



City of  
**Ipswich**

## **AGENDA**

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### **IPSWICH CENTRAL REDEVELOPMENT COMMITTEE**

Thursday, 1 February 2024

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

Council Chambers, Level 8  
1 Nicholas Street, Ipswich

**MEMBERS OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE**

Councillor Marnie Doyle (**Chairperson**)

Councillor Kate Kunzelmann (**Deputy Chairperson**)

Mayor Teresa Harding

Deputy Mayor Russell Milligan

## IPSWICH CENTRAL REDEVELOPMENT COMMITTEE AGENDA

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	<b>Confirmation of Minutes</b>	
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\*\* Item includes confidential papers

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**IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2**

**1 FEBRUARY 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 IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2023(12) OF 28 NOVEMBER 2023**

**RECOMMENDATION**

That the Minutes of the Meeting held on 28 November 2023 be confirmed.

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

**RECOMMENDATION**

That the Minutes of the Special Meeting held on 23 January 2024 be confirmed.

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**OFFICERS' REPORTS**

3. **NICHOLAS STREET PRECINCT - JANUARY 2024 RETAIL SUB-PROJECT STEERING COMMITTEE REPORT**

This is a report concerning the January 2024 Retail Sub-Project Steering Committee report focussing on the status of the leasing program and associated developments with the retail component of the Nicholas Street Precinct redevelopment.

**RECOMMENDATION**

That the January 2024 Retail Sub-Project Steering Committee 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. 2023(12)**

**28 NOVEMBER 2023**

MINUTES

**COUNCILLORS' ATTENDANCE:** Councillor Marnie Doyle (Chairperson); Mayor Teresa Harding, Councillor Kate Kunzelmann (Deputy Chairperson), and Deputy Mayor Russell Milligan

**COUNCILLOR'S APOLOGIES:** Nil

**OFFICERS' ATTENDANCE:** Chief Executive Officer (Sonia Cooper), General Manager Community, Cultural and Economic Development (Ben Pole), Manager Marketing and Promotions (Carly Gregory), Precinct Director – Nicholas Street Precinct (James Hepburn), Economic Development Manager (Dan Heenan), Senior Communications and Policy Officer (Jodie Richter), Manager Media, Communications and Engagement (Mark Strong), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Senior Media Officer (Lucy Stone), Senior Media Officer (Darrell Giles) and Theatre Technician (Harrison Cate)

**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. 2023(11) OF 9 NOVEMBER 2023**

**RECOMMENDATION**

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

**That the Minutes of the Ipswich Central Redevelopment Committee held on 9 November 2023 be confirmed.**

AFFIRMATIVE

Councillors:  
Doyle  
Harding  
Kunzelmann  
Milligan

NEGATIVE

Councillors:  
Nil

The motion was put and carried.

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**OFFICERS' REPORTS**

2. **IPSWICH CENTRAL REVITALISATION - SIX MONTHLY REPORT - NOVEMBER 2023**

This is a report concerning the Ipswich Central Revitalisation, a catalyst project identified in the iFuture Corporate Plan for 2021-2026. This report highlights the progress that has been made since June 2023 and showcases activities and case studies.

**RECOMMENDATION**

Moved by Deputy Mayor Russell Milligan:  
Seconded by Councillor Kate Kunzelmann:

**That the report concerning the Ipswich Central Revitalisation progress since June 2023 be received and the contents noted.**

AFFIRMATIVE

Councillors:  
Doyle  
Harding  
Kunzelmann  
Milligan

NEGATIVE

Councillors:  
Nil



The motion was put and carried.

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3. IPSWICH CENTRAL ACTIVATION REPORT - AUGUST TO OCTOBER

This is a report summarising recent activations and events delivered in the Nicholas Street Precinct and more broadly the offerings at Council venues including the Ipswich Central Library, Ipswich Children’s Library, Ipswich Art Gallery and the Ipswich Civic Centre which have collectively attracted more than 196,000 people into Ipswich Central over the August, September and October period.

RECOMMENDATION

Moved by Councillor Kate Kunzelmann:  
Seconded by Deputy Mayor Russell Milligan:

**That the report summarising recent activations and events in Ipswich Central be received and the contents noted.**

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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4. NICHOLAS STREET PRECINCT - NOVEMBER 2023 RETAIL SUB-PROJECT STEERING COMMITTEE REPORT

This is a report concerning the November 2023 Retail Sub-Project Steering Committee meeting focussing on the status of the leasing program and associated developments with the retail component of the Nicholas Street Precinct redevelopment.

