



**City of
Ipswich**

AGENDA

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE

Tuesday, 13 August 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

<u>MEMBERS OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE</u>	
Councillor Pye Augustine (Chairperson) Councillor David Cullen (Deputy Chairperson)	Mayor Teresa Harding Deputy Mayor Nicole Jonic Councillor Andrew Antonioli

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE AGENDA

Item No.	Item Title	Page No.
	Welcome to Country or Acknowledgment of Country	
	Declarations of Interest	
	Business Outstanding	
	Confirmation of Minutes	
1	Confirmation of Minutes of the Economic and Cultural Development Committee No. 2024(02) of 16 July 2024	7
2	Confirmation of Minutes of the Special Meeting of the Economic and Cultural Development Committee No. 2024(03) of 25 July 2024	17
	Officers' Reports	
3	Galvanized - A festival Of Heritage 2024 Preview	21
4	Nicholas Street Precinct - July 2024 Retail Sub-Project Steering Committee Report	26
	Notices of Motion	
	Matters Arising	

** Item includes confidential papers

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2024(03)

13 AUGUST 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(02) OF 16 JULY 2024**

RECOMMENDATION

That the minutes of the Economic and Cultural Development Committee held on 16 July 2024 be confirmed.

2. **CONFIRMATION OF MINUTES OF THE SPECIAL MEETING OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2024(03) OF 25 JULY 2024**

RECOMMENDATION

That the minutes of the Special Economic and Cultural Development Committee meeting held on 25 July 2024 be confirmed.

OFFICERS' REPORTS

3. **GALVANIZED - A FESTIVAL OF HERITAGE 2024 PREVIEW**

This is a report concerning Galvanized – A Festival of Heritage which runs over 11 days across the city from 29 August – 8 September. The 2024 program curates 30 events, tours, workshops, open days and experiences allowing visitors and residents the opportunity to connect with the heritage and history of the city.

RECOMMENDATION

That the preview report for the Galvanized – A Festival of Heritage 2024 to be received and contents noted.

4. NICHOLAS STREET PRECINCT - JULY 2024 RETAIL SUB-PROJECT STEERING
COMMITTEE REPORT

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

RECOMMENDATION

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

NOTICES OF MOTION

MATTERS ARISING

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2024(02)

16 JULY 2024

MINUTES

COUNCILLORS' ATTENDANCE:

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

COUNCILLOR'S APOLOGIES:

Nil

OFFICERS' ATTENDANCE:

Chief Executive Officer (Sonia Cooper), General Manager Community, Cultural and Economic Development (Ben Pole), General Manager Corporate Services (Matt Smith), General Manager Asset and Infrastructure Services (Matt Anderson), Acting General Manager Environment and Sustainability (Phil A Smith), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Economic Development Manager (Dan Heenan), Place Manager – Ipswich Central (Erin Marchant), Acting Disaster and Natural Hazards Manager (Kristie Mckenna), Manager Marketing and Promotions (Carly Gregory), Precinct Governance Manager (Mitchell Grant), Resource Recovery Manager (David McAlister) and Theatre Technician (Harrison Cate)

ADJOURN MEETING

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Mayor Teresa Harding:

That the meeting be adjourned at 12.01 pm to reconvene at 12.30 pm.

AFFIRMATIVE

Councillors:

Augustine

Cullen

Harding

Jonic

Antonioli

NEGATIVE

Councillors:

Nil

The motion was put and carried.

The meeting reconvened at 12.32 pm.

All councillors except Councillor Antonioli were present when the committee reconvened.

ACKNOWLEDGEMENT OF COUNTRY

Councillor Pye Augustine (Chairperson) delivered the Acknowledgement of Country

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

In accordance with section 150EQ of the *Local Government Act 2009*, Deputy Mayor Nicole Jonic informed the meeting that she has a declarable conflict of interest in Item 4 titled Quarterly Event Sponsorship and Ticket Allocation Report.

The nature of the declarable conflict of interest is that Deputy Mayor Jonic is a life member of the Willowbank Raceway.

Deputy Mayor Nicole Jonic invited the other councillors to determine if she can continue to participate in the decision process.

It was moved by Mayor Teresa Harding and seconded by Councillor Pye Augustine that Deputy Mayor Nicole Jonic does not have a declarable conflict in Item 4 titled Quarterly Event Sponsorship and Ticket Allocation Report because there is no personal or financial benefit to Deputy Mayor Jonic and therefore a reasonable person would trust that the final decision is made in the public interest.

The eligible councillors present at the meeting decided that Deputy Mayor Nicole Jonic may participate in the meeting in relation to the matter, including by voting on the matter.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Augustine	
Cullen	
Harding	

Deputy Mayor Jonic did not take part in the vote.

