



# 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, 15 September 2022  
At 10 minutes after the conclusion of the Environment and Sustainability Committee

**MEMBERS OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE**

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

Mayor Teresa Harding  
Councillor Kate Kunzelmann  
Councillor Russell Milligan

**IPSWICH CENTRAL REDEVELOPMENT COMMITTEE AGENDA**  
*10 minutes after the conclusion of the Environment and Sustainability  
Committee on Thursday, 15 September 2022*  
Council Chambers

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\*\* Item includes confidential papers

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**IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 8**

**15 SEPTEMBER 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(07) OF 11 AUGUST 2022**

**RECOMMENDATION**

That the Minutes of the Meeting held on 11 August 2022 be confirmed.

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**OFFICERS' REPORTS**

2. **BUILDING BETTER BLOCKS AND NEIGHBOURHOODS - POST EVENT WRAP UP**

This is a report providing a post event wrap up of the Building Better Blocks and Neighbourhoods placemaking event held in Ipswich on Friday, 12 August 2022.

**RECOMMENDATION**

That the report be received and the contents noted.

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

This is a report concerning the August 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 August 2022 Retail Sub-Project Steering Committee Report be received and the contents noted.

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4. **NICHOLAS STREET PRECINCT - COMMUNICATIONS, ENGAGEMENT AND EVENTS REPORT AUGUST 2022**

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

**RECOMMENDATION**

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

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**NOTICES OF MOTION**

**MATTERS ARISING**



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**IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2022(07)**

**11 AUGUST 2022**

MINUTES

- COUNCILLORS' ATTENDANCE:** Councillor Marnie Doyle (Chairperson); Councillors Mayor Teresa Harding, 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), General Manager Corporate Services (Matt Smith), General Manager Infrastructure and Environment (Sean Madigan), General Manager Economic and Industry Development (Ben Pole), Chief Financial Officer (Jeff Keech), Chair – Retail Sub-Project Sub Committee (James Hepburn), Project Manager (Greg Thomas), Manager, Procurement (Richard White), Senior Policy and Communications Officer (David Shaw), Senior Digital Media and Content Officer (Jodie Richter) and Theatre Technician (Harrison Cate)

**WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY**

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

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

Nil

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**BUSINESS OUTSTANDING**

Nil

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**CONFIRMATION OF MINUTES**

1. **CONFIRMATION OF MINUTES OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2022(06) OF 14 JULY 2022**

**RECOMMENDATION**

Moved by Councillor Marnie Doyle:

Seconded by Councillor Russell Milligan:

**That the Minutes of the Ipswich Central Redevelopment Committee held on 14 July 2022 be confirmed.**

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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**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**

Moved by Councillor Kate Kunzelmann:

Seconded by Mayor Teresa Harding:

**That the July 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 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

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.

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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 4 to 6 in relation to the Nicholas Street Precinct.**

The meeting moved into closed session at 11.57 am.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

MOVE INTO OPEN SESSION

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

**That the meeting move into open session.**

The meeting moved into open session at 1.11 pm.

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

The motion was put and carried.

Items 4 to 6 were referred to the Special Council Meeting of 11 August 2022 for consideration and formal adoption.

4. NICHOLAS STREET PRECINCT - INVESTMENT STRATEGY

This is a report concerning the investment strategy for the Nicholas Street Precinct redevelopment as it relates specifically to the Venue Building and the Commonwealth Hotel. These two assets are key anchor tenants and critical to achieving an enduring and activate civic heart for the people of Ipswich.

The Venue and the Commonwealth Hotel are the next stages of the Nicholas Street Precinct Redevelopment and are subject of further reports presented to this committee which are a lease agreement for the cinema operator and the construction costs for the Venue Building and the historic Commonwealth Hotel.

As a result of cost escalations associated with the extensively publicised inflationary and supply chain issues the amount of Council funds required to be invested to complete the development of the Venue building and the Commonwealth Hotel have increased which will require an additional \$21.553 million in the 2023-2024 Financial Year.

