



City of
Ipswich

AGENDA

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE

Thursday, 14 November 2024

10 minutes after the conclusion of the Community and Sport Committee or
such later time as determined by the preceding committee

Council Chambers, Level 8
1 Nicholas Street, Ipswich

MEMBERS OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE

Councillor Pye Augustine (**Chairperson**)
Councillor Marnie Doyle (**Deputy Chairperson**)

Mayor Teresa Harding
Deputy Mayor Nicole Jonic
Councillor Andrew Antonioli
Councillor Jim Madden
Councillor Jacob Madsen

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE AGENDA

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ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2024(06)

14 NOVEMBER 2024

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

RECOMMENDATION

That the minutes of the Economic and Cultural Development Committee held on 15 October 2024 be confirmed.

OFFICERS' REPORTS

2. **REPORT - ADVOCACY ADVISORY COMMITTEE NO. 2024(02) OF 3 OCTOBER 2024**

This is the report of the Advocacy Advisory Committee No. 2024(02) of 3 October 2024.

RECOMMENDATION

That Council adopt the recommendations of the Advocacy Advisory Committee No. 2024(02) of 3 October 2024.

3. **GREATER SPRINGFIELD CHAMBER OF COMMERCE PARTNERSHIP AGREEMENT FY2024-2025 AND FY2025-2026**

This is a report concerning Council's partnership with the Greater Springfield Chamber of Commerce (GSCC) for the FY2024-2025 and FY2025-2026 at \$20,000 plus GST per annum.

RECOMMENDATION

That Council approve the partnership with the Greater Springfield Chamber of Commerce for the FY2024-2025 and FY2025-2026 at \$20,000 plus GST per annum.

4. **IPSWICH CENTRAL REVITALISATION - SIX (6) MONTHLY REPORT - NOVEMBER 2024**

This is a report concerning the Ipswich Central Revitalisation, a catalyst project identified in the iFuture Corporate Plan 2021-2026. This report highlights the progress that has been made since June 2024 and tracks their progress against the vision and principles.

RECOMMENDATION

That the report concerning the Ipswich Central Revitalisation progress since June 2024 be received and the contents noted.

NOTICES OF MOTION

MATTERS ARISING

QUESTIONS / GENERAL BUSINESS

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2024(05)

15 OCTOBER 2024

MINUTES

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

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

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	NEGATIVE
Councillors:	Councillors:
Augustine	Nil
Harding	
Jonic	
Antionioli	
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	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.

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	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.

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

Doyle

Madden

NEGATIVE

Councillors:

Nil

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 Antoniolli:

- 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

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.

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

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.

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

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.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 1.25 pm.

The meeting closed at 3.50 pm.

Doc ID No: A10810745

ITEM: 2

SUBJECT: REPORT - ADVOCACY ADVISORY COMMITTEE NO. 2024(02) OF 3 OCTOBER 2024

AUTHOR: ACTING MEETING COORDINATION MANAGER

DATE: 11 OCTOBER 2024

INTRODUCTION

This is the report of the Advocacy Advisory Committee No. 2024(02) of 3 October 2024.

RECOMMENDATION

That Council adopt the recommendations of the Advocacy Advisory Committee No. 2024(02) of 3 October 2024.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- | | |
|----|---|
| 1. | Advocacy Advisory Committee Report No. 2024(02) of 3 October 2024 ↓  |
|----|---|

3 OCTOBER 2024

ADVOCACY ADVISORY COMMITTEE NO. 2024(02)]

ADVOCACY ADVISORY COMMITTEE NO. 2024(02)

3 OCTOBER 2024

REPORT

COUNCILLORS' ATTENDANCE:

Mayor Teresa Harding (Chairperson); Councillors Marnie Doyle, Pye Augustine (Deputy Chairperson) Jim Madden and Jacob Madsen (Observer) (via audio-link)

COUNCILLOR'S APOLOGIES:

Nil

OFFICERS' ATTENDANCE:

Chief Executive Officer (Sonia Cooper), General Manager Community, Cultural and Economic Development (Ben Pole), Executive Services Manager (Wade Wilson), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Manager Community and Cultural Services (Don Stewart) and Economic Development Manager (Dan Heenan)

EXTERNAL ATTENDANCE:

Blight Rayner Architects - Michael Rayner (Director) and Ashneel Maharaj (Senior Associate)

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

CONFIRMATION OF MINUTES

1. CONFIRMATION OF MINUTES OF THE ADVOCACY ADVISORY COMMITTEE NO. 2024(01) OF 5 SEPTEMBER 2024

RECOMMENDATION

That the minutes of the Advocacy Advisory Committee held on 5 September 2024 be confirmed.

