

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2024(05)**15 OCTOBER 2024**

REPORT

COUNCILLORS' ATTENDANCE:

Councillor Pye Augustine (Chairperson); Councillors Mayor Teresa Harding, Deputy Mayor Nicole Jonic, Andrew Antonioli, Marnie Doyle, Jim Madden and Jacob Madsen

COUNCILLOR'S APOLOGIES:

Nil

OFFICERS' ATTENDANCE:

Chief Executive Officer (Sonia Cooper), General Manager Community, Cultural and Economic Development (Ben Pole), General Manager Asset and Infrastructure Services (Matt Anderson), General Manager Corporate Services (Matt Smith), General Manager Planning and Regulatory Services (Brett Davey), General Manager Environment and Sustainability (Kaye Cavanagh), Manager, Resource Recovery (David McAlister), Economic Development Manager (Dan Heenan), Economic Policy and Strategy Lead (Gemma Rippon), Manager, Community and Cultural Services (Don Stewart), Manager Marketing and Promotions (Carly Gregory), City Events Manager (Lauren Roche), Precinct Governance Manager – Nicholas Street (Mitchell Grant), Leasing Manager (Melissa Annis), Precinct Director (James Hepburn), Chief of Staff, Office of the Mayor (Melissa Fitzgerald), Coordinator, Communications (Lucy Stone), Senior Communications and Policy Officer (Jodie Richter) and Theatre Technician (Harrison Cate)

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

BUSINESS OUTSTANDING

Nil

CONFIRMATION OF MINUTES

1. **CONFIRMATION OF MINUTES OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2024(04) OF 3 SEPTEMBER 2024**

RECOMMENDATION

Moved by Councillor Marnie Doyle:
Seconded by Deputy Mayor Nicole Jonic:

That the minutes of the Economic and Cultural Development Committee held on 3 September 2024 be confirmed.

AFFIRMATIVE

Councillors:

Augustine

Harding

Jonic

Antoniolli

Doyle

Madden

Madsen

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

2. IPSWICH ARTS ADVISORY GROUP - SUMMARY REPORT AND UPDATED TERMS OF REFERENCE

This is a report concerning the first-term summary report for the Ipswich Arts Advisory Group (IAAG).

RECOMMENDATION

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

- A. That Council receive and note the first-term summary report on the Ipswich Arts Advisory Group 2022 – 2024 as outlined in Attachment 1.**
- B. That Council receive and note the updated Terms of Reference 2024 - 2026 as outlined in Attachment 2.**

AFFIRMATIVE

Councillors:

Augustine

Harding

Jonic

Antoniolli

Doyle

Madden

NEGATIVE

Councillors:

Nil

Madsen

The motion was put and carried.

3. QUARTERLY EVENT SPONSORSHIP AND TICKET ALLOCATION REPORT - 1 JULY TO 30 SEPTEMBER 2024

This is a report concerning event sponsorship approved in the period of 1 July 2024 to 30 September 2024 as required under the Event Sponsorship Policy.

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Deputy Mayor Nicole Jonic:

A. That Council receive and note the following event sponsorship allocations during the 1 July 2024 to 30 September 2024 period:

Major Community Event Sponsorship Category 1 up to \$15,000 excl GST endorsed by Council:

- Tivoli Social Enterprises Ltd \$15,000 (excl. GST) in cash support for Celebrate '25 at the Tivoli Drive

Event Sponsorship Category 1 under \$15,000 (excl. GST) approved by the General Manager, Community, Culture and Economic Development:

- Rocky Trail Entertainment \$3,000 (excl. GST) in cash support for the 2024 Fox Superflow

Event Sponsorship Category 2 over \$15,000 (excl. GST) endorsed by Council:

- Queensland Netball Ltd \$25,000 (excl GST) in cash support and \$5,400 in-kind venue hire support for the 2025 Senior State Age Championships
- We Care ATSI for Aged and Disabled Association Inc. \$21,500 (excl. GST) in cash support for the 2024 Wild Foods and Cultural Festival

B. That Council receive and note the following event impact study support confirmed during the 1 July 2024 to 30 September 2024 period:

- We Care ATSI for Aged and Disabled Associated Inc. for the 2024 Wild Foods and Cultural Festival

C. That Council receive and note that there were no event sponsorship ticket allocations made during the 1 June 2024 to 30 September 2024 period.