This report is to confirm that Council is still supportive of the investment strategy for the key anchor assets of the Venue building and Commonwealth Hotel, given the cost increases incurred due to the current economic conditions being experienced in the construction industry nationally.

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

RECOMMENDATION

- A. That Council endorse the investment strategy to proceed with the development of the Venue Building and Commonwealth Hotel.
- B. That the investment strategy as detailed in this report as it relates to the development of the Venue Building and the Commonwealth Hotel be funded through a future Council budget amendment.

Councillor Marnie Doyle proposed a variation to the motion with the addition of Recommendations C and D as follows:

- C. That a reporting requirement be established whereby notification is given to the Ipswich Central Redevelopment Committee in the form of, but not limited to, a report detailing the incentive budgets for retail tenancies and updated for any movements or changes as negotiations progress.
- D. That officers provide the details of any changes to incentive budgets and leasing provisions to the council in the form of a briefing note as soon as practical.

RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Councillor Russell Milligan:

- A. That Council endorse the investment strategy to proceed with the development of the Venue Building and Commonwealth Hotel.**
- B. That the investment strategy as detailed in this report as it relates to the development of the Venue Building and the Commonwealth Hotel be funded through a future Council budget amendment.**
- C. That a reporting requirement be established whereby notification is given to the Ipswich Central Redevelopment Committee in the form of, but not limited to, a report detailing the incentive budgets for retail tenancies and updated for any movements or changes as negotiations progress.**
- D. That officers provide the details of any changes to incentive budgets and leasing provisions to the council in the form of a briefing note as soon as practical.**

AFFIRMATIVE  
Councillors:  
Doyle  
Harding  
Kunzelmann

NEGATIVE  
Councillors:  
Nil

Milligan  
Jonic

The motion was put and carried.

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5. PROCUREMENT - VENUE CINEMA TENANCY

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 254J(3)(g) and (e) 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 (Cinema Tenancy), to the proposed Lessee, for the permitted use of a Cinema.**
- B. **That Council enter into an Agreement for Lease and associated documents of the Agreement for Lease with the proposed lessee for the Cinema Tenancy under the commercial terms detailed in the confidential attachments to this report.**
- C. **That conditional upon Council satisfactorily executing the Agreement for Lease with the proposed Lessee, Council will enter into a Lease for the Cinema Tenancy with the proposed Lessee as detailed in the confidential attachments to 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 decisions at Recommendations A, B and C.**
- E. **That Council be kept informed as to the progress and outcome of the execution and publication of details.**

AFFIRMATIVE

Councillors:

Doyle

Harding

NEGATIVE

Councillors:

Nil

Kunzelmann  
Milligan  
Jonic

The motion was put and carried.

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Item 6 was updated in line with Recommendation E below to correct a transposition error.

6. PROCUREMENT: TENDER CONSIDERATION PLAN TO VARY CONTRACT 13254  
IPSWICH CENTRAL CIVIC PROJECT

This is a report concerning the redevelopment of Council owned retail assets which form part of the Ipswich Central Civil Project within the Nicholas Street Precinct. Information detailed within this report shall provide clarity and justification for adoption of a Tender Consideration Plan by Council to vary the existing contractual arrangement between Council and J. Hutchinson Pty Ltd.

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

RECOMMENDATION

- A. That pursuant to Section 230(1)(a) of the *Local Government Regulation 2012* (Regulation), Council resolve to prepare Tender Consideration Plan to vary contractual arrangement 13254 Ipswich Central Civic Project – Design & Construction of Administration Building, Civic Precinct, Library and Carpark Upgrade with J. Hutchinson Pty Ltd.
- B. That pursuant to Section 230(1)(b) of the *Local Government Regulation 2012* (Regulation), Council resolve to adopt Tender Consideration Plan that has been prepared to vary contractual arrangement 13254 Ipswich Central Civic Project – Design & Construction of Administration Building, Civic Precinct, Library and Carpark Upgrade with J. Hutchinson Pty Ltd.
- C. That in accordance with the Tender Consideration Plan, Council contractual arrangement 13254 Ipswich Central Civic Project – Design & Construction of Administration Building, Civic Precinct, Library and Carpark Upgrade with J. Hutchinson Pty Ltd for an approximate purchase price of \$36,544,959 excluding GST, aggregated as follows:
- (a) Venue – \$28,413,314
  - (b) Commonwealth Hotel – \$8,031,645
- 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.