The motion was put and carried.

At Item 3 titled Event Sponsorship - 2024 Indigenous Wild Food and Cultural Festival, Deputy Mayor Nicole Jonic made a declaration.

BUSINESS OUTSTANDING

Nil

CONFIRMATION OF MINUTES

1. CONFIRMATION OF MINUTES OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2024(01) OF 11 JUNE 2024

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Mayor Teresa Harding:

That the minutes of the Economic and Cultural Development Committee held on 11 June 2024 be confirmed.

AFFIRMATIVE

Councillors:

Augustine

Cullen

Harding

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

2. CONFIRMATION OF MINUTES OF THE SPECIAL MEETING OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2024(02) OF 20 JUNE 2024

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Deputy Mayor Nicole Jonic:

That the minutes of the Special Economic and Cultural Development Committee meeting held on 20 June 2024 be confirmed.

AFFIRMATIVE

Councillors:

Augustine

Cullen

Harding

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

Councillor Antonioli arrived at the meeting at 12.37 pm.

OFFICERS' REPORTS

In accordance with section 150EQ of the *Local Government Act 2009*, Councillor Nicole Jonic informed the meeting that she has a declarable conflict of interest in Item 3 titled Event Sponsorship – 2024 Indigenous Wild Food and Cultural Festival.

The nature of the interest is that the location proposed for the event is at the Ipswich Turf Club and she is on the board of the Ipswich Turf Club.

Deputy Mayor Nicole Jonic came to the conclusion that because of the nature of the conflict, she will exclude herself from the meeting while this matter is debated and the vote taken.

Deputy Mayor Nicole Jonic left the meeting at 12.42 pm.

3. **EVENT SPONSORSHIP - 2024 INDIGENOUS WILD FOOD AND CULTURAL FESTIVAL**

This is a report concerning an Event Sponsorship Application by We Care Aboriginal and Torres Strait Islanders for Aged and Disabled Associated Incorporated for \$30,000 ex GST financial support of the Indigenous Wild Food & Cultural Festival on Saturday 31 August 2024 at the Ipswich Turf Club.

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Mayor Teresa Harding:

That We Care Aboriginal and Torres Strait Islanders for Aged and Disabled Associated Incorporated receive \$21,500 excl. GST financial support for the 2024 Indigenous Wild Food & Cultural Festival.

AFFIRMATIVE

Councillors:

Augustine

Cullen

Harding

Antoniolli

NEGATIVE

Councillors:

Nil

All Councillors except Deputy Mayor Nicole Jonic were present when the vote was taken.

The motion was put and carried.

Deputy Mayor Nicole Jonic returned to the meeting at 12.48 pm.

4. QUARTERLY EVENT SPONSORSHIP AND TICKET ALLOCATION REPORT

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

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Mayor Teresa Harding:

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

Major Community Event Sponsorship Category 1 up to \$15,000 excl. GST approved by the General Manager, Community Culture and Economic Development:

- Ipswich District Teacher-Librarian Network \$13,636 (excl. GST) in cash support for the StoryArts Festival Ipswich 2024

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

- Willowbank Raceway \$35,000 (excl. GST) in cash support for the 2024 Gulf Western Oil Winternationals

B. That Council receive and note that no event impact study support was confirmed during the 1 April 2024 to 30 June 2024 period

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

AFFIRMATIVE

Councillors:

Augustine

Cullen

Harding

Jonic

Antoniolli

NEGATIVE

Councillors:

Nil

The motion was put and carried.

5. IPSWICH CENTRAL REVITALISATION - SIX MONTHLY REPORT - JUNE 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 November 2023 and showcases key deliverables and case studies.

RECOMMENDATION

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

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

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

The motion was put and carried.

6. NICHOLAS STREET PRECINCT - JUNE 2024 RETAIL SUB-PROJECT STEERING COMMITTEE REPORT

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

RECOMMENDATION

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

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

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Augustine	Nil
Cullen	

Harding
Jonic
Antoniolli

The motion was put and carried.

MOVE INTO CLOSED SESSION

RECOMMENDATION

Moved by Councillor Pye Augustine:
Seconded by Deputy Mayor Nicole Jonic:

That in accordance with section 254J(3)(c, g and i) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 7 titled *Nicholas Street Precinct – Approval of a Lease for Upper Ground Floor 143 Brisbane Street*.

The meeting moved into closed session at 1.08 pm.

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

The motion was put and carried.

MOVE INTO OPEN SESSION

RECOMMENDATION

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

That the meeting move into open session.

The meeting moved into open session at 1.21 pm.

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

The motion was put and carried.