RECOMMENDATION

Moved by Deputy Mayor Russell Milligan:  
Seconded by Councillor Kate Kunzelmann:

**That the November 2023 Retail Sub-Project Steering Committee Report be received and the contents noted.**

AFFIRMATIVE  
Councillors:  
Doyle  
Harding  
Kunzelmann  
Milligan

NEGATIVE  
Councillors:  
Nil

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 2.53 pm

The meeting closed at 3.26 pm.

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

**23 JANUARY 2024**

MINUTES

**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

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

Nil

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**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)
- 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.

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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.

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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.

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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.

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### **PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 11.01 am.

The meeting closed at 11.52 am.

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Doc ID No: A9678466

ITEM: 3

SUBJECT: NICHOLAS STREET PRECINCT - JANUARY 2024 RETAIL SUB-PROJECT STEERING COMMITTEE REPORT

AUTHOR: PRECINCT MANAGER

DATE: 18 JANUARY 2024

### **EXECUTIVE SUMMARY**

This is a report concerning the January 2024 Retail Sub-Project Steering Committee report focussing on the status of the leasing program and associated developments with the retail component of the Nicholas Street Precinct redevelopment.

### **RECOMMENDATION/S**

**That the January 2024 Retail Sub-Project Steering Committee Report be received and the contents noted.**

### **RELATED PARTIES**

Savills Australia - Program Management  
Ranbury Management Group - Program Management Colliers - Retail Leasing  
Ranbury Property Services/CBRE – Commercial Leasing  
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 11 December 2023 and considered amongst other matters, status of retail and commercial leasing, progress of redevelopment works on the Venue and Commonwealth Hotel buildings and developments with tenancy options for the ground level of the Venue building. The draft RSPSC 11 December 2023 minutes are contained in Attachment 1.

The table below identifies the status of retail and commercial leasing as at 22 January 2024. The table below reflects executed lease arrangements with the VE Group and Indie School (143 Brisbane Street) and Open Minds (Eats). The Red Cross lease is also executed but is not reflected in the table below. The Ministerial Exemption process associated with the Precinct's redevelopment was not applicable in the case of this lease as the Red Cross is a community organisation for the purposes of section 236(1)(b)(ii) of the Local Government Regulation 2012. As such Council was able to resolve to dispose of an interest in land at 8 Nicholas Street via a lease to Red Cross without requiring a tender or auction.

<b>Deal Status</b>	<b>As at 15 January 2024</b>	<b>Change from 16 November 2023</b>
Lease Documents Being/Or Prepared	17	0
Lease Documents Issued for Execution	0	0
Leases Executed by Lessee	14	2
Leases Pending Approval by Lessor (Council)	0	0
Leases Executed by Lessor (Council)	14	2

The Commonwealth Hotel site was closed from 15 December 2023 and re-opened on 3 January 2024. Despite the short month, on site construction progressed well with perimeter blockwork walls and concrete floor slab for main hotel level pour completed before Christmas. Underground services for the main hotel level are mostly completed. The external sewer main connection was completed in mid-December 2023 along with Energex conduits and the Urban Utilities connection (all key project milestones).

Work on the Venue building also ceased on 15 December 2023 and re-opened 3 January 2024. The ongoing inclement weather including both rain and heat continue to provide significant risk to the program and is being closely monitored. The escalator was positioned and the scaffolding to all six cinema boxes was removed prior to the Christmas site shut down.

Refer Attachment 2 for the December 2023 Executive Report. This report covers both November and December 2023.

Brand and marketing activity in December 2023 and January 2024 focused on brand awareness, tenant engagement and activation. December was a key month for activation with a number of high visitation events held including the Handmade Market Expo, two Cinema Under the Stars events in partnership with incoming anchor tenant HOYTS as well as the annual St Nicholas Precinct (an illuminated display and festive event over 10 nights).

To drive tenant engagement over this period, Nicholas Street retailers were invited to participate in both a promotional campaign with dining offers available to drive travel traffic, and an additional daily prize competition to increase database subscribers. Both campaigns received strong support and were well received by the community and tenants.