AFFIRMATIVE

Councillors:

Augustine

Harding

Jonic

Antoniolli

Doyle

Madden

Madsen

NEGATIVE

Councillors:

Nil

The motion was put and carried.

4. 2025 SPARTAN TRIFECTA WEEKEND EVENT SPONSORSHIP

This is a report concerning an Event Sponsorship application by Spartan AUS 3.0 Pty Ltd for \$20,000 excl. GST in financial support for the 2025 Spartan Trifecta Weekend to be held on Saturday 24 and Sunday 25 May 2025 at Ivory's Rock.

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Councillor Marnie Doyle:

That Council resolve to provide Event Sponsorship of \$20,000 (excl. GST) financial support to Spartan AUS 3.0 for the 2025 Spartan Trifecta Weekend.

AFFIRMATIVE

Councillors:

Augustine

Harding

Jonic

Antoniolli

Doyle

Madden

Madsen

NEGATIVE

Councillors:

Nil

The motion was put and carried.

5. IPSWICH HOTEL INVESTMENT PROSPECTUS

This is a report concerning the Ipswich City Council Hotel Investment Prospectus, a deliverable of the Hotel and Short-Term Accommodation Action Plan.

Councillor Jacob Madsen left the meeting at 2.03 pm.

Councillor Jacob Madsen returned to the meeting at 2.08 pm.

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Councillor Marnie Doyle:

- A. That the Ipswich Hotel Investment Prospectus be received and noted.**
- B. That Council note the proposed 'Infrastructure Charges and Parking Incentive' and associated eligibility criteria as outlined in the report that is recommended to form the basis of a new Council Short-term Accommodation Infrastructure Charges and Parking Incentive Policy.**
- C. That Planning and Regulatory Services proceed to draft the policy for Council consideration.**

AFFIRMATIVE

Councillors:

Augustine

Harding

Jonic

Antoniolli

Doyle

Madden

Madsen

NEGATIVE

Councillors:

Nil

The motion was put and carried.

6. **REPORT - ADVOCACY ADVISORY COMMITTEE NO. 2024(01) OF 5 SEPTEMBER 2024**

This is the report of the Advocacy Advisory Committee No. 2024(01) of 5 September 2024.

RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

That Council adopt the recommendations of the Advocacy Advisory Committee No. 2024(01) of 5 September 2024.

Councillor Andrew Antoniolli left the meeting at 2.20 pm.

Councillor Andrew Antoniolli returned to the meeting at 2.21 pm.

AFFIRMATIVE

Councillors:

NEGATIVE

Councillors:

Augustine Nil
 Harding
 Jonic
 Antonioli
 Doyle
 Madden
 Madsen

The motion was put and carried.

Deputy Mayor Nicole Jonic left the meeting at 2.21 pm.
 Deputy Mayor Nicole Jonic returned to the meeting at 2.26 pm.

ADJOURN MEETING

RECOMMENDATION

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

That the meeting be adjourned at 2.30 pm to reconvene at 2.40 pm.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Augustine	Nil
Harding	
Jonic	
Antionioli	
Doyle	
Madden	
Madsen	

The motion was put and carried.

The meeting reconvened at 2.43 pm.

Councillor Jacob Madsen left the meeting at 2.45 pm.

MOVE INTO CLOSED SESSION

RECOMMENDATION

Moved by Councillor Pye Augustine:
 Seconded by Councillor Marnie Doyle:

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 Items 7 - 13 relating to Commercial in Confidence matters for the Nicholas Street Precinct as listed below:

Item 7 – Nicholas Street Precinct - October Nicholas Street Precinct Project Control Group

Item 8 – Nicholas Street Precinct - Approval of a Lease for Tenancy 2B02 Tulmur Walk (8 Nicholas Street)

Item 9 – Nicholas Street Precinct - Approval of an Agreement for Lease for Tenancy T1 Venue (37 Nicholas Street) Option 1

Item 10 – Nicholas Street Precinct - Approval of an Agreement for Lease for Tenancy T1 Venue (37 Nicholas Street) Option 2

Item 11 – Nicholas Street Precinct - Approval of an Agreement for Lease for Tenancy T2 Venue (37 Nicholas Street)

Item 12 – Nicholas Street Precinct - Approval of an Agreement for Lease for Tenancy K2 Venue (37 Nicholas Street)

Item 13 - Nicholas Street Precinct - Approval of a Lease for Tenancy 2BK2 Tulmur Walk (8 Nicholas Street)

The meeting moved into closed session at 2.45 pm.