7. NICHOLAS STREET PRECINCT - APPROVAL OF A LEASE FOR UPPER GROUND FLOOR
143 BRISBANE STREET

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

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

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Councillor Andrew Antonioli:

- A. **That Council enter into a Lease (and any ancillary documentation) with the proposed lessee of the Tenancy Upper Ground Level, 143 Brisbane Street (impacting Lots 1 and 2 on RP50109) ("Tenancy Upper Ground Level") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Leasing Manager dated 4 July 2024).**
- B. **That Council note, that in relation to Council's disposal of its leasehold interest in the Tenancy Upper Ground Level to the proposed lessee, that the Ministerial exemption under s236 (f) of the *Local Government Regulation 2012* applies to the disposal of Council's interest in the Tenancy Upper Ground Level (Ministerial exemption contained in Attachment 1 of this report).**
- C. **That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take "contractual action" pursuant to section 238 of the Regulation, in order to implement Council's decision at Recommendation A.**
- D. **That Council be kept informed as to the progress and outcome of the execution and publication of details.**

AFFIRMATIVE

Councillors:

Augustine

Cullen

Harding

Jonic

Antonioli

NEGATIVE

Councillors:

Nil

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 12.00 pm.

The meeting closed at 1.24 pm.

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

25 JULY 2024

MINUTES

COUNCILLORS' ATTENDANCE:

Councillor Pye Augustine (Chairperson); Councillors David Cullen (via audio-link), Mayor Teresa Harding, Councillor Andrew Antoniolli and Councillor Marnie Doyle (Observer)

COUNCILLOR'S APOLOGIES:

Nil

OFFICERS' ATTENDANCE:

Sonia Cooper (Chief Executive Officer), Ben Pole (General Manager, Community, Cultural and Economic Development), Jodie Richter (Senior Policy and Communications Officer), Melissa Fitzgerald (Chief of Staff, Office of the Mayor), Jeff Keech (Chief Financial Officer), Melissa Annis (Leasing Manager), Mitchell Grant (Precinct Governance Manager), Brett Davey (General Manager, Planning and Regulatory Services) and Harrison Cate (Theatre Technician)

ACKNOWLEDGEMENT OF COUNTRY

Councillor Augustine (Chairperson) delivered the Acknowledgement of Country

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

BUSINESS OUTSTANDING

Nil

OFFICERS' REPORTS

MOVE INTO CLOSED SESSION

RECOMMENDATION

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

That in accordance with section 254J(3)(c, g and i) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 1 titled Nicholas Street Precinct - Approval of an Agreement for Lease for Tenancy T2 venue (37 Nicholas Street).

The meeting moved into closed session at 8.20 am.

AFFIRMATIVE

Councillors:

Augustine

Cullen

Harding

Antoniolli

NEGATIVE

Councillors:

Nil

The motion was put and carried.

MOVE INTO OPEN SESSION

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Mayor Teresa Harding:

That the meeting move into open session.

The meeting moved into open session at 8:37 am.

AFFIRMATIVE

Councillors:

Augustine

Cullen

Harding

Antoniolli

NEGATIVE

Councillors:

Nil

The motion was put and carried.

1. 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 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 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 15 July 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 15 July 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
Cullen
Harding
Antoniolli

NEGATIVE
Councillors:
Nil

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 8.18 am.

The meeting closed at 8.40 am.

Doc ID No: A10445902

ITEM: 3
SUBJECT: GALVANIZED - A FESTIVAL OF HERITAGE 2024 PREVIEW
AUTHOR: CITY EVENTS MANAGER
DATE: 26 JULY 2024

EXECUTIVE SUMMARY

This is a report concerning Galvanized – A Festival of Heritage which runs over 11 days across the city from 29 August – 8 September. The 2024 program curates 30 events, tours, workshops, open days and experiences allowing visitors and residents the opportunity to connect with the heritage and history of the city.

RECOMMENDATION/S

That the preview report for the Galvanized – A Festival of Heritage 2024 to be received and 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

Council's delivery of regionally significant festivals is a direct outcome and delivery action of the City Events Plan:

- Attract, support and produce a diverse program of annual events that engage the community, promote Ipswich as a destination, drive visitation and positively impact on business and industry.

Council's delivery of regional significant festivals is a direct outcome and delivery action of the Ipswich Economic Development Strategy:

- Deliver the City Events Plan of annual events to promote Ipswich as a destination, drive visitation and maximise local expenditure.

Galvanized – A Festival of Heritage returns to the city from Thursday 29 August to Sunday 8 September 2024 as part of Council’s annual City Events Plan.

This 11-day city-wide festival showcases some of the best heritage experiences Ipswich has to offer with more than 15 local organisations and businesses engaged to curate the 2024 program of events across the city.

In 2024, 10,211 attendances were recorded for the festival with 22% of the 6,847 unique attendees from outside the city.