Marketing activity also welcomed the announcement and opening of the VE Group as well as the Indie School at 143 Brisbane St and the Australian Red Cross relocating to 2 Bell Street showing further confidence in the positioning of the precinct as cultural hub and appealing destination for commercial entities.

### **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 continue with retail leasing 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.

Achieving legally binding agreements for lease/sub-leases with prospective precinct tenants remains a critical outcome given the completion of the refurbishment works to the Eats and Tulumur Walk buildings and the status of works to the Venue and the Commonwealth Hotel buildings.

### **HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS IMPACTS
<b>RECEIVE AND NOTE REPORT</b>
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. Medium to longer term success 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 recent appointment of a retail leasing agent together with a new retail leasing campaign will strengthen the process to secure tenants for the Venue and the wider precinct. The progress of current works to the Venue and Commonwealth Hotel buildings positively reinforces Ipswich Central's future and Council's commitment to its success.

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**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Draft RSPSC Minutes 11.12.23  
2.	Executive Report December 2023  

Greg Thomas  
**PRECINCT MANAGER**

I concur with the recommendations contained in this report.

Sonia Cooper  
**CHIEF EXECUTIVE OFFICER**

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

Retail Sub-project Steering Committee (Meeting No.40)  
MINUTES – 11.12.23 (2:30 – 4:00 PM)  
Claremont Room, Level 8, 1 Nicholas Street

No.			OFFICER	DESCRIPTION
<b>Members:</b>		James Hepburn (JH)(Chair), Sonia Cooper (SC), Jeff Keech (JK), Ben Pole (BP)		
<b>Attendees:</b>		Karyn Sutton (KS), Todd Windle (TWBM), Fiona McDougall (FM), Nicole Denman (ND)		
<b>Observers</b>		Cr Marnie Doyle, Cr Nicole Jonic		
<b>Apologies</b>		Greg Thomas (GT), Brett Edmunds (BE), Cr Kate Kunzelmann		
<b>Attachments</b>		Draft RSPSC Minutes 26.10.23 RSPSC Action Items 26.10.23 NSP October 2023 Performance Report		
No.		OFFICER	DESCRIPTION	
1.	JH	Attendance / Apologies		
2.	Various	Previous Minutes/Actions Items 26.10.23		
3.	Various	<p>Operational Report</p> <ul style="list-style-type: none"> <li>▪ Asset management                             <ul style="list-style-type: none"> <li>○ Asset ownership – civic assets                                     <ul style="list-style-type: none"> <li>▪ Update provided on the presentation to the asset steering group</li> </ul> </li> <li>○ Update on abatements provided</li> </ul> </li> <li>▪ Leasing                             <ul style="list-style-type: none"> <li>○ MA provided an overview of current commercial discussions and upcoming leasing deals and recent approvals</li> <li>○ MA provided update on status of Council endorsed deals</li> <li>○ MA provided update on prospective tenant interest in Venue</li> </ul> </li> <li>▪ Development Management                             <ul style="list-style-type: none"> <li>○ Commonwealth Hotel                                     <ul style="list-style-type: none"> <li>▪ FM provided an update on the refurbishment project noting EOT's</li> </ul> </li> <li>○ AusHotels                                     <ul style="list-style-type: none"> <li>▪ FM provided an update</li> </ul> </li> <li>○ Venue                                     <ul style="list-style-type: none"> <li>▪ FM provided an update on the redevelopment noting EOT's</li> <li>▪ Hoyts update provided by FM</li> </ul> </li> <li>○ Ipswich Children's Art Gallery                                     <ul style="list-style-type: none"> <li>▪ Positive feedback received on the proposed gallery format</li> <li>▪ <b>ACTION: CEO to circulate Children's Art Gallery briefing note to councillors prior to submission at a future Council meeting</b></li> <li>▪ <b>ACTION: Cr Doyle to socialise the concept of the Children's Art Gallery with councillors and key State stakeholders</b></li> <li>▪ <b>ACTION: FM to model programs for the opening of the Children's Art Gallery should Council's decision to be proceed be approved as part of the 2024/25 budget process</b></li> </ul> </li> </ul> </li> </ul>		