Councillor Marnie Doyle proposed a variation to the motion by the addition of Recommendation E as follows to correct a transposition error:

- E. That the Contract number 13245 stated in the heading, Recommendations A, B and C and throughout the report and attachments be changed to 13254.

**RECOMMENDATION**

Moved by Mayor Teresa Harding:

Seconded by Councillor Russell Milligan:

- A. That pursuant to Section 230(1)(a) of the *Local Government Regulation 2012* (Regulation), Council resolve to prepare Tender Consideration Plan to vary contractual arrangement 13254 Ipswich Central Civic Project – Design & Construction of Administration Building, Civic Precinct, Library and Carpark Upgrade with J. Hutchinson Pty Ltd.**
- B. That pursuant to Section 230(1)(b) of the *Local Government Regulation 2012* (Regulation), Council resolve to adopt Tender Consideration Plan that has been prepared to vary contractual arrangement 13254 Ipswich Central Civic Project – Design & Construction of Administration Building, Civic Precinct, Library and Carpark Upgrade with J. Hutchinson Pty Ltd.**
- C. That in accordance with the Tender Consideration Plan, Council contractual arrangement 13254 Ipswich Central Civic Project – Design & Construction of Administration Building, Civic Precinct, Library and Carpark Upgrade with J. Hutchinson Pty Ltd for an approximate purchase price of \$36,544,959 excluding GST, aggregated as follows:**
- (a) Venue – \$28,413,314**
- (b) Commonwealth Hotel – \$8,031,645**
- 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.**
- E. That the Contract number 13245 stated in the heading, Recommendations A, B and C and throughout the report and attachments be changed to 13254.**

AFFIRMATIVE  
Councillors:  
Doyle  
Harding  
Kunzelmann

NEGATIVE  
Councillors:  
Nil

Milligan  
Jonic

The motion was put and carried.

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**NOTICES OF MOTION**

Nil

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**MATTERS ARISING**

Nil

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**PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 11.51 am.

The meeting closed at 1.19 pm.

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Doc ID No: A8236225

ITEM: 2

SUBJECT: BUILDING BETTER BLOCKS AND NEIGHBOURHOODS - POST EVENT WRAP UP

AUTHOR: PROJECT MANAGER - IPSWICH CENTRAL

DATE: 16 AUGUST 2022

### **EXECUTIVE SUMMARY**

This is a report providing a post event wrap up of the Building Better Blocks and Neighbourhoods placemaking event held in Ipswich on Friday, 12 August 2022.

### **RECOMMENDATION/S**

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

### **RELATED PARTIES**

There is no declaration of conflicts of interest.

### **IFUTURE THEME**

Vibrant and Growing

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

*Building Better Blocks and Neighbourhoods* was an inspirational, full day thought leadership event. The line-up of expert placemaking and city shaping speakers attracted a sell-out crowd of high calibre attendees from all over Queensland, including professionals from seven other local councils and four state government departments, and 35 first-year University of Queensland planning students.

US-based not-for-profit, Better Block Foundation, selected Ipswich to attend and share learnings in a Queensland first. The start of the day was a ticketed thought-leadership summit that encouraged professionals, consultants, businesses, and the community to attend.

A total of 117 people attended:

- 87 tickets were sold to other council and government professionals
- 15 Ipswich City Council officers, most of whom are part of or working on the Ipswich Central Revitalisation internal working group
- 10 Ipswich Central Partnership members



- Four (4) Councillors; and
- the Mayor opened the event.