The 2024 program boasts over 30 events and experiences including the Indigenous Wild Foods & Culture Festival being hosted in the city for the first time, along with a multitude of social events, open days, tours, haunted experiences, demonstrations, and workshops.

The full festival program and event details are on the Ipswich Festivals website <https://www.ipswichfestivals.com.au/galvanizedipswich/>

A downloadable one-page program overview for the festival is also available:

https://www.ipswichfestivals.com.au/wp-content/uploads/2024/07/Galvanized_Calendar_A4_2.pdf

2025 event highlights include:

Indigenous Wild Foods & Culture Festival

Be immersed in First Nations culture with a huge line up of talented Aboriginal and Torres Strait Islander artists and contemporary talent. Sponsored by Ipswich City Council, this free event allows you to experience bush tucker foods and cooking demonstrations, live traditional cultural performances and workshops, market stalls, food trucks, and tonnes of free family entertainment.

The Baker’s Ball

Step back in time and join a WWII victory dinner dance recreation in Marburg. Bring your sweetheart and enjoy vintage entertainment, dinner and swing dance classes as the night takes you to three beautiful historical locations throughout Marburg.

Steam & Smoke BBQ’s

Taste your way through a bevy of BBQ and steam-themed food trucks and spicy delights, peruse vintage vehicles display, and see a spectacular operating steam train, all while enjoying a program of live rock music, dance performers and entertainers on the main stage.

The Limestone Frolic

Music and dance is a living link to our heritage. At this free, Ipswich Libraries produced event, discover more about the history of dance in early Ipswich with demonstrations and an opportunity to experience the dances themselves.

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

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

FINANCIAL/RESOURCE IMPLICATIONS

The Galvanized – A Festival of Heritage 2024 is funded through the City Events Budget 2024-2025 at \$70,000 (including marketing and event impact reports) and \$40,000 is funded through the Queensland Government's Showcasing Queensland Heritage grants program.

COMMUNITY AND OTHER CONSULTATION

There are a range of event and programming partners for Galvanized – A Festival of Heritage 2024 including:

- Queensland Government
- Cooneana Heritage Centre
- Discover Ipswich
- Floating Images Hot Air Balloon Flights
- Historic Australia
- Ipswich Antique Centre
- Ipswich Art Gallery
- Ipswich City Big Band
- Ipswich Civic Centre
- Ipswich Historical Society Inc.
- Ipswich Libraries
- Ipswich Masonic Centre
- Lost Ipswich

- Old Courthouse Historical Ipswich Cultural Association
- Picture Ipswich
- Queensland Museum Rail Workshops
- RAAF Base Amberley
- St Paul's Anglican Church Ipswich
- Stony Creek Brewing
- Summer Land Camels
- The Great Marburg Bake-off
- We Care Aboriginal and Torres Strait Islanders for Aged and Disabled Associated Incorporated

CONCLUSION

Galvanized – A Festival of Heritage 2024 is a key component of the Ipswich City Council City Events Plan which attracts, supports and produces a diverse program of annual events that engage the community, promote Ipswich as a destination, drive visitation and positively impact on business and industry.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
RECEIVE AND NOTE REPORT
The Recommendation that the preview report for the Galvanized festival 2024 be received and contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

Lauren Roche

CITY EVENTS MANAGER

I concur with the recommendations contained in this report.

Carly Gregory

MANAGER, MARKETING AND PROMOTIONS

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: A10391740

ITEM: 4

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

AUTHOR: PRECINCT GOVERNANCE MANAGER

DATE: 29 JULY 2024

EXECUTIVE SUMMARY

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

RECOMMENDATION/S

That the July 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

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

The Retail Sub-Project Steering Committee (RSPSC) supports the Economic and Cultural Development Committee in providing high level oversight of the delivery of the Nicholas Street Precinct redevelopment. The RSPSC generally reports monthly to the Economic and Cultural Development Committee on the planning, development, delivery and operations of the Nicholas Street Precinct's retail and commercial assets. This report provides an update for part of June and July 2024.

The RSPSC met on 24 July 2024 and considered, amongst other matters, the status of retail and commercial leasing, progress of redevelopment works on the Venue and Commonwealth Hotel buildings and the legal status across approved leasing deals, and tenure management matters. The draft RSPSC 24 July 2024 meeting minutes are contained in Attachment 1.

The table below identifies the status of retail and commercial leasing as of 29 July 2024. Colliers are the Retail leasing agents and are speaking with many prospective tenants and we continue to seek active interest through existing partnerships for leasing the remaining commercial space.

