



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, 11 August 2022
At 10 minutes after the conclusion of the Environment and Sustainability Committee**

<u>MEMBERS OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE</u>	
Councillor Marnie Doyle (Chairperson) Councillor 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, 11 August 2022*
Council Chambers

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** Item includes confidential papers

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 7

11 AUGUST 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. 2022(06) OF 14 JULY 2022**

RECOMMENDATION

That the Minutes of the Meeting held on 14 July 2022 be confirmed.

OFFICERS' REPORTS

2. **NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE JULY 2022**

This is a report concerning the July 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

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

3. **NICHOLAS STREET PRECINCT - COMMUNICATIONS, ENGAGEMENT AND EVENTS REPORT JULY 2022**

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

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. 2022(06)

14 JULY 2022

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), General Manager Planning and Regulatory Services (Peter Tabulo), Chair – Retail Sub-Project Sub Committee (James Hepburn), Communications, Engagement and Events Manager (Karyn Sutton), Senior Policy and Communications Officer (David Shaw), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Senior Digital Media and Content Officer (Jodie Richter) and Theatre Technician (Trent Gray)

WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY

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

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. 2022(05) OF 16 JUNE 2022**

RECOMMENDATION

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

That the minutes of the Ipswich Central Redevelopment Committee held on 16 June 2022 be confirmed.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

2. **NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE JUNE 2022**

This is a report concerning the June 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 Russell Milligan:

Seconded by Mayor Teresa Harding:

That the June 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.

3. **NICHOLAS STREET PRECINCT - COMMUNICATIONS, ENGAGEMENT AND EVENTS REPORT JUNE 2022**

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

RECOMMENDATION

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

**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.

MOVE INTO CLOSED SESSION

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

That in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Items 4 to 8 inclusive relating to Nicholas Street Precinct – Approval of an Agreement for Lease for the following tenancies:

- **Metro B Tenancy 2B04**
- **Metro B Tenancy 2B05**
- **Eats Tenancy T3**
- **Metro B Tenancy 2B11**
- **Metro B Tenancy 2B14**

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

The meeting moved into closed session at 12.54 pm.

MOVE INTO OPEN SESSION

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

That the meeting move into open session.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

The meeting moved into open session at 1.43 pm.

Items 4 to 8, as listed below, were referred to the Special Council Meeting of 14 July 2022 for consideration and formal adoption:

4. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR METRO B TENANCY 2B04

This is a report concerning an agreement for lease for council's consideration associated with tenancy 2B04 within the Nicholas Street Precinct's Metro B Building.

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

RECOMMENDATION

Moved by Councillor Kate Kunzelmann:

Seconded by Councillor Russell Milligan:

- A. That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B04 in the Metro B Building (impacting part of Lot 1 on RP157021) ("Tenancy 2B04") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).**
- 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 2B04 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).

- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2B04 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 2B04 (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.

5. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR METRO B TENANCY 2B05

This is a report concerning an agreement for lease for council's consideration associated with tenancy 2B05 within the Nicholas Street Precinct's Metro B Building.

"The attachment/s to this report are confidential in accordance with section 254J(3)(c), (g), (i) 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 and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B05 in the Metro B Building (impacting part of Lot 1 on RP157021) ("Tenancy 2B05") within the Nicholas Street Precinct (under the commercial terms detailed in the**

confidential report and attachments by the Project Manager dated 28 June 2022).

- 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 2B05 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).**
- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2B05 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 2B05 (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.

6. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR EATS TENANCY T3

This is a report concerning an agreement for lease for council's consideration associated with tenancy T3 within the Nicholas Street Precinct's Eats Building.

"The attachment/s to this report are confidential in accordance with section 254J(3)(c), (g), (i) 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 and an associated document of the Agreement for Lease with the proposed lessee for Tenancy T3 in the Eats Building (impacting lots 2RP209886, 3RP212242 and 1SP307972) (“Tenancy T3”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).
- 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 T3 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).
- C. That Council note, that in relation to Council’s disposal of its leasehold interest in Tenancy T3 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 T3 (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.

7. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR METRO B TENANCY 2B11

This is a report concerning an agreement for lease for council’s consideration associated with tenancy 2B11 within the Nicholas Street Precinct’s Metro B Building.

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

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Councillor Russell Milligan:

- A. That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B11 in the Metro B Building (impacting part of Lot 1 on RP157021) (“Tenancy 2B11”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).**
- 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 2B011 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).**
- C. That Council note, that in relation to Council’s disposal of its leasehold interest in Tenancy 2B11 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 2B11 (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.

8. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR METRO B TENANCY 2B14

This is a report concerning an agreement for lease for council's consideration associated with tenancy 2B14 within the Nicholas Street Precinct's Metro B Building.

"The attachment/s to this report are confidential in accordance with section 254J(3)(c), (g), (i) 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 an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B14 in the Metro B Building (impacting part of Lot 1 on RP157021) ("Tenancy 2B14") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).**
- 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 2B14 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 28 June 2022).**
- C. **That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2B14 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 2B14 (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

NEGATIVE

Councillors:

Nil

Jonic

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 12.48 pm.

The meeting closed at 1.48 pm.

Doc ID No: A8170187

ITEM: 2

SUBJECT: NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE
JULY 2022

AUTHOR: PROJECT MANAGER

DATE: 29 JULY 2022

EXECUTIVE SUMMARY

This is a report concerning the July 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/S

That the July 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 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 27 July 2022 and considered the status of retail leasing, the cinema tender process, the status of design development for both the Venue and Commonwealth Hotel and precinct governance. Refer Attachment 1 for the draft RSPSC 27 July 2022 minutes.

The table below identifies the status of tenancy negotiations as of 29 July 2022. Since the previous report, three Agreement for Leases (AFLs) have been signed and executed by both the Lessee and Council. Execution of final lease documents for a further two tenancies is expected to occur this month. Both Sushi Hyo and Zambrero commenced their fit-out within

Metro B during July. Zambrero is on schedule to open in early August, whilst Sushi Hyo's opening will likely be delayed to September at the earliest. That Dumpling Place commenced trading in late July. Leasing activities continue on the remaining tenancies.

Deal Status	July 2022	Change from June 2022
HOA Signed (non-legally binding)	17	0
HOA Pending Approval by Council	1	0
Lease Documents Issued	17	+1
Lease Documents Being Prepared	0	-1
Leases Executed by Lessee	9	3
Leases Pending Approval by Lessor (Council)	0	0
Leases Executed by Lessor (Council)	9	3

In December 2021, Council endorsed entering into an AFL/lease with the preferred operator for the cinema complex within the Venue building. An exclusivity period allowed Council to finalise the AFL/lease, tenant fit-out design and Venue's design. Following the finalisation of the design, Hutchinson Builders developed a construction contract sum. Council has conditioned its approval of the Venue's refurbishment on the cinema AFL being executed. Approval of the expenditure and contract variation is currently scheduled for Council's consideration in August 2022.

The AFL for the Commonwealth Hotel was executed on 10 March 2022, a condition by Council for the approved hotel extension to progress to construction. Hutchinson Builders have finalised a contract sum for the extension's construction. Approval for the associated contract variation with Hutchinson Builders is also currently scheduled for Council's consideration in August 2022.

During the month, Master Builders' Brisbane Housing and Construction Awards for 2022 were held with Hutchinson Builders winning the Tourism and Leisure Facilities Award for the Nicholas Street Precinct.

Due to the proximity of the August 2022 Ipswich Central Redevelopment Committee meeting to the end of the reporting month, the June 2022 Executive Report will be attached to the September 2022 Ipswich Central Redevelopment Committee meeting papers. Refer Attachment 2 for the June 2022 Executive Report.

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 completion of the refurbishment works to the Eats and Metro B buildings.

The refurbishment of the Venue building is contingent on the execution of AFL with the prospective cinema operator.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
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 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.





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 HOA's into AFL's/leases. Achieving an executed lease for the cinema remains a critical focus given that tenancies have commenced opening within the precinct. The recent opening of retail tenancies continues to build on the positivity for the CBD's future created by the Nicolas Street Precinct and council's ongoing investment.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Draft RSPSC Minutes 27.7.22  
2.	June 2022 Executive Report  

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 25
Venue: Claremont Room, Level 8 - 1 Nicholas Street
Date: 27 July 2022 (10:00 – 11:30 PM)

