shows that compared to other areas of Queensland, West Moreton (including Ipswich) is higher in the following areas:

- adults who smoke daily
- adults who were obese (self-report)

- adults who are inactive.

By being part of this pilot project Council will have an opportunity to influence the health of our Ipswich residents by promoting active transport. Increasing walking within Ipswich Central will not only contribute to improved health outcomes but will support local businesses and employment. Evidence from other local government areas demonstrates small interventions to build active streets can increase the number of people entering shops and trading by up to 40%.

The pilot project builds on the momentum of the Ipswich Hospital Redevelopment, the Ipswich Central Revitalisation and the Nicholas Street Precinct which are all key projects happening in Ipswich at the moment. By embracing this pilot project, we can continue the momentum to implement positive change in Ipswich Central.

If Council did not get involved in the pilot project, we would lose the opportunity to partner with several areas of the Queensland Government on an evidence based scope of work, that influences future policy and initiatives that will benefit our community.

#### **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 Queensland Government has funded Stages 1 and 2 of this pilot project, which includes the two consultants. One of the consultants, ARUP has also secured a grant through their research arm to undertake this project.

Ipswich City Council will work with the consultants during a stakeholder workshop and additionally provide built environment data and information, plus undertake surveys and interviews to find out more about staff movements, building on data already collected through the Green Workplace Travel Plan.

Stage 3 and 4 of this project will be determined by the evidence and opportunities identified in stages 1 and 2. Council will work with the project partners to ensure any options identified are evidence based.

While stages 3 and 4 are not funded at present, due to their solution and option based nature, there is strong support from the partners that the full project will be carried out.

## COMMUNITY AND OTHER CONSULTATION

Driven by the Office of Economic Development, this pilot project has been discussed with the Queensland Government since mid-2021.

Representatives from Planning and Regulatory Services and Infrastructure and Environment have been part of the conversations with Queensland Health Preventative Branch, Office of the Queensland Government Architect and Department of Transport and Main Roads.

All areas involved in these discussions, plus the Nicholas Street Precinct team are supportive of proceeding with this pilot, led by the Office of Economic Development from a Council perspective due to its focus on Ipswich Central.


No specific community consultation has been undertaken by Ipswich City Council on this project, however ideas gathered during the Ipswich Central Revitalisation engagement including green walkable streets, improving streetscapes and creating a comfortable pedestrian environment are all projects identified in the Place Plans. This pilot project connects to principles identified in the Ipswich Central Revitalisation; specifically green and connected.

*The health of Queenslanders 2020 – Report of the Chief Health Officer Queensland*, identified Ipswich as having higher risk factors than other areas. The data gathered for this report, along with the Healthy Places, Healthy People framework has informed the establishment of this pilot project.

## CONCLUSION

In collaboration with the Queensland Government and through an evidence based approach, the Healthy Places: Ipswich Central Pilot Project will enable us to create great places in Ipswich to support locals to live a healthy and active lifestyle.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	The health of Queenslanders 2020 – Report of the Chief Health Officer Queensland <a href="#">↓</a> 
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Erin Marchant

### PROJECT MANAGER - IPSWICH CENTRAL

I concur with the recommendations contained in this report.

Cat Matson

### MANAGER, ECONOMIC AND COMMUNITY DEVELOPMENT

I concur with the recommendations contained in this report.

Carly Gregory

### ACTING GENERAL MANAGER, COMMUNITY CULTURAL AND ECONOMIC DEVELOPMENT

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







































































































































































































































































































































