3 OCTOBER 2024

ADVOCACY ADVISORY COMMITTEE NO. 2024(02)]

OFFICERS' REPORTS

2. **STATE ELECTION ADVOCACY CAMPAIGN UPDATE**

This is a report providing an update in relation to Council's 'We Can't Wait' 2024 state election advocacy campaign.

RECOMMENDATION

That the report be received and the contents noted.

DISCUSSION

The committee discussed the 'We Can't Wait' campaign and funding commitments from parties at the 2024 State Election.

ADJOURN MEETING

Moved by Mayor Teresa Harding

That the meeting be adjourned at 2.20 pm to reconvene at 2.30 pm.

The meeting reconvened at 2.27 pm.

3. **NORTH IPSWICH SPORT AND ENTERTAINMENT PRECINCT - WESTERN GRANDSTAND UPDATE**

This is a report providing an update in relation to the North Ipswich Sport and Entertainment Precinct Western Grandstand project.

External Attendees

Michael Rayner, Blight Rayner Architects

Ashneel Maharaj, Blight Rayner Architects

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

RECOMMENDATION

That the report be received and its contents noted.

3 OCTOBER 2024

ADVOCACY ADVISORY COMMITTEE NO. 2024(02)]

DISCUSSION

The committee discussed the update on the North Ipswich Sport and Entertainment Precinct Western Grandstand project.

4. NEXT MEETING

The next meeting is scheduled for Thursday 21 November 2024 at 1.00 pm in the Claremont Room.

5. GENERAL DISCUSSION (within the purpose and scope of the committee)

Councillors in attendance discussed other possible advocacy opportunities within the next six (6) months. Councillor Marnie Doyle stated that Council should be also proactively focusing on Council's advocacy by continuing to communicate with State and Federal Members of Parliament.

Councillor Marnie Doyle queried if a dashboard of grants that council has been awarded that includes a timeline could be made available.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 1.10 pm.

The meeting closed at 2.52 pm.

Doc ID No: A10821779

ITEM: 3

SUBJECT: GREATER SPRINGFIELD CHAMBER OF COMMERCE PARTNERSHIP AGREEMENT
FY2024-2025 AND FY2025-2026

AUTHOR: PROJECT OFFICER

DATE: 15 OCTOBER 2024

EXECUTIVE SUMMARY

This is a report concerning Council's partnership with the Greater Springfield Chamber of Commerce (GSCC) for the FY2024-2025 and FY2025-2026 at \$20,000 plus GST per annum.

RECOMMENDATION/S

That Council approve the partnership with the Greater Springfield Chamber of Commerce for the FY2024-2025 and FY2025-2026 at \$20,000 plus GST per annum.

RELATED PARTIES

- Greater Springfield Chamber of Commerce.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

Council's partnership with the Greater Springfield Chamber of Commerce is a direct delivery action of the City of Ipswich Economic Development Strategy 2023-2027:

Pillar 4 – Partnerships

- Continue to work collaboratively with the Greater Springfield Chamber of Commerce and Ipswich Region Chamber of Commerce.
- Deliver Small Business Friendly Council actions.

Pillar 3 – Prosperity

- Develop local business capacity through education, resilience and mentoring to drive business success and growth.

Ipswich City Council has a productive working relationship with the Greater Springfield Chamber of Commerce.

The renewal of Council's partnership with the Greater Springfield Chamber of Commerce for both the FY2024-2025 and FY2025-2026 will see that work continue in areas such as engagement, networking, business awards, workshops, and training. The Greater Springfield Chamber of Commerce Partnership Proposal 2024-2026 is provided at attachment 1.

A summary table of key deliverables is provided below:

- 1) Marquee Business Awards - ICC Award Category Sponsor
- 2) International Women's Day
- 3) Go Pink Luncheon
- 4) International Men's Day
- 5) Business Engagement (including ICC membership, tickets to networking events)

The current version of partnership with the Greater Springfield Chamber of Commerce has been in place for over three years. There is support from officers and the Greater Springfield Chamber of Commerce for this next partnership agreement to move from one financial year to an extended period of two financial years. The Office of Economic Development will continue to meet monthly with the Greater Springfield Chamber of Commerce to monitor progress and partnership deliverables.

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

Collaboration with the Greater Springfield Chamber of Commerce is a deliverable of the Economic Development Strategy 2023-2027.