Retail Sub-project Steering Committee (Meeting No.40)  
MINUTES – 11.12.23 (2:30 – 4:00 PM)  
Claremont Room, Level 8, 1 Nicholas Street

		<ul style="list-style-type: none"> <li>▪ <b>ACTION: should the decision be taken not to support the Children’s Art Gallery, FM to model opening dates for Venue tenancies for discussion at the 24.1.24</b></li> <li>▪ <b>ACTION: FM to distribute Children’s Art Gallery renders to RSPSC executives</b></li> <li>▪ Ellenborough Street Land             <ul style="list-style-type: none"> <li>○ Discussion on development opportunities with the vacant site                 <ul style="list-style-type: none"> <li>▪ <b>ACTION: Dan Heenan with the support of JH to prepare a report on development opportunities for the site for Council’s consideration at a future meeting</b></li> </ul> </li> </ul> </li> <li>▪ Brand             <ul style="list-style-type: none"> <li>○ No outstanding issues</li> </ul> </li> <li>▪ Financials             <ul style="list-style-type: none"> <li>○ No outstanding issues</li> </ul> </li> <li>▪ Audit Report             <ul style="list-style-type: none"> <li>○ Draft report to be circulated</li> </ul> </li> </ul>
4.	Various	<p>Risks</p> <ul style="list-style-type: none"> <li>• Caretaker Period implications – report to be circulated confirming advice on lease execution</li> </ul>
5.	Various	<p>Recommendations</p> <ul style="list-style-type: none"> <li>• No recommendations for consideration</li> </ul>
6.	Various	<p>Matters Arising</p> <ul style="list-style-type: none"> <li>• No matters arising</li> </ul>
7.	Various	<p>General Business</p> <ul style="list-style-type: none"> <li>• Bell Street Overbridge update</li> </ul>
8.	JH	Next Meeting – 24 January 2023