The table below reflects the current status of lease documents and includes updates which relate to the lease for Upper Ground Floor of 143 Brisbane Street and Tenancy T5/T6 Venue (now issued for execution), the lease for Tenancy T2 on Level 1 of the Venue Building (which is being prepared), and the lease for the car park ancillary use (which has been executed by the Lessee).

Deal Status	As at 29 July 2024	Change from 1 July 2024
Lease Documents Being Prepared	1	1
Lease Documents Issued for Execution	4	2
Leases Executed by Lessee	16	1
Leases Pending Approval by Lessor (Council)	0	0
Leases Executed by Lessor (Council)	15	0

June and July have seen enormous progress across the Nicholas Street development projects. The Commonwealth Hotel refurbishment entered a new phase with Hutchinson Builders achieving practical completion on 11 July 2024 and subsequent handover from Council to AusHotels on 16 July. AusHotels have engaged SHAPE to complete their fit-out works over an approximate 16-week period, with the opening date and arrangements yet to be confirmed.

The Venue project achieved handover of the Hoyts tenancy in June and the General Public tenancy in July. Both major tenants have taken over and commenced fit out of their respective tenancies. Scaffolding has been removed from the Nicholas Street façade, marking a significant milestone in the project and enabling views from Nicholas Street to the largely complete works.

Construction by Hutchinson Builders continues on level 1 and the ground floor with focus on the façade, atrium and the completion of the remaining tenancies. Certification and handover is expected in the coming weeks. A Site Supervisor and Safety Partner resource has been secured to assist and coordinate the site through tenant fit-out works.

Refer Attachment 2 for the July 2024 Executive Report.

Brand and marketing activity in July 2024 focussed on signage and targeted messaging, along with ongoing activities to maintain consumer brand awareness, tenant engagement, and supporting leasing opportunities. The Tulmur Walk hoarding was treated with signage to improve aesthetics and to support leasing with targeted messaging. A series of posters have been installed around amenities with messaging to promote various features of the Precinct as well as tenant businesses. Marketing activities promoted several major events, including

the Spark Ipswich Festival from 4 to 14 July 2024 and Park N Pose on 27 July 2024. Planning is underway for the official opening of the Venue Building later in the year.

During July, the Nicholas Street Precinct was recognised as an exemplar in urban design as a winner of the prestigious 2024 Minister's Award for Urban Design and the Movement and Place Award. The jury congratulated Ipswich City Council for its vision and leadership in taking on a role as property developer and creating a world class transformation of the Ipswich CBD. The awards recognise urban design projects of the highest quality across Queensland, highlighting the importance of good quality design in shaping communities and the integration of transport and movement to support social and economic outcomes. Designs were judged on climate responsiveness, improvement to local character, enhancing natural systems, connectivity, creating a great place for people to live, diversity, adaptation, leadership, and effective engagement.

LEGAL IMPLICATIONS

This report and its recommendations are consistent with the following legislative provisions:

Local Government Act 2009

Local Government Regulation 2012

POLICY IMPLICATIONS

Nil

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. These conditions include the increased cost of goods, consumer caution in relation to spend and the ability for the retail and hospitality industry to absorb this over time.

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 Tulmur Walk buildings and the status of works to the Venue and the Commonwealth Hotel buildings.

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

Recent leasing approvals reinforce market confidence in the Nicholas Street Precinct retail product and continue to strengthen the leasing campaign 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.

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.	Draft RSPSC Meeting Minutes 24/07/2024 ↓ 
2.	Executive Report July 2024 ↓ 

Mitchell Grant

PRECINCT GOVERNANCE MANAGER

I concur with the recommendations contained in this report.

James Hepburn

PRECINCT DIRECTOR

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.46)

Minutes – 24.07.24 (09:00 AM – 10:30 AM)

