

SPECIAL MEETING OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2024(01)**23 JANUARY 2024**

REPORT

COUNCILLORS' ATTENDANCE: Councillor Marnie Doyle (Chairperson); Mayor Teresa Harding, Councillors Kate Kunzelmann, Russell Milligan (Deputy Mayor), Nicole Jonic (Observer) and Sheila Ireland (Observer)

COUNCILLOR'S APOLOGIES: Nil

OFFICERS' ATTENDANCE: Chief Executive Officer (Sonia Cooper), General Manager Corporate Services (Matt Smith), General Manager Environment and Sustainability (Kaye Cavanagh), General Manager Community, Cultural and Economic Development (Ben Pole), General Manager Asset and Infrastructure Services (Matt Anderson), General Manager Planning and Regulatory Services (Brett Davey), Chief Financial Officer (Jeff Keech), Nicholas Street Precinct Director (James Hepburn), Leasing Manager (Melissa Annis), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Senior Media Officer (Lucy Stone) and Theatre Technician (Harrison Cate)

ACKNOWLEDGEMENT OF COUNTRY

Councillor Marnie Doyle (Chairperson) delivered the Acknowledgement of Country

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

OFFICERS' REPORTS**MOVE INTO CLOSED SESSION**

Moved 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 1 to 4 titled Approval of an Agreement for Lease for the following items:

- 2B10 Tulmur Walk (8 Nicholas street)
 - Tenancy MM1 venue (37 Nicholas street)
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- Tenancy T1 venue (37 Nicholas street)
- Within the Nicholas street car park (11 Nicholas street)

The meeting moved into closed session at 11.03 am.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Doyle	Nil
Harding	
Kunzelmann	
Milligan	

The motion was put and carried.

MOVE INTO OPEN SESSION

Moved by Councillor Marnie Doyle

Seconded by Councillor Kate Kunzelmann

That the meeting move into open session.

The meeting moved into open session at 11:44 am.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Doyle	Nil
Harding	
Kunzelmann	
Milligan	

The motion was put and carried.

1. NICHOLAS STREET PRECINCT - APPROVAL OF A LEASE FOR TENANCY 2B10 TULMUR WALK (8 NICHOLAS STREET)

This is a report concerning a lease for council's consideration associated with Tenancy 2B10 within Tulumur Walk at 8 Nicholas Street, Nicholas Street Precinct.

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

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Councillor Kate Kunzelmann:

- A. That Council enter into a Lease (and any ancillary documentation) with the proposed lessee of the Tenancy 2B10, Tulumur Walk Building, 8 Nicholas Street (impacting part of Lot 1 RP157021) ("Tenancy 2B10") within the Nicholas Street

Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 16 January 2024).

- B. That Council note, that in relation to Council’s disposal of its leasehold interest in the Tenancy 2B10 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 2B10 (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:

Doyle

Harding

Kunzelmann

Milligan

NEGATIVE

Councillors:

Nil

The motion was put and carried.

2. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR TENANCY MM1 VENUE (37 NICHOLAS STREET)

This is a report concerning an Agreement for Lease for council’s consideration associated with Tenancy MM1 on the ground level of the Venue building at 37 Nicholas Street, Nicholas Street Precinct.

“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 Deputy Mayor Russell Milligan:

Seconded by Councillor Kate Kunzelmann:

- A. That Council enter into an Agreement for Lease and associated documentation of the Agreement for Lease with the proposed lessee for Tenancy MM1 in the Venue Building (impacting part of Lot 1 on RP209886) (“Tenancy MM1”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 16 January 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 MM1 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 16 January 2024).
- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy MM1 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 MM1 (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 Recommendations A and B.
- E. That Council be kept informed as to the progress and outcome of the execution and publication of details.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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

This is a report concerning an Agreement for Lease for council's consideration associated with Tenancy T1 in the ground level of the Venue building at 37 Nicholas Street, Nicholas Street Precinct.

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

RECOMMENDATION

Moved by Councillor Kate Kunzelmann:

Seconded by Mayor Teresa Harding:

- A. That Council enter into an Agreement for Lease and associated documentation of the Agreement for Lease with the proposed lessee for Tenancy T1 in 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 Project Manager dated 16 January 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 Project Manager dated 16 January 2024).
- C. That Council note, that in relation to Council’s disposal of its leasehold interest in the Level 1 Tenancy 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 Level 1 Tenancy (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:

Doyle

Harding

Kunzelmann

Milligan

NEGATIVE

Councillors:

Nil

The motion was put and carried.

4. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE WITHIN THE NICHOLAS STREET CAR PARK (11 NICHOLAS STREET)

This is a report concerning an Agreement for Lease for council’s consideration located within the Nicholas Street Car Park, 11 Nicholas Street, Nicholas Street Precinct.

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

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Deputy Mayor Russell Milligan:

- A. That Council enter into an Agreement for Lease and associated documentation of the Agreement for Lease with the proposed lessee for Tenancy CW (12-16 car parks) within the Nicholas Street Car Park (impacting part of Lot 1 on RP307972) (“Tenancy CW”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 16 January 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 CW with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 16 January 2024).
- C. That Council note, that in relation to Council’s disposal of its leasehold interest in the Nicholas Street Car Park to the proposed lessee, that the Ministerial exemption under s236 (f) of the *Local Government Regulation 2012* applies to the disposal of Council’s interest in Tenancy CW (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:
Doyle
Harding
Kunzelmann
Milligan

NEGATIVE
Councillors:
Nil

The motion was put and carried.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 11.01 am.

The meeting closed at 11.52 am.