## Nicholas Street, Ipswich Central Executive Report No.56 To 31 December 2023



# NICHOLAS<sup>ST</sup>

IPSWICH CENTRAL

## DOCUMENT INFORMATION

**Title:** Nicholas Street, Ipswich Central  
**Subtitle:** Executive Report

VERSION	DATE	PREPARED BY
1	15 January 2024	CBD Redevelopment Project Team

## Distribution

Ipswich City Council

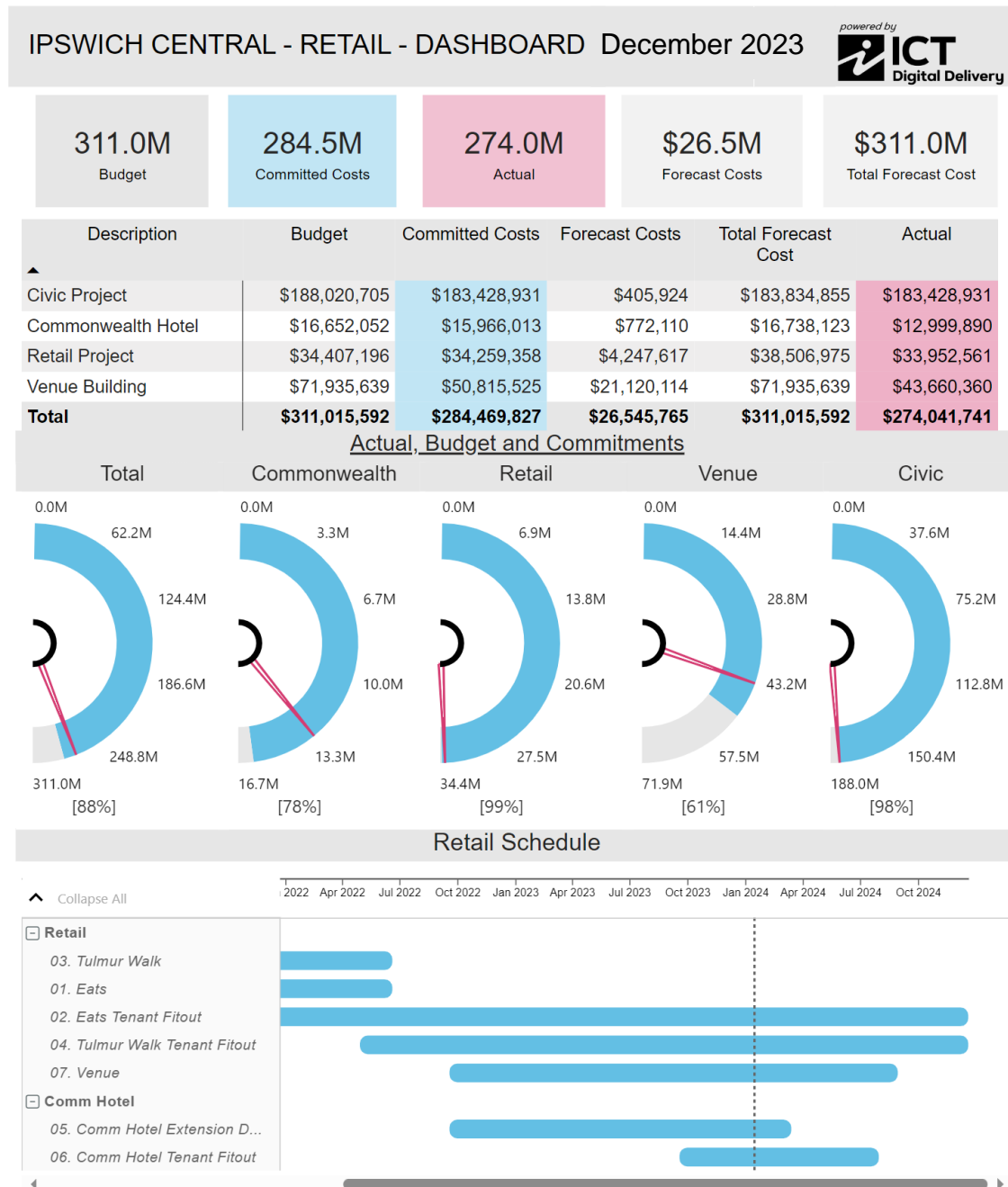


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# 1. Financial

## 1.1 DASHBOARD



## 1.2 SUMMARY

The table below summarises the current budget and forecast final cost. Final forecast costs are within the budget.