Members:	James Hepburn (Chair) (JH); Sean Madigan (GM I&E) (SM); Greg Thomas (Project Manager) (GT)	
Observers:	Cr Marnie Doyle, Cr Kate Kunzelmann, Sonia Cooper, Brent McKay (BM), Karyn Sutton (KS), Nicole Denman	
Apologies:	Cr Nicole Jonic	
Chair / Minutes:	Chair – James Hepburn	Minutes – Nicole Denman
No.	OFFICER	DESCRIPTION
1	JH	Attendance / Apologies
2	JH	Previous Minutes & Actions Arising 29.6.22 Item 3 – WMH option discussed Item 5 – Proposed council report on Tulmur Place booking, licencing & permits discussed Item 12 – Request to QR – awaiting response
3	JH	Retail Leasing <ul style="list-style-type: none"> Retail PCG meeting of 26.7.22 deferred Leasing - AFL status (distributed copy of latest leasing update) <ul style="list-style-type: none"> ACTION: GT – Food Deliveries/Street Opening - investigate options (bollards) to restrict entry to Tulmur Place (temporary barricade) and discuss management with Safe City Leasing - HOA endorsements/ongoing negotiations/prospecting/new interest <ul style="list-style-type: none"> Leasing proposal facility – 143 Brisbane Street – licence options discussed Bank tenant - options discussed WMH update
4	JH	Retail Redevelopment <ul style="list-style-type: none"> Metro B/Eats status <ul style="list-style-type: none"> Internal fit-out works underway Commonwealth Hotel - status of design/construction cost development Venue status - status of design/construction cost development
5	KS	Precinct Activation and Events <ul style="list-style-type: none"> 2022/23 activation/event calendar <ul style="list-style-type: none"> School Holidays – September 2022 Halloween event Christmas preparations underway Tenancy openings Update on working group - permits, licensing, mall gazettal etc. Outcomes of NSP stakeholder engagement and update session
6	JH/KS	Precinct Management <ul style="list-style-type: none"> Tenancy openings and wayfinding status Marketing, social media and website
7	GT	Procurement <ul style="list-style-type: none"> Current: <ul style="list-style-type: none"> Cinema operator – process continuing Senior PM (Retail Development) – recruitment agency engaged, nominations anticipated shortly Commonwealth Hotel/Venue D&C, Venue management – procurement process nearing completion NSP cleaning – market procurement process about to commence Future: <ul style="list-style-type: none"> Tulmur Bar design Precinct management support functions (property/tenant mgt)

No.	OFFICER	DESCRIPTION
8	JH	Financials <ul style="list-style-type: none"> 2022/23 operational budget update 2022/23 capital budget update
9	GT	August 2022 ICRC/Council Reports <ul style="list-style-type: none"> July 2022 RSPSC and Communications Engagement and Events Reports
10	GT	Retail Ministerial Exemption <ul style="list-style-type: none"> June 2022 half-yearly report (completed), September 22 qtrly report (due 30.9.22)
11	JH	Precinct Strategy <ul style="list-style-type: none"> QTC <ul style="list-style-type: none"> ACTION: JH – To provide update to Councillors not present ACTION: QTC report to go to Committee for endorsement Future development phasing – Tulumur Bar, Metro A and other sites
12	GT	General Business <ul style="list-style-type: none"> Governance Paper – Precinct Management Executive (PME)/TOR <ul style="list-style-type: none"> Legal advice received – deferred to September 2022 ICRC meeting Property Issues - State Assets in Bell Street <ul style="list-style-type: none"> SLAM - Bell Street overbridge and awning inspected - no action required.
13	JH	Next Meeting – 31.8.22

NICHOLASST PRECINCT

Nicholas Street, Ipswich Central Executive Report No.38 To 4 July 2022



IPSWICH CENTRAL - RETAIL - DASHBOARD - June 2022

\$254.6M

Budget

\$221.1M

Committed Costs

\$220.0M

Actual

\$33.06M

Forecast Costs

\$254.1M

Total Forecast Cost

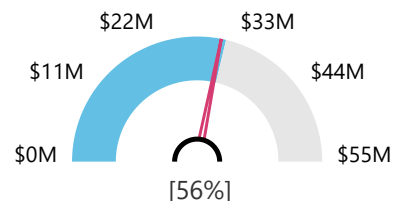
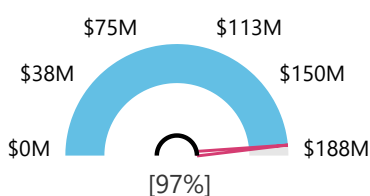
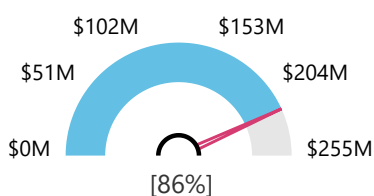
Description	Budget	Committed Costs	Forecast Costs	Total Forecast Cost	Actual
Commonwealth Hotel	\$11,987,570	\$6,996,051	\$4,991,519	\$11,987,570	\$6,995,616
Retail Project	\$54,555,348	\$31,329,591	\$26,518,384	\$57,847,975	\$30,650,154
Civic Project	\$188,020,704	\$182,734,659	\$1,549,127	\$184,283,786	\$182,345,483
Total	\$254,563,623	\$221,060,300	\$33,059,031	\$254,119,331	\$219,991,252