RISK MANAGEMENT IMPLICATIONS

There are no discernible risk management implications associated with this report and its recommendation.

FINANCIAL/RESOURCE IMPLICATIONS

Chambers of Commerce Partnerships have been allocated within the FY2024-2025 Budget.

COMMUNITY AND OTHER CONSULTATION

Mr Neil Coupland (President) and Ms Leila Stewart (Manager) from the Greater Springfield Chamber of Commerce attended the Councillor Briefing and Workshop Session on Thursday 19 September 2024.



CONCLUSION

The signing of the Greater Springfield Chamber of Commerce Partnership Agreement for FY2024-2025 and FY2025-2026 will enable a productive partnership that continues and builds on work to support delivery of diverse activities to foster positive growth and development for the local business community.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Council is entering into a partnership with the Greater Springfield Chamber of Commerce for the FY2024-2025 and FY2025-2026 at \$20,000 plus GST per annum.
(b) What human rights are affected?	No human rights are affected by this decision.
(c) How are the human rights limited?	Not applicable
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable
(e) Conclusion	The decision is consistent with human rights.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Greater Springfield Chamber of Commerce 2024-2026 Partnership Proposal  
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Naomi George
PROJECT OFFICER

I concur with the recommendations contained in this report.

Dan Heenan
ECONOMIC DEVELOPMENT MANAGER

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: A10862359

ITEM: 4

SUBJECT: IPSWICH CENTRAL REVITALISATION - SIX (6) MONTHLY REPORT - NOVEMBER 2024

AUTHOR: PLACE MANAGER - IPSWICH CENTRAL

DATE: 25 OCTOBER 2024

EXECUTIVE SUMMARY

This is a report concerning the Ipswich Central Revitalisation, a catalyst project identified in the iFuture Corporate Plan 2021-2026. This report highlights the progress that has been made since June 2024 and tracks their progress against the vision and principles.

RECOMMENDATION/S

That the report concerning the Ipswich Central Revitalisation progress since June 2024 be received and the contents noted.

RELATED PARTIES

There are no discernible related party conflicts of interest associated with this report and its recommendation.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

In addition to being a catalyst project, the Ipswich Central Revitalisation is also a delivery action of Council's Economic Development Strategy 2023–2027, supporting Pillar 2: Place through prioritising key elements that make Ipswich liveable, including green and connected spaces, revitalised streets and attracting and encouraging private investment.

The progress made on the endorsed documents are outlined below and report card provides an overview of the projects completed in the last six months in relation to these strategies.

- Attachment 1: Ipswich Central Report Card
- Attachment 2: Ipswich Central Prospectus Measurement
- Attachment 3: Ipswich Central Place Plans Measurement

Progress indicators

- Seven new business have opened in Ipswich Central since June 2024
- *Preliminary Concept Design for the Cultural Heart* project was completed, and engagement was undertaken between July and August 2024.
- The *Shop Top Living program* was launched in August 2024 and closed in October 2024. Three applications were received. One applicant has received funding, the other two we have requested further information before a decision can be made.
- The *Green Urban Arbour* was installed on East Street promoting improved walking conditions in Ipswich Central including greenery, shade, lighting and additional seating enabling the community a place to stop and rest.
- The *Welcome to Ipswich Central: Business Incentive program* was launched in early September 2024.
- The Ipswich Central Partnership (ICP) has been advocating to state government for their vision for Bell Street, along with Council. In September 2024 State Government announced a commitment to the *Bell Street Masterplan*.

Project Highlight

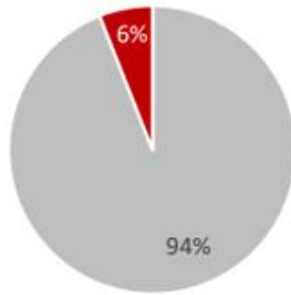
The Green Urban Arbour project has improved walkability and enhanced connectivity.

The project emphasised the strong collaboration with State Government through the *Healthy Places, Healthy People Ipswich Central Pilot*, which continued through to the *Ipswich Hospital Walking Action Plan*. This resulted in \$165,000 funding been offered through a pilot grant program from Queensland Government to only two Councils in Queensland – Ipswich City Council was one of those.

The project aimed to enhance walkability by providing more greenery, improving safety, adding shade and resting points, all while encouraging physical activity, leading to better overall health and wellbeing for the community.