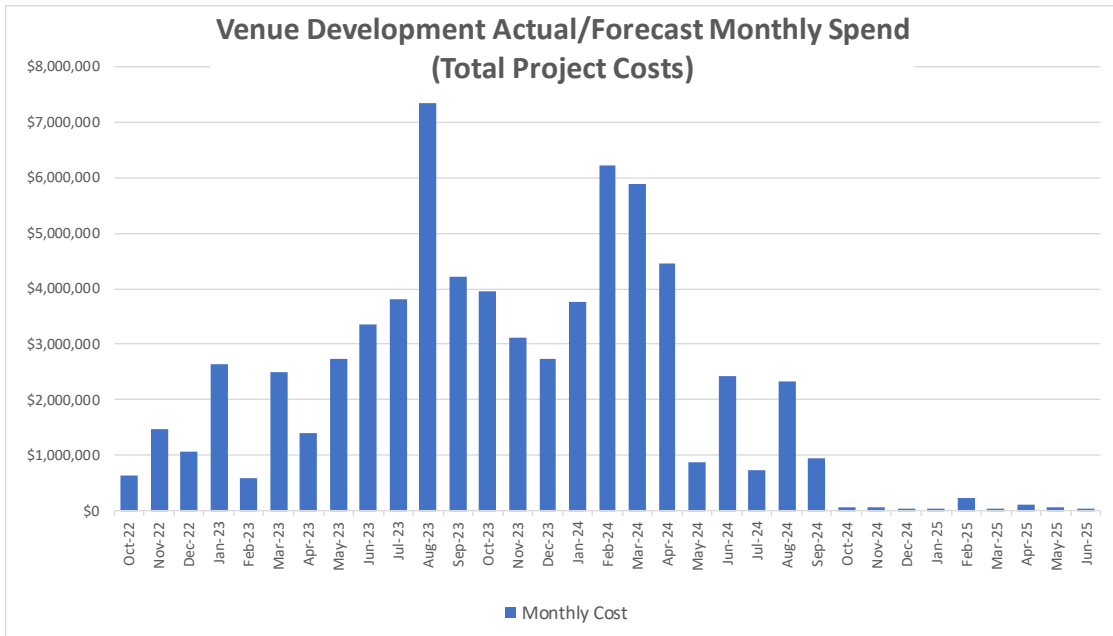
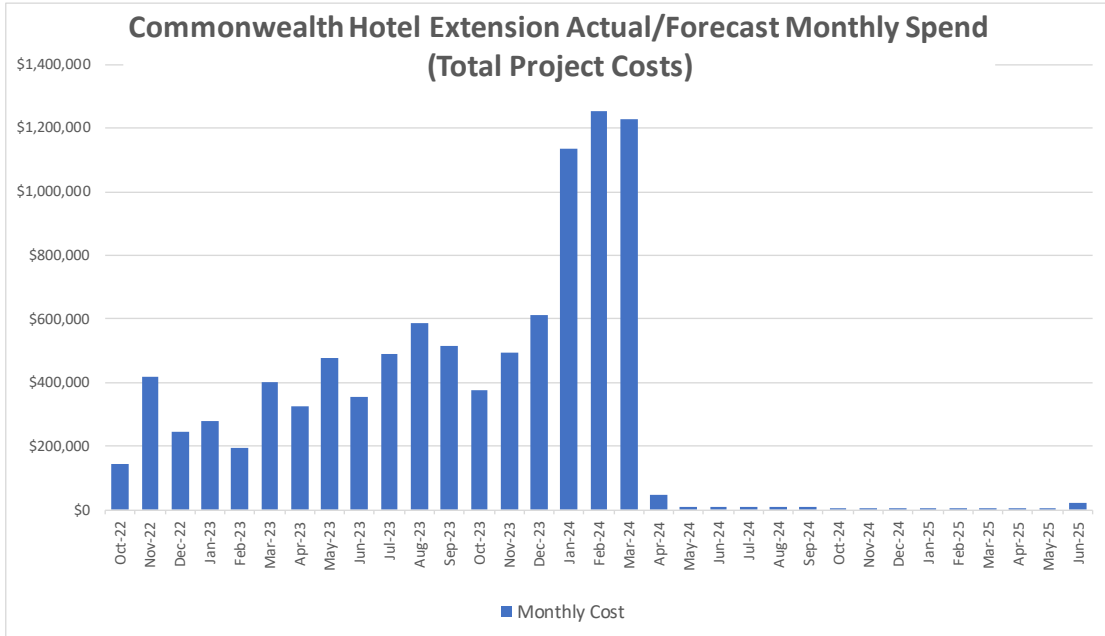
	Project	Current Budget	Committed Contracts and Variations	Forecast Contracts and Variations	Forecast Final Cost
1	Civic Project	\$188,020,704	\$183,428,931	\$405,924	\$183,834,855
2	Commonwealth Hotel	\$16,652,052	\$15,966,013	\$772,110	\$16,738,123
3	Retail Project	\$34,407,196	\$34,259,358	\$4,247,617	\$38,506,975
4	Venue Project	\$71,935,639	\$50,815,525	\$21,120,114	\$71,935,639
	<b>TOTAL</b>	<b>\$311,015,592</b>	<b>\$284,469,827</b>	<b>\$26,545,765</b>	<b>\$311,015,592</b>

## 1.3 CASH FLOW – LAST FOUR MONTHS

The Civic and Retail cashflow for recent months is captured below.

Month	Monthly Expenditure	Project Cumulative Total
September 2023	Retail: \$58,321 Civic: \$15,598 Commonwealth Hotel: \$515,066 Venue: \$4,210,735	\$4,799,719
October 2023	Retail: \$22,467 Civic: \$95,600 Commonwealth Hotel: \$377,105 Venue: \$3,955,026	\$4,450,198
November 2023	Retail: \$194 Civic: \$20,295 Commonwealth Hotel: \$494,043 Venue: \$3,124,357	\$3,638,889
December 2023	Retail: \$21,028 Civic: \$71,271 Commonwealth Hotel: \$610,986 Venue: \$2,743,862	\$3,447,147