International keynote speaker, Krista Nightengale from Better Block Foundation was a strong drawcard, along with other speakers Steven Burgess - Complete Streets, Dean Cracknell – Town Team Movement and Brooke Williams - FourFold Studio.

The first part of the day concluded with a panel discussion where over 25 questions were submitted, demonstrating the high engagement of attendees in the room. These questions were grouped into themes and a selection answered at the event in the panel conversation.

The remaining questions that couldn't be answered due to time constraints were used to stimulate conversation on LinkedIn through *Business Ipswich at Firestation101*.

Some key phrases that the speakers left the attendees with are:

“Stick, stop, stay, spend”, Steven Burgess, on designing ‘complete streets’ for maximum economic and social benefit to communities.

“Just do it”, Krista Nightengale, on overcoming inertia and excessive project planning.

“Let locals lead”, Brooke Williams, on the importance of not just including but empowering local residents in placemaking projects.

“Have a crack”, Dean Cracknell, on being willing to try things to see how the work.

The second part of the event was to demonstrate the lessons of the morning through *less talking and more doing* by leading an activation in d’Arcy Doyle Place. The element of the day demonstrated that EVERYONE has a part to play in the creation of great cities and illustrated what’s possible for Ipswich Central.

The Ipswich Central Partnership (community) in collaboration with the project team for the Ipswich Central Revitalisation brought the demonstration activity to life. The hands-on section included:

- Sticker decals on the pedestrian crossings of Brisbane and Limestone Streets to illustrate connectivity
- Building of a performance stage with an accessibility ramp made with pallets
- Painting of a giant IPSWICH sign, attaching lights to it and installing it on Brisbane St, outside St Paul’s church
- Painting of the footpaths on Brisbane St using stencils made from old political advertising corflutes to demonstrate creative wayfinding
- Creating tables out of old pallets
- Using old tyres to make kids games

- Turning tyres into seats by painting them and adding seat tops, which were painted by Ipswich State High School
- Putting together an engagement stand made by the Ipswich Men's Shed, spray painting it and setting up an engagement using dotmocracy
- Painting of Instagrammable art by local artist Leigh Ann Hargreaves
- Adding temporary furniture to the space borrowed from Tivoli Drive-In Theatre.

Approximately 130 people attended d'Arcy Doyle Place, Bell Street, Top of Town and Nicholas Street to be part of the demonstration and action-based placemaking.

The third part of the day was not led by Council, but by the Ipswich Central Partnership (ICP) and their event was called *Unlock the Block*. The space was activated with a talent show, kid's games, Town and Instagrammable art installations.

The talent show attracted a range of artists and was judged by comedian and Ipswich local Mel Buttle and Cr Andrew Fechner. Eighty 8 Dance Company had multiple performers including the winning group *Sin Nombre* and second place was *Paulina*. Highly commended included Melanie Ann, Sarah Styles and 9-year-old Aria Bertram.

First Nations artist, Tallman sold some of his art, Ipswich Plant Swap had a stand and two students from Ipswich Girls Grammar School sold cupcakes and dog biscuits to raise funds for the RSPCA.

Outside of d'Arcy Doyle Place Ipswich Central Partnership encouraged people to support local businesses, arranged for live music in Top of Town and partnered with Alicia Lopez to support her art project '*Inhabited Ipswich*' which was projections of videos in an empty shop front on Brisbane Street.

Over 300 people attended over the course of the evening.

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

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

#### **RISK MANAGEMENT IMPLICATIONS**

There are no particular risk management implications arising as a result of this report or its recommendation.

## 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

For the ticketed event 87 tickets were sold, with the break-down as follows:

- Professional: 35
- Businesses: 8
- Community: 44

The revenue from ticket sales was \$8,579.17.

The total cost of the event including the speakers, materials, venue hire, food and marketing was approx. \$18,000.