AFFIRMATIVE

Councillors:

Augustine

Harding

Jonic

Antoniolli

Doyle

Madden

NEGATIVE

Councillors:

Nil

All Councillors except Councillor Jacob Madsen were present when the vote was taken.

The motion was put and carried.

Councillor Marnie Doyle left the meeting at 3.28 pm.

Councillor Marnie Doyle returned to the meeting at 3.32 pm.

MOVE INTO OPEN SESSION

RECOMMENDATION

Moved by Councillor Andrew Antonioli:

Seconded by Councillor Jim Madden:

That the meeting move into open session.

The meeting moved into open session at 3.46 pm.

AFFIRMATIVE

Councillors:

Augustine

Harding

Jonic

Antoniolli

Doyle

Madden

NEGATIVE

Councillors:

Nil

All Councillors except Councillor Jacob Madsen were present when the vote was taken.

The motion was put and carried.

7. NICHOLAS STREET PRECINCT - OCTOBER NICHOLAS STREET PRECINCT PROJECT CONTROL GROUP

This is a report concerning the October 2024 Nicholas Street Precinct Project Control Group meeting focussing on the status of the leasing program and associated developments for the retail component of the Nicholas Street Precinct redevelopment.

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

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Deputy Mayor Nicole Jonic:

That the October 2024 Nicholas Street Precinct Project Control Group Report be received and the contents noted.

AFFIRMATIVE

Councillors:

Augustine

Harding

Jonic

Antoniolli

Doyle

Madden

NEGATIVE

Councillors:

Nil

All Councillors except Councillor Jacob Madsen were present when the vote was taken.

The motion was put and carried.

8. NICHOLAS STREET PRECINCT - APPROVAL OF A LEASE FOR TENANCY 2B02
TULMUR WALK (8 NICHOLAS STREET)

This is a report concerning a Lease for Council's consideration associated with Tenancy 2B02 within Tulmur 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 Councillor Andrew Antonioli:

- A. **That Council enter into a Lease (and associated documentation) with the proposed lessee for Tenancy 2B02, Tulmur Walk Building, 8 Nicholas Street (impacting part of Lot 1 RP157021) ("Tenancy 2B02") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Leasing Manager dated 4 October 2024).**
- B. **That Council note, that in relation to Council's disposal of its leasehold interest in the Tenancy 2B02 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 2B02 (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

Harding

Jonic

Antonioli

Doyle

Madden

NEGATIVE

Councillors:

Nil

All Councillors except Councillor Jacob Madsen were present when the vote was taken.

The motion was put and carried.

9. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR TENANCY T1 VENUE (37 NICHOLAS STREET) OPTION 1

This is a report concerning an Agreement for Lease for Council's consideration associated with Tenancy T1 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 Deputy Mayor Nicole Jonic:

- A. **That Council enter into an Agreement for Lease and associated documentation of the Agreement for Lease with the proposed lessee for Tenancy T1 of the Venue Building (impacting part of Lot 1 on RP209886) ("Tenancy T1") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Leasing Manager dated 4 October 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 T1 with the proposed lessee (as detailed in the confidential report and attachments by the Leasing Manager dated 4 October 2024).**
- C. **That Council note, in relation to Council's disposal of its leasehold interest in the Tenancy T1 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 T1 (Ministerial exemption contained in Attachment 1 of this report).**
- D. **That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take "contractual action" pursuant to section 238 of the Regulation, in order to implement Council's decision at Recommendation 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

Harding

Jonic

Antoniolli

NEGATIVE

Councillors:

Nil

Doyle
Madden

All Councillors except Councillor Jacob Madsen were present when the vote was taken.

The motion was put and carried.

10. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR TENANCY T1 VENUE (37 NICHOLAS STREET) OPTION 2

This is a report concerning an Agreement for Lease for Council's consideration associated with Tenancy T1 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 Jim Madden:

- A. **That Council enter into an Agreement for Lease and associated documentation of the Agreement for Lease with the proposed lessee for Tenancy T1 of the Venue Building (impacting part of Lot 1 on RP209886) ("Tenancy T1") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Leasing Manager dated 4 October 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 T1 with the proposed lessee (as detailed in the confidential report and attachments by the Leasing Manager dated 4 October 2024).**
- C. **That Council note, in relation to Council's disposal of its leasehold interest in the Tenancy T1 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 T1 (Ministerial exemption contained in Attachment 1 of this report).**
- D. **That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take "contractual action" pursuant to section 238 of the Regulation, in order to implement Council's decision at Recommendation A and B.**
- E. **That Council be kept informed as to the progress and outcome of the execution and publication of details.**

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Augustine	Nil
Harding	
Jonic	
Antoniolli	
Doyle	
Madden	

All Councillors except Councillor Jacob Madsen were present when the vote was taken.

The motion was put and carried.

11. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR TENANCY T2 VENUE (37 NICHOLAS STREET)

This is a report concerning an Agreement for Lease for Council's consideration associated with Tenancy T2 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 Antonioli:

- A. **That Council enter into an Agreement for Lease and associated documentation of the Agreement for Lease with the proposed lessee for Tenancy T2 of the Venue Building (impacting part of Lot 1 on RP209886) ("Tenancy T2") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Leasing Manager dated 4 October 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 T2 with the proposed lessee (as detailed in the confidential report and attachments by the Leasing Manager dated 4 October 2024).**
- C. **That Council note, in relation to Council's disposal of its leasehold interest in the Tenancy T2 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 T2 (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

Harding

Jonic

Antoniolli

Doyle

Madden

NEGATIVE

Councillors:

Nil

All Councillors except Councillor Jacob Madsen were present when the vote was taken.

The motion was put and carried.

12. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR TENANCY K2 VENUE (37 NICHOLAS STREET)

This is a report concerning an Agreement for Lease for Council’s consideration associated with Tenancy K2 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 Jim Madden:

- A. That Council enter into an Agreement for Lease and associated documentation of the Agreement for Lease with the proposed lessee for Tenancy K2 on the Ground Level of the Venue Building (impacting part of Lot 1 on RP209886) (“Tenancy K2”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Leasing Manager dated 4 October 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 K2 with the proposed lessee (as detailed in the confidential report and attachments by the Leasing Manager dated 4 October 2024).**
- C. That Council note, in relation to Council’s disposal of its leasehold interest in the Tenancy K2 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 K2 (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

Harding

Jonic

Antoniolli

Doyle

Madden

NEGATIVE

Councillors:

Nil

All Councillors except Councillor Jacob Madsen were present when the vote was taken.

The motion was put and carried.

13. NICHOLAS STREET PRECINCT - APPROVAL OF A LEASE FOR TENANCY 2BK2 TULMUR WALK (8 NICHOLAS STREET)

This is a report concerning a Lease for Council’s consideration associated with Tenancy 2BK2 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 Councillor Jim Madden:

- A. That Council enter into a Lease (and associated documentation) with the proposed lessee for Tenancy 2BK2, Tulumur Walk Building, 8 Nicholas Street (impacting part of Lot 1 RP157021) (“Tenancy 2BK2”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Leasing Manager dated 4 October 2024).**
- B. That Council note, that in relation to Council’s disposal of its leasehold interest in the Tenancy 2BK2 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 2BK2 (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

NEGATIVE

Councillors:

Councillors:

Augustine

Nil

Harding

Jonic

Antoniolli

Doyle

Madden

All Councillors except Councillor Jacob Madsen were present when the vote was taken.

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

14. **APPOINTMENT OF DEPUTY CHAIRPERSON OF ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE**

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Mayor Teresa Harding:

That Councillor Marnie Doyle be appointed as Deputy Chairperson of the Economic and Cultural Development Committee.

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Augustine

Nil

Harding

Jonic

Antoniolli

Doyle
Madden

All Councillors except Councillor Jacob Madsen were present when the vote was taken.

The motion was put and carried.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 1.25 pm.

The meeting closed at 3.50 pm.
