

SPECIAL MEETING OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE
NO. 2024(03)

20 AUGUST 2024

REPORT

COUNCILLORS' ATTENDANCE:

Councillor Pye Augustine (Chairperson); Councillors David Cullen (Deputy Chairperson) (via-teams), Mayor Teresa Harding, Nicole Jonic (via-teams) and Andrew Antonioli and Councillor Marnie Doyle (Observer)

COUNCILLOR'S APOLOGIES:

Nil

OFFICERS' ATTENDANCE:

Chief Executive Officer (Sonia Cooper), General Manager Planning and Regulatory Services (Brett Davey), Precinct Director Nicholas Street (James Hepburn), Leasing Manager Nicholas Street Precinct (Melissa Annis), Precinct Governance Manager Nicholas Street (Mitchell Grant), Theatre Technician (Harrison Cate) and Theatre Technician (Trent Gray)

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

Councillor Pye Augustine (Chairperson) delivered the Acknowledgement of Country

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

OFFICERS' REPORTS

MOVE INTO CLOSED SESSION

RECOMMENDATION

Moved by Councillor Pye Augustine:
Seconded by Mayor Teresa Harding:

That in accordance with section 254J(3)(c,g and i) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 1 titled Nicholas Street Precinct – Approval of a Lease for Lower Ground Floor 143 Brisbane Street, Item 2 titled Nicholas Street Precinct – Approval of an Agreement for Lease for Tanancy K1 Venue (37) Nicholas Street, and Item 3 titled Nicholas Street Precinct – Approval of an Agreement for Lease for Tanancy 2B16 Tulmur Walk (8 Nicholas Street).

The meeting moved into closed session at 9.04 am.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Augustine	Nil
Cullen	
Harding	
Jonic	
Antoniolli	

The motion was put and carried.

MOVE INTO OPEN SESSION

RECOMMENDATION

Moved by Councillor Pye Augustine:
Seconded by Councillor Andrew Antoniolli:

That the meeting move into open session.

The meeting moved into open session at 9:29 am.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Augustine	Nil
Cullen	
Harding	
Jonic	
Antoniolli	

The motion was put and carried.

1. NICHOLAS STREET PRECINCT - APPROVAL OF A LEASE FOR LOWER GROUND FLOOR
143 BRISBANE STREET

This is a report concerning a lease for Council's consideration associated with the Lower Ground Floor Tenancy at 143 Brisbane Street, Nicholas Street Precinct, Ipswich.

"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 Pye Augustine:
Seconded by Mayor Teresa Harding:

A. That Council enter into a Lease (and any ancillary documentation) with the proposed lessee of the Tenancy Lower Ground Floor, 143 Brisbane Street

(impacting Lots 1 and 2 on RP50109) (“Tenancy Lower Ground Floor”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Leasing Manager dated 12 August 2024).

- B.** That Council note, that in relation to Council’s disposal of its leasehold interest in the Tenancy Lower Ground Floor 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 the Tenancy Lower Ground Floor (Ministerial exemption contained in Attachment 1 of this report).
- C.** 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 A.
- D.** That Council be kept informed as to the progress and outcome of the execution and publication of details.

AFFIRMATIVE

Councillors:

Augustine

Cullen

Harding

Jonic

Antoniolli

NEGATIVE

Councillors:

Nil

The motion was put and carried.

Attachments

1. Updated Attachment - CONFIDENTIAL
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2. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR TENANCY K1 VENUE (37 NICHOLAS STREET)

This is a report concerning an Agreement for Lease for Council’s consideration associated with Tenancy K1 on the Ground Level of the Venue building at 37 Nicholas Street, Nicholas Street Precinct, Ipswich.

“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 Pye Augustine:

Seconded by Councillor Andrew Antoniolli:

- A.** That Council enter into an Agreement for Lease and associated documentation of the Agreement for Lease with the proposed lessee for Tenancy K1 on the

Ground Level of the Venue Building (impacting part of Lot 1 on RP209886) (“Tenancy T5 and Tenancy T6”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Leasing Manager dated 14 August 2024).

- 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 K1 with the proposed lessee (as detailed in the confidential report and attachments by the Leasing Manager dated 4 August 2024).**
- C. That Council note, in relation to Council’s disposal of its leasehold interest in the Tenancy K1 to the proposed lessee, that the Ministerial exemption under s236 1(f) of the *Local Government Regulation 2012* applies to the disposal of Council’s interest in Tenancy K1 (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 A and B.**
- E. That Council be kept informed as to the progress and outcome of the execution and publication of details.**

AFFIRMATIVE

Councillors:

Augustine

Cullen

Harding

Jonic

Antoniolli

NEGATIVE

Councillors:

Nil

The motion was put and carried.

3. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR TENANCY 2B16 TULMUR WALK (8 NICHOLAS STREET)

This is a report concerning an Agreement for Lease for Council’s consideration associated with Tenancy 2B16 within Tulumur Walk at 8 Nicholas Street, Nicholas Street Precinct, Ipswich.

“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 Pye Augustine:
Seconded by Mayor Teresa Harding:

- A. That Council enter into an Agreement for Lease and associated documentation of the Agreement for Lease with the proposed lessee for Tenancy 2B16, Tulmur Walk Building, 8 Nicholas Street (impacting part of Lot 1 RP157021) (“Tenancy 2B16”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Leasing Manager dated 14 August 2024).
- 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 2B16 with the proposed sub-lessee (as detailed in the confidential report and attachments by the Leasing Manager dated 14 August 2024)
- C. That Council note, that in relation to Council’s disposal of its leasehold interest in the Tenancy 2B16 to the proposed lessee, that the Ministerial exemption under s236 1(f) of the *Local Government Regulation 2012* applies to the disposal of Council’s interest in Tenancy 2B16 (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 A.
- E. That Council be kept informed as to the progress and outcome of the execution and publication of details.

AFFIRMATIVE

Councillors:

Augustine

Cullen

Harding

Jonic

Antionioli

NEGATIVE

Councillors:

Nil

The motion was put and carried.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 9.01 am.

The meeting closed at 9.36 am.