The current team of Project Manager and Project Officer – Ipswich Central managed this event in collaboration with relevant departments and support from the Economic Development team in the lead up, and on the day.

## COMMUNITY AND OTHER CONSULTATION

The feedback from the event to date has been fantastic. Multiple attendees have reached out to the Ipswich Central team expressing thanks.

### From Facebook

*A key message from the Better Blocks place-making event in Ipswich last week was that the local council are keen to support community led initiatives. (Brassall resident)*

### From LinkedIn

*It's great to see when a council invests in place ... supporting great design AND its people - great event and hopefully we see councils do this a lot more - private sector could learn a lot about this process! (Consultant)*

*Love what you're doing out there. So many innovators, creators, passionate and motivated people. You'll achieve so much and make that beating heart in Ippy strong! (Local Government)*

*A fantastic day - well worth the drive to the metropolis (Local Government)*

## **CONCLUSION**

*Building Better Blocks and Neighbourhoods* has opened doors and started many conversations both internally and externally.

It showcased how Ipswich is leading the way by investing in place and placemaking.

The Ipswich Central Revitalisation continues to shape change and continues to work towards the vision that 'Ipswich Central is the cultural hub and beating heart of the Ipswich community'.

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.

Ben Pole

**GENERAL MANAGER, COMMUNITY, CULTURAL AND ECONOMIC DEVELOPMENT**

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

Doc ID No: A8244505

ITEM: 3

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

AUTHOR: PROJECT MANAGER

DATE: 30 AUGUST 2022

### **EXECUTIVE SUMMARY**

This is a report concerning the August 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 August 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 31 August 2022 and considered the status of retail leasing, preparations associated with the commencement of construction works for both the Venue and Commonwealth Hotel and upcoming precinct activations. Refer Attachment 1 for the draft RSPSC 31 August 2022 minutes.

The table below identifies the status of tenancy negotiations as at 31 August 2022. Since the previous report, one Agreement for Lease (AFL) has been signed and executed by both the Lessee and council. Zambrero opened for trading in early August 2022, bringing the total

number of tenancies that are open for trade within the precinct to four. Sushi Hyo has experienced delays in completing their fit-out of tenancy 2B01 in Metro B and is now expected to open in early October 2022. Leasing activities continue on the remaining tenancies.

Deal Status	August 2022	Change from July 2022
HOA Signed (non-legally binding)	18	+1
HOA Pending Approval by Council	1	0
Lease Documents Issued	17	0
Lease Documents Being Prepared	1	+1
Leases Executed by Lessee	10	+1
Leases Pending Approval by Lessor (Council)	0	0
Leases Executed by Lessor (Council)	10	+1

At a Special Meeting on 11 August 2022, Council considered and endorsed the investment strategy for the Nicholas Street Precinct's redevelopment specifically associated with the development of the Venue building and the Commonwealth Hotel. At this meeting council also approved entering into an AFL with Hoyts for the operation of the cinema complex within the Venue building. Council had previously conditioned its approval of the Venue's refurbishment on the cinema AFL being executed. Further council approved entering into a contract variation with Hutchinson Builders for the refurbishment of the Venue building and the extension to the Commonwealth Hotel. The AFL for the Commonwealth Hotel had been executed on 10 March 2022, a condition by Council for the approved hotel extension to progress to construction. The process to finalise the approved contract variation with Hutchinson Builders that captures the additional scope of works is well progressed.

At its Special Meeting on 14 July 2022, council endorsed entering into an AFL for Metro B tenancy 2B04. At the time of council's consideration of this matter, the AFL had not been executed by the tenant. The associated report noted that post execution of the lease documentation, council would be provided with an update on the final terms. The Lessee has now executed the AFL with the only change to the final documentation since 14 July 2022 being a modification to the handover date (now 6 November 2022), otherwise all commercial terms remain the same. The process for council to execute the AFL for 2B04 is currently being finalised.