Actual, Budget and Commitments

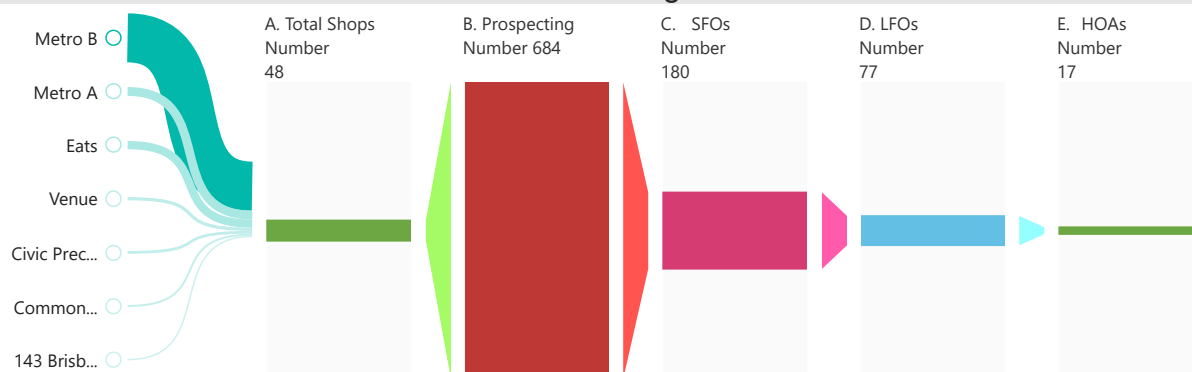
Total

Civic

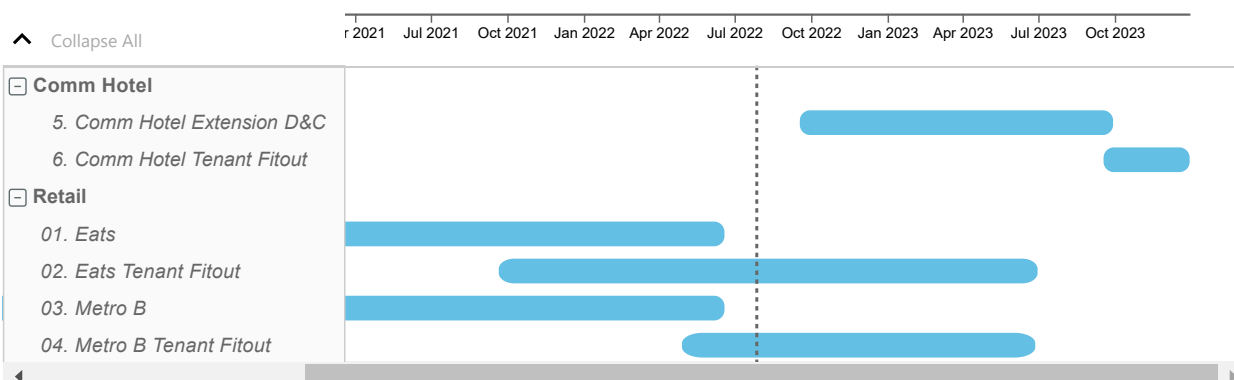
Retail



Leasing



Retail Schedule



NICHOLASST

IPSWICH CENTRAL

DOCUMENT INFORMATION

Title: Nicholas Street, Ipswich Central
Subtitle: Executive Report

VERSION	DATE	PREPARED BY
1	4 July 2022	CBD Redevelopment Project Team

Distribution

Ipswich City Council

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1. Program

1.1 SUMMARY

The Retail delivery program has been updated as of 4 July 2022, and is summarised in the table below.