Claremont Room, Level 8, 1 Nicholas Street

Members:	James Hepburn (JH)(Chair), Sonia Cooper (SC), Jeff Keech (JK), Ben Pole (BP)	
Attendees:	Louis Boneschans (LB), Melissa Annis (MA), Mitchell Grant (MG)	
Observers		
Apologies	Cr Marnie Doyle, Cr Nicole Jonic, Fiona McDougall (FM), Neal Van Kerkvoort (NVK)	
Attachments	Draft RSPSC Minutes 26.06.24 RSPSC Action Items current as at 19.07.24 NSP Performance Report	
No.	OFFICER	DESCRIPTION
1.	JH	Attendance / Apologies
2.	Various	Previous Minutes 26.06.24 / Actions Items
3.	Various	<p>Matters Arising</p> <ul style="list-style-type: none"> ▪ Venue update <ul style="list-style-type: none"> ○ Update provided on handover of Hoyts and General Public tenancies ○ Significant construction progress on site ○ Preparations underway to determine and finalise tenant opening arrangements ▪ Hotel Commonwealth update <ul style="list-style-type: none"> ○ Discussion on handover to Commonwealth Hotel ○ Defect rectification update provided ○ Discussion on construction contract commitments post practical completion. ▪ Leasing update <ul style="list-style-type: none"> ○ Update on existing lease deals and progress to finalisation of lease documents ○ Discussion on several new potential lease deals for Venue and Tulmur Walk ○ Discussion on activation of key tenancies for opening ▪ Marketing and Cinema Launch <ul style="list-style-type: none"> ○ Discussion on marketing and cinema launch ○ Roles and responsibilities to be established
4.	JH	<p>Presentations</p> <ul style="list-style-type: none"> ▪ NA
5.	Various	<p>Matters for Noting:</p> <ul style="list-style-type: none"> ▪ Financials <ul style="list-style-type: none"> ○ Discussion on overall budget and current status of budget
6.	Various	<p>Current and Emerging Risks</p> <ul style="list-style-type: none"> ▪ Fit outs <ul style="list-style-type: none"> ○ Discussion on evolution to fit outs and risk management ▪ NSP Branch risk register to be circulated
7.	Various	<p>General Business</p> <ul style="list-style-type: none"> ▪ Property management <ul style="list-style-type: none"> ○ General discussion on tenants and property management matters
8.	JH	<p>Next Meeting – 28 August 2024 9:00 – 10:30am Claremont Room, Level 8, 1 Nicholas Street</p>



Nicholas Street, Ipswich Central

Executive Report No.62

To 30 June 2024



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IPSWICH CENTRAL

DOCUMENT INFORMATION	
Title: Nicholas Street, Ipswich Central	
Subtitle: Executive Report	