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

**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. The executed lease for the cinema was a significant milestone for the precinct which together with construction works about to commence on the Venue and Commonwealth Hotel assets continues to build on the positivity for the CBD's future created by the Nicholas Street Precinct and council's ongoing investment.

**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Draft RSPSC Minutes Mtg 26 - 31.8.22 <a href="#">↓</a> 
2.	July 2022 NSP Executive Report <a href="#">↓</a> 

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 26  
**Venue:** Claremont Room, Level 8 - 1 Nicholas Street  
**Date:** 31 August 2022 (10:00 – 11:30 PM)

<b>Members:</b>	Greg Thomas (A/Chair) (GT); (JH); Sean Madigan (GM I&E) (SM);	
<b>Observers:</b>	Cr Marnie Doyle, Cr Kate Kunzelmann, Brent McKay (BM), Nicole Denman	
<b>Apologies</b>	James Hepburn, Cr Nicole Jonic, Sonia Cooper, Karyn Sutton (KS)	
<b>Chair / Minutes:</b>	A/Chair – Greg Thomas	Minutes – Nicole Denman
No.	OFFICER	DESCRIPTION
1	JH	Attendance / Apologies
2	JH	Previous Minutes & Actions Arising 27.7.22 Item 3 - Street options entry discussed barricading Item 11 - Precinct Strategy Update Item 11 – QTC report endorsed at Committee
3	JH	Leasing <ul style="list-style-type: none"> <li>• Retail PCG meeting outcomes 30.8.22 <ul style="list-style-type: none"> <li>○ Leasing continuing, options for Venue under considered</li> </ul> </li> <li>• Leasing - AFL status (distributed copy of latest leasing update) <ul style="list-style-type: none"> <li>○ <b>ACTION: GT to arrange a visit for Crs Doyle and Kunzelmann to new Metro B tenancy</b></li> <li>○ Cinema update - AFL signed</li> </ul> </li> <li>• 143 Brisbane Street update <ul style="list-style-type: none"> <li>○ West Moreton Health – ongoing discussions re requirements</li> <li>○ Level 4 – potential tenant discussed</li> </ul> </li> </ul>
4	JH	Retail Redevelopment <ul style="list-style-type: none"> <li>• Metro B/Eats status <ul style="list-style-type: none"> <li>○ Timing of internal mall opening discussed</li> </ul> </li> <li>• Commonwealth Hotel status <ul style="list-style-type: none"> <li>○ HB Contract finalisation with construction works to follow</li> </ul> </li> <li>• Venue status <ul style="list-style-type: none"> <li>○ HB Contract finalisation, with construction works to follow</li> <li>○ Venue PM induction</li> </ul> </li> <li>• AV projectors - currently being commissioned</li> </ul>
5	KS	Precinct Activation and Events <ul style="list-style-type: none"> <li>• 2022/23 activation/event calendar <ul style="list-style-type: none"> <li>○ 2 day Halloween Spooktacular</li> <li>○ Galvanised</li> <li>○ September School Holidays</li> <li>○ Christmas Program</li> </ul> </li> <li>• Tulmur Place – Committee paper endorsed re permits, licensing, fees</li> </ul>
6	JH/KS	Precinct Management <ul style="list-style-type: none"> <li>• Tenancy fit-outs, openings <ul style="list-style-type: none"> <li>○ Metro B internal mall naming</li> </ul> </li> <li>• Tenant management <ul style="list-style-type: none"> <li>○ Discussed tenant operating hours and associated issues with tenancy operations.</li> <li>○ <b>ACTION: GT to contact Community Development Manager</b></li> </ul> </li> <li>• Wayfinding – status <ul style="list-style-type: none"> <li>○ Value management exercise underway associated with delivery cost</li> </ul> </li> </ul>
7	GT	Procurement <ul style="list-style-type: none"> <li>• Senior PM Retail Redevelopment - candidate selected, recruitment process underway</li> </ul>
8	JH	Financials <ul style="list-style-type: none"> <li>• 2022/23 operational budget – no update</li> </ul>