Table 1 – Program Status Summary

Ref	Project	Current Status	Target Completion
SP6	Eats Façade & Streetscape	Completed	Q4 2020
	Eats Landlord Works	Completed	Q2 2022
	Eats Tenant Fit-out <i>* First tenant forecast to open June-2022</i>	In Design / Construction	From Q2 2022
SP7	Metro A Façade & Streetscape	Completed	Q2 2022
	Metro A Landlord Works	On Hold	TBD
	Metro A Tenant Fit-out	On Hold	TBD
SP8 / 9	Metro B (& Streetscape)	Completed	Q2 2022
	Metro B Landlord Works	Completed	Q2 2022
	Metro B Tenant Fit-out <i>* First tenant forecast to open June-2022</i>	In Design / Construction	From Q2 2022
SP10	AV Digital Projections Design & Construction	In Design	Q4 2022
TBC	Venue Landlord Works	In Design	Q3 2023
	Venue Tenant Fit-out	On Hold	Q4 2023
TBC	Commonwealth Hotel Façade & Streetscape	Completed	Q2 2021
	Commonwealth Hotel Extension	In Design	Q3 2023
	Commonwealth Hotel Tenant Fit-out	Developing Concept	Q4 2023

2. Financial

2.1 FINANCIAL SUMMARY

The table below summarises the current budget and forecast final cost. Final forecast costs are within the budget.

Table 3 – Financial Summary

	Project	Current Budget	Committed Contracts and Variations	Forecast Contracts and Variations	Forecast Final Cost
1	Civic Project	\$188,020,704	\$182,734,659	\$1,549,127	\$184,283,786
2	Commonwealth Hotel	\$11,987,570	\$6,996,051	\$4,991,519	\$11,987,570
3	Retail Project	\$54,555,348	\$31,329,591	\$26,518,384	\$57,847,975
	TOTAL	\$254,563,623	\$221,060,300	\$33,059,031	\$254,119,331

2.2 CASH FLOW

Following the opening of the Administration Building on 28 June 2021 the cashflow for the Civic component of the project has reduced significantly, however some subsequent variations are progressively being claimed.

The Civic and Retail cashflow for recent months is captured below.

Table 4 – Cash Flow

Month	Monthly Expenditure	Project Cumulative Total
Feb 2022	Retail: \$1,159,068 Civic: \$104,515 Other Costs: \$4,068	\$214,847,661
Mar 2022	Retail: \$1,583,585 Civic: \$435,284 Other costs: \$105,342	\$216,971,873
Apr 2022	Retail: \$2,392,032 Civic: -\$1,559,027 Other: \$111,636	\$217,916,514
May 2022	Retail: \$930,347 Civic: -\$116,237 Other: \$118,912	\$218,849,535
Jun 2022	Retail: \$910,072 Civic: -\$78,010 Other: \$153,635	\$219,991,252

3. Design & Construction

3.1 CIVIC PROJECT

The official opening of the Admin Building and Children's Library occurred on 28 June 2021.

The Defects Liability Period ceased 18 March 2022 and all outstanding defects are being worked through with Hutchinson Builders.

3.2 COMMONWEALTH HOTEL

The development application for the proposed extension to the Commonwealth Hotel was approved by Council in December 2021.

AusHotels Group have been secured as the operator of the Hotel, acting as a key anchor tenant to the Entertainment & Leisure offer across the precinct. In April 2022 Hutchinson Builders were engaged under a variation to their existing construction contract to undertake an 8-week Design Development period followed by the submission of a lump-sum D&C price to deliver the landlord component of works. The Design Development period concluded on the 27th of May with the cost submission received in early July.

It is currently forecast that this submission will go to a Special Council meeting in August 2022 for review and approval.

AusHotels Group presented their concept fitout plan to Council which was well received and subsequently approved.

3.3 RETAIL

In June, the project's first retail tenancies opened their doors, with both Terry White and Gelatissimo opening for trade within the Metro B building. Two further tenancies within Metro B took handover of their tenancies and will commence fitout works with openings scheduled for August.

Fitout works for That Dumpling Place within the Eats building are progressing. Despite numerous delays, they are expected to commence trading in July.

Practical Completion for the Eats Building (SP6), Metro A façade (SP7), Metro B Building (SP8) and the Nicholas St/ Union PI Streetscapes (SP9) was issued on the 20th of June 2022.

There are a number of variations and Lessor/Cat 1 works that are yet to be finalised. These works will continue with Hutchinsons Builders past the Practical Completion date and will be known as 'Day 2' works under the contract.