1.4 CASH FLOW – PHASING



## 2. Design & Construction

### 2.1 PROGRAM

Ref	Project	Current Status	Target Completion
SP6	Eats Façade & Streetscape	Completed	Q4 2020
	Eats Landlord Works	Completed	Q2 2022
	Eats Tenant Fit-out <i>* First tenant opened June-2022</i>	In Design / Construction	From Q2 2022
SP7	Metro A Façade & Streetscape	Completed	Q2 2022
	Metro A Landlord Works	On Hold	TBD
	Metro A Tenant Fit-out	On Hold	TBD
SP8 / 9	Metro B (& Streetscape)	Completed	Q2 2022
	Metro B Landlord Works	Completed	Q2 2022
	Metro B Tenant Fit-out <i>* First tenant opened June-2022</i>	In Design / Construction	From Q2 2022
SP10	AV Digital Projections Design & Construction	Completed	Q2 2023
N/A	Venue Landlord Works	In Construction	Q2 2024
	Venue Tenant Fit-out	In Design	Q4 2024
SP11	Commonwealth Hotel Façade & Streetscape	Completed	Q2 2021
	Commonwealth Hotel Extension	In Construction	Q1 2024
	Commonwealth Hotel Tenant Fit-out	In Design	Q2 2024

### 2.2 CIVIC PROJECT

This project has now been closed out.

### 2.3 COMMONWEALTH HOTEL

Despite a short month, on site construction has progressed well with perimeter blockwork walls and concrete floor slab for main hotel level pour completed before Christmas. Underground services for the main hotel level are mostly completed. Mechanical work for the existing hotel is in progress, following resolution of a safety in design issue. Temporary propping at service basements 1 and 2 remains in place to pour the topping slab in basement. The external sewer main connection was completed in mid-December 2023 along with Energex conduit and UU connection (all key project milestones).

Design progress was made with AusHotels with regards to joinery shop drawings and a review of consultant's comments on kitchen mechanical design and resolution of the current mechanical design for the main hotel was completed. A DA for minor alteration was submitted for approval to changes to the roof plant for the tenant. The revised flood management report and solution is in progress.

The tenant was notified of the revised handover date of March 2024 however several extensions of time have been received during December which are currently under review. The tenant has subsequently pushed back their tender award. Ongoing inclement weather including both rain and heat provide significant risk to programme.

Site was closed from Friday 15<sup>th</sup> December and re-opened Wednesday 3<sup>rd</sup> January 2024.

## 2.4 RETAIL (EATS & METRO B)

Practical Completion of the Eats Building, Metro A façade, Tulmur Walk, and Nicholas Street/Union Place streetscapes was issued on 20 June 2022.

There is no current fit-out activity, with the NSP team awaiting finalisation of further lease deals and relating tenancy design.

Designs and pricing for future leasing deals continue to be worked up to inform lease deal recommendations, and cost and program forecasts.

Variations and Lessor/Cat 1 will continue to be progressed with Hutchinsons Builders past the Practical Completion date as 'Day 2' works under the contract, until further notice.

## 2.5 VENUE

The ongoing inclement weather including both rain and heat provide significant risk to programme and is being closely monitored particularly effects to the Hoyts handover date. The heat and rain prevent works particularly on the roof, which results in delays in closing out Hoyts related scope in that zone.

The NSP team have completed their review of the Hoyts' Set C documentation and provided their approval with exceptions which is a positive milestone for the progression of Hoyts related scope. The Hoyts project team are working with Council and Hutchinsons to understand and limit scope gap risks for all parties. The Hoyts handover date and potential target trade dates are ongoing co-ordination topics in the regular Hoyts meetings. Hoyts are shortly due to appoint their fitout contractor which is expected to provide additional certainty for dates (subject to weather delays to the overall project).

Energex connections and potential upgrades are providing increased risk for the projects programme. Hutchinson's and their sub-contractors are working to provide delay mitigation options which are being reviewing by ICC's independent services consultant team.

The review of potential tenant base build alteration requirements through test fits and standard offer requirements have been a particular focus during the last reporting period. The advice as collated from contractors and consultants assists the leasing team determine as best as possible costs and programme impacts.

The escalator was positioned and the scaffolding to all six cinema boxes was removed prior to the Christmas site shut down. The timber tiers have commenced in Cinemas 5 & 6. The mechanical plant installation is nearing completion while the team monitor related EDB installation and Energex connection required for commissioning. The atrium zone upper level is framed with services roughed in.

Site was closed from Friday 15<sup>th</sup> December and re-opened Wednesday 3<sup>rd</sup> January 2024.