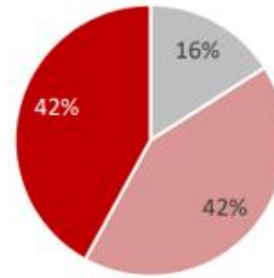
Two focus groups were held, one pre-installation and one post-installation and there was a significant improvement in the walking experience on East Street following the installation of the arbour. Before the arbour installation 94% rated the combined experience of safety and walking as very poor or poor.

Walk 1: before the Arbour



■ poor or very poor ■ good or very good

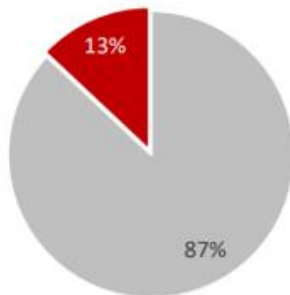
Walk 2: after the Arbour



■ poor or very poor ■ good or very good ■ neutral

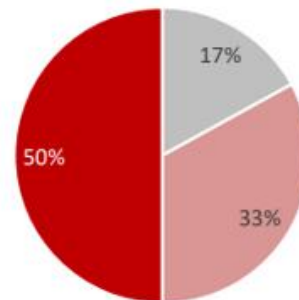
Before the arbour installation 87% rated the experience as very poor or poor, after installation this fell to 17%.

Walk 1: before the Arbour



■ poor or very poor ■ good or very good

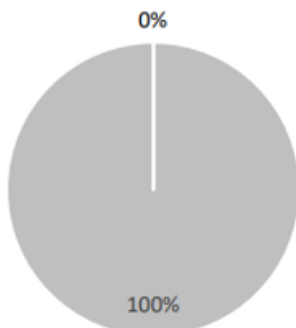
Walk 2: after the Arbour



■ poor or very poor ■ neutral ■ good or very good

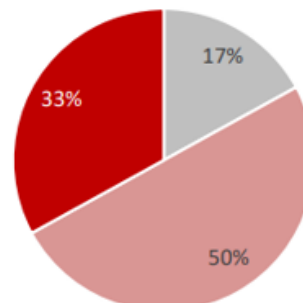
Before the arbour installation 100% rated the **safety** as very poor or poor. After installation this fell to 17%.

Walk 1: before the Arbour



■ poor or very poor ■ good or very good

Walk 2: after the Arbour



■ poor or very poor ■ neutral ■ good or very good

All participants indicated that the arbour had improved the aesthetics of the street and increased the desirability of East Street as a place to walk and all participants would like to see the Arbour remain a permanent feature on East Street.

While we have seen positive feedback and an improvement in walking experience on this section of East Street, it is evident that the condition of the footpath is still an element of permanent infrastructure that needs to be addressed. Attachment 4 Walkability Along East Street Community Engagement Report October 2024 has all the data for this project.

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

Not applicable

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report and its recommendation.

FINANCIAL/RESOURCE IMPLICATIONS

All activities undertaken are budgeted for as part of the FY2023-2024 departmental and capital works budget. Funding was received from the Queensland Government to deliver the Green Urban Arbour.

COMMUNITY AND OTHER CONSULTATION

Ongoing community consultation has occurred across Ipswich Central on multiple projects with the majority of communication happening with business owners and landlords and online through Ipswichcentral.com.au.

Specific engagement activities over the last six months included:

- July – August 2024: Preliminary Concept Design - Cultural Heart project
- August 2024: Business engagement for Shop Top Living program
- August – September 2024: Two Community Experience groups were held for the Green Urban Arbour project. One before the arbour was installed and one after the arbour was installed.
- September 2024: External business engagement for the Welcome to Ipswich Central: Business Incentive program

Shape your Ipswich (also referenced as www.ipswichcentral.com.au) showcases the projects and place plan recommendations in an open and transparent way. Monthly email marketing of The Beating Heart newsletter continued to be delivered over the last six months.

CONCLUSION





The work undertaken through the Ipswich Central Revitalisation enhances liveability by creating vibrant, inclusive spaces that foster community engagement and promote health and wellbeing.

Through the prioritisation of pedestrian-friendly infrastructure, green spaces, and safety, placemaking activities results in more attractive, sustainable, and enjoyable environments for the whole community.

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.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Ipswich Central Report Card Summary November 2024 ↓ 
2.	Ipswich Central Prospectus Measurement November 2024 ↓ 
3.	Ipswich Central Place Plans measurement November 2024 ↓ 
4.	Walkability along East Street - Community Engagement Report October 2024 ↓ 

Erin Marchant

PLACE MANAGER - IPSWICH CENTRAL

I concur with the recommendations contained in this report.

Dan Heenan

ECONOMIC DEVELOPMENT MANAGER

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”