		<ul style="list-style-type: none"> <li>• 2022/23 capital budget – no update</li> </ul>
9	GT	September 2022 ICRC/Council Reports <ul style="list-style-type: none"> <li>• August 2022 RSPSC/Communications Engagement and Events Reports</li> </ul>
10	GT	Retail Ministerial Exemption <ul style="list-style-type: none"> <li>• September 22 qtrly report (due 30.9.22), December 2022 half-yearly report (due 27.1.23)</li> <li>• 2023 Exemption Extension – update provided – strong focus in September 2022</li> </ul>
11	JH	Precinct Strategy <ul style="list-style-type: none"> <li>• QTC - no update</li> </ul>
12	JH	General Business <ul style="list-style-type: none"> <li>• Status of Governance Paper</li> <li>• Property Issues               <ul style="list-style-type: none"> <li>○ Rail Tunnel inspection undertaken. Results discussed</li> </ul> </li> <li>• Carpark Opening Hours               <ul style="list-style-type: none"> <li>○ Discussed extending opening hours to coincide with current precinct tenant operating hours. <b>ACTION: BM to discuss proposed extension of hours for car park on Friday and Saturday nights with Safe City and Car Park Operator</b></li> </ul> </li> <li>• Road Opening               <ul style="list-style-type: none"> <li>○ Safety related issues discussed</li> </ul> </li> <li>• Proposal for Zonta Red Chair               <ul style="list-style-type: none"> <li>○ Report to go to committee</li> </ul> </li> <li>• NSP Staffing               <ul style="list-style-type: none"> <li>○ Brand &amp; Engagement Officer currently under recruitment</li> <li>○ <b>ACTION: GT to finalise remaining staff arrangements</b></li> </ul> </li> </ul>
13	JH	Next Meeting – 28.9.22





















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ITEM: 4

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

AUTHOR: COMMUNICATIONS, EVENTS AND ENGAGEMENT MANAGER

DATE: 2 SEPTEMBER 2022

### **EXECUTIVE SUMMARY**

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

In August the Nicholas Street Precinct hosted the Handmade Expo Markets, Auslan Yoga and the grand opening of Zambrero which saw the giveaway of 1,000 burritos and supporting precinct activation including games, craft and activities and attracted a wide community audience.

Events scheduled for September include Galvanised: Bikes, Beards and BBQ, The Handmade Market Expo and the September School Holiday Program.

The upcoming school holiday program is Jurassic Dinosaur themed and incorporates twice daily stage performances on Tulmur Stage, 9-hole putt-putt mini golf course, arts, crafts and games, and 12 life sized Jurassic Dinosaurs located around Tulmur Place and Nicholas Street.

The schedule is as follows:

Monday, 19 September to Saturday, 1 October

- Jurassic Dinosaur Display throughout Tulmur Place and Nicholas Street

Wednesday, 21 September to Wednesday, 28 September

- Jurassic Dinosaur Putt Putt Mini Golf – 9.00 am to 2.00 pm
- Jurassic Dinosaur Stage Shows – 10.00 am and 12 noon

Event preparations are also underway for a two-day Halloween Spook-tacular Disco in Tulmur Place. Taking place over 2-nights on Friday, 28 and Saturday, 29 October from 5:00pm to 9:00pm, this free event invites families to dance the night away with Casper the Friendly Ghost and roving ghouls and enjoy a range of activities including graveyard donut decorating and trick or treat. There will be a themed maze located in Tulmur Place and prizes each night for best dressed.

And new event, Tunes in Tulmur will shortly be announced. This event aims to build the night-time economy and incorporates live music, food trucks and licenced bar, and invites families and groups.

Consistent media has been driven to increase Nicholas Street brand awareness and support new tenancy announcements, and marketing efforts are focused on preparations to welcome the openings of Austhetica, Sofia Nails, Sushi Hyo and Stellarossa before the Christmas period.

## **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"***