VERSION	DATE	PREPARED BY
1	10 July 2024	CBD Redevelopment Project Team

Distribution
Ipswich City Council

Contents

1. FINANCIAL1

1.1 DASHBOARD..... 1

1.2 SUMMARY 2

1.3 CASH FLOW – LAST FOUR MONTHS 2

1.4 CASH FLOW – PHASING 3

2. DESIGN & CONSTRUCTION.....4

2.1 PROGRAM 4

2.2 CIVIC PROJECT 4

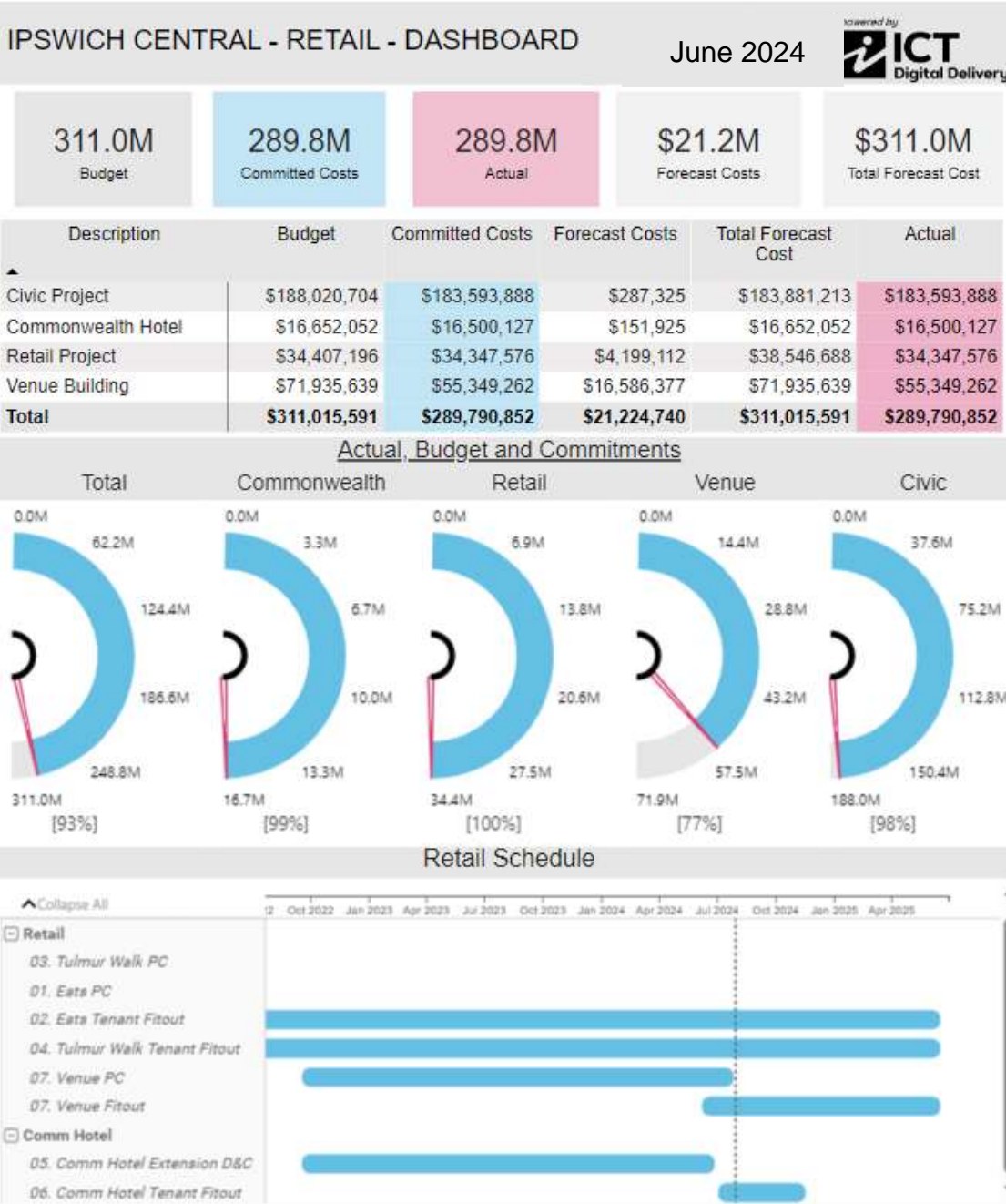
2.3 COMMONWEALTH HOTEL..... 4

2.4 RETAIL (EATS & TULMUR WALK) 4

2.5 VENUE 5

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.

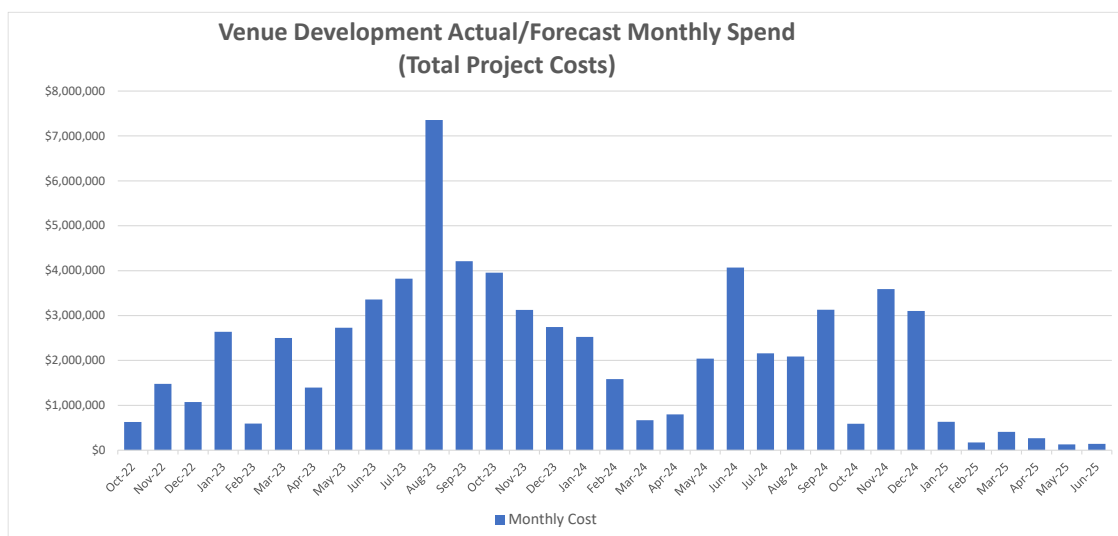
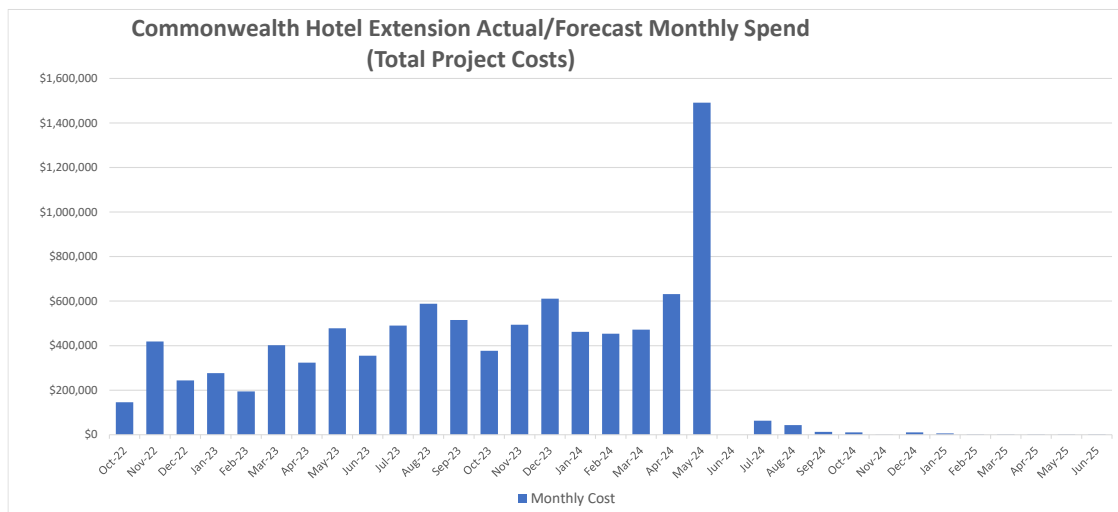
	Project	Current Budget	Committed Contracts and Variations	Forecast Contracts and Variations	Forecast Final Cost
1	Civic Project	\$188,020,705	\$183,593,888	\$287,325	\$183,859,398
2	Commonwealth Hotel	\$16,652,052	\$16,500,127	\$151,925	\$16,738,123
3	Retail Project	\$34,407,196	\$34,347,576	\$4,199,112	\$38,482,432
4	Venue Project	\$71,935,639	\$55,349,262	\$16,586,377	\$71,935,639
	TOTAL	\$311,015,592	\$289,790,852	\$21,224,740	\$311,015,592