The AV Digital Projections (SP10) are currently under design development with Hutchinson Builders and their specialist contractors. Installation works commenced this month, however speakers have been delayed until September.

Hutchinson Builders were also approved to undertake an 8-week Design Development phase for the Venue building. They were engaged as a variation to their existing construction contract. The design phase concluded on the 27th of May with the cost submission due in early July. Both RLB (quantity surveyor) and WSP (services engineer) have been appointed to review the design and resulting cost plan.

It is currently forecast that this submission will go to a Special Council meeting in August 2022 for review and approval.

APPENDIX A – PHOTOS



Figure 1 (above): Corner of Nicholas St & Union Place



Figure 2 (above): Looking east along Union Place towards the Metro B dining balcony.

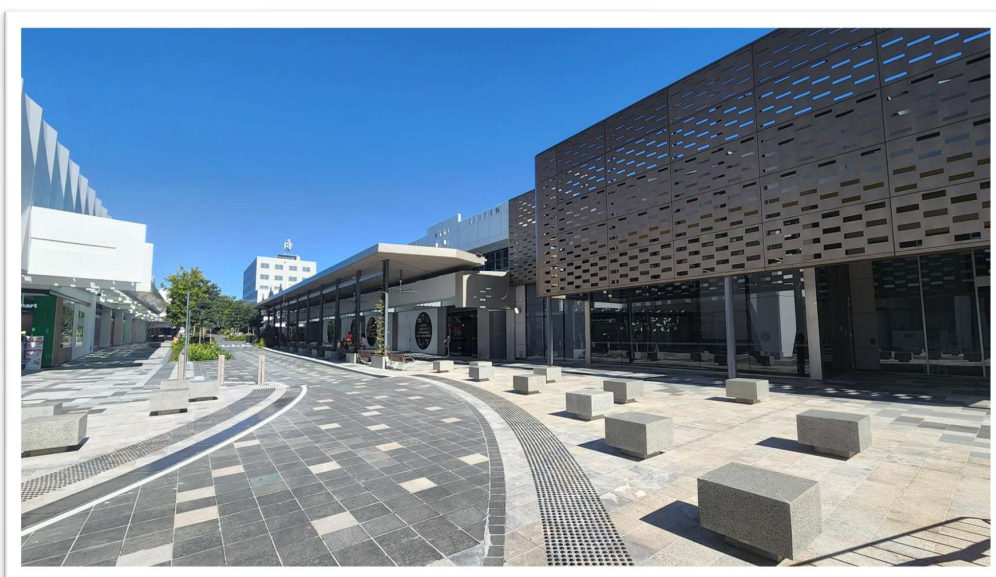


Figure 3 (above): Looking south along Nicholas Street at the Metro B and Eats buildings.

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ITEM: 3

SUBJECT: NICHOLAS STREET PRECINCT - COMMUNICATIONS, ENGAGEMENT AND EVENTS
REPORT JULY 2022

AUTHOR: COMMUNICATIONS, EVENTS AND ENGAGEMENT MANAGER

DATE: 26 JULY 2022

EXECUTIVE SUMMARY

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

EVENTS

In July the Nicholas Street Precinct hosted the Ipswich Handmade Markets, Pixel light installation on 1 Nicholas Street as part of the Spark Festival, Auslan Yoga and the final week of the school holiday program featuring stage performances, mini markets, arts and crafts and the prehistoric dinosaur display.

Events scheduled for August include the Handmade Market Expo, Auslan Yoga and the openings of new retail tenancies including That Dumpling Place and Zambrero.

The team are also in planning stages for the upcoming Galvanised: Bikes, Beards and BBQ, the September School Holiday Program which includes putt mini golf, Jurassic Creatures displays, stage performances and mini markets, and a two-day Halloween Spooktacular event in Tulum Place with a family friendly disco, scary maze and roving characters.

Marketing

Marketing during the month of June has focused on brand awareness digital campaigns and tenancy support and we continue to work with Buchan on digital content for the Metro B façade projection. A series of Ipswich centric displays are being crafted with the scheduling platform and programming nearing completion.

On behalf of our partners Hutchinson Builders, the Nicholas Street Precinct was proud to be awarded the best Tourism and Leisure Facilities over \$10 million award at the Master Builders Queensland 2022 Brisbane Housing and Construction Awards. Considered one of the most prestigious state construction awards, this is a strong recognition of transformation project to date.

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
COMMUNICATIONS, EVENTS AND ENGAGEMENT 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”