1.3 CASH FLOW – LAST FOUR MONTHS

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

Month	Monthly Expenditure	Project Cumulative Total
March 2024	Retail: \$169,431 Civic: \$43,825 Commonwealth Hotel: \$472,203 Venue: \$669,410	\$1,354,869
April 2024	Retail: -\$104,628 Civic: \$4,677 Commonwealth Hotel: \$631,811 Venue: \$800,722	\$1,332,582
May 2024	Retail: \$55,541 Civic: \$21,843 Commonwealth Hotel: \$1,491,379 Venue: \$2,040,394	\$3,609,158
June 2024	Retail: -\$40,729 Civic: \$12,935 Commonwealth Hotel: -\$11,017 Venue: \$4,068,251	\$4,029,440

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 Construction	Q4 2024
SP11	Commonwealth Hotel Façade & Streetscape	Completed	Q2 2021
	Commonwealth Hotel Extension	In Construction	Q3 2024
	Commonwealth Hotel Tenant Fit-out	In Design	Q3 2024

2.2 CIVIC PROJECT

This project has now been closed out.

2.3 COMMONWEALTH HOTEL

The Commonwealth Hotel refurbishment project is nearing completion, with the major construction work finalised. Handover has been delayed owing to delayed compliance and typical defect rectification.

Regular meetings and inspections are being conducted to resolve outstanding issues including ceiling heights, certification, signage, revising the structural plans for the mezzanine floor, and the tenants proposed alterations or removal of the internal stair. AusHotels have now appointed their fit-out contractor (Shape) and estimate an approximate 16 week fit-out program from handover. Preparations are now underway for a Practical Completion in mid July, with handover of the site to AusHotels by the end of July.

2.4 RETAIL (EATS & TULMUR WALK)

Practical Completion of the Eats Building, Metro A façade, Tulumur Walk, and Nicholas Street/Union Place streetscapes was issued on 20 June 2022. The restoration work on the Bell Street Awning is now complete.

Leasing progress has been steady, with design and pricing for future leasing deals underway to inform several lease deal recommendations, and cost and program forecasts. Tenancy coordination resources continue to

work closely with leasing on all potential deals. Hoarding treatments are being updated to reflect which sites are available for lease with renders of suggested tenancy uses. Once leases are signed hoarding can also be updated to notify of the new tenant opening soon.

Wayfinding and Signage works have commenced within various parts of the Nicholas Street Precinct with main wayfinding signs to key buildings and structures installed. Totems are due to be installed over the coming months following updates from stakeholder consultation.

2.5 VENUE

The Venue project made good progress in June with practical completion achieved for several key portions of the site, including tenancy MM2 and the Hoyts tenancy. Hoyts have now taken handover of their tenancy and have commenced fit-out works with their contractor Unita.

Construction continues on level 1 and the ground floor, with work on ceilings, electrical, flooring, plastering and painting to the façade and atrium progressing well. Smoke testing and QFES inspections have also been completed. Removal of scaffolding from the Nicholas Street façade represents an exciting milestone as the concept design is realised. The Hutchinson team are also preparing tenancy MM1 for handover to General Public to start their fit-out in July.

A Site Supervisor and Safety Partner resource has been secured to assist and coordinate the site through tenant fit-outs. The project team continue to identify and resolve risks and work collaboratively with the multiple parties now involved in the lead in to opening later in the year.