



City of
Ipswich

AGENDA

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE

Tuesday, 18 February 2025

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 Jacob Madsen
Councillor Andrew Antonioli
Councillor David Martin
Councillor Jim Madden

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE AGENDA

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** Item includes confidential papers

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2025(01)

18 FEBRUARY 2025

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(07) OF 3 DECEMBER 2024**

RECOMMENDATION

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

OFFICERS' REPORTS

2. **MAJOR COMMUNITY EVENT SPONSORSHIP - 2025 IPSWICH SHOW**

This is a report concerning an application for Major Community Event Sponsorship by the Ipswich Show Society for \$35,000 ex GST financial support of the 2025 Ipswich Show, to be held from Friday 16 to Sunday 18 May 2025.

RECOMMENDATION

That Council provide Event Sponsorship of \$30,000 (excl. GST) to Ipswich Show Society for the 2025 Ipswich Show.

3. **QUARTERLY EVENT SPONSORSHIP AND TICKET ALLOCATION REPORT - 1 OCTOBER TO 31 DECEMBER 2024**

This is a report concerning event sponsorship approved in the period of 1 October 2024 to 31 December 2024 as required under the Event Sponsorship Policy.

RECOMMENDATION

- A. That Council receive and note the following event sponsorship allocations during the 1 October 2024 to 31 December 2024 period:

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

- Spartan AUS 3.0 Pty Ltd \$20,000 (excl. GST) in case support for the 2025 Spartan Trifecta Weekend

- B. That Council receive and note that there were no event sponsorship ticket allocations made during the 1 October 2024 to 31 December 2024 period.
-

4. ****NICHOLAS STREET PRECINCT - DECEMBER 2024 AND JANUARY 2025 NICHOLAS STREET PRECINCT PROJECT CONTROL GROUP**

This is a report concerning the December 2024 and January 2025 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.

RECOMMENDATION

That the December 2024 and January 2025 Nicholas Street Precinct Project Control Group Report be received and the contents noted.

NOTICES OF MOTION

MATTERS ARISING

QUESTIONS / GENERAL BUSINESS

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2024(07)

3 DECEMBER 2024

MINUTES

COUNCILLORS' ATTENDANCE:

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

COUNCILLOR'S APOLOGIES:

Nil

OFFICERS' ATTENDANCE:

Chief Executive Officer (Sonia Cooper), General Manager Community, Cultural and Economic Development (Ben Pole), General Manager Planning and Regulatory Services (Brett Davey), General Manager Environment and Sustainability (Kaye Cavanagh), General Manager Corporate Services (Matt Smith), Acting General Manager Infrastructure Strategy, Capital Delivery and Assets (Tony Dileo), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Senior Communications and Policy Officer (Jodie Richter), Manager Community and Cultural Services (Don Stewart), Manager Marketing and Promotions (Carly Gregory), Manager Media Communications and Engagement (Mark Strong), Economic Development Manager (Dan Heenan), Destination Development Lead (Michael Williams), Precinct Director – Nicholas Street Precinct (James Hepburn), Senior Solicitor (Nicola Harris), Coordinator Communications (Lucy Stone) and Theatre Technician (Harrison Cate)

With the Chairperson, Councillor Pye Augustine attending the meeting via teams, Councillor Marnie Doyle (Deputy Chairperson) chaired the meeting.

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

Councillor Marnie Doyle (Deputy 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(06) OF 14 NOVEMBER 2024**

RECOMMENDATION

Moved by Councillor Andrew Antonioli:

Seconded by Councillor Jim Madden:

That the minutes of the Economic and Cultural Development Committee held on 14 November 2024 be confirmed.

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Antonioli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

2. **DISCOVER IPSWICH EVERI EVENT PORTAL**

This is a report concerning the new Discover Ipswich Everi Event Portal, an initiative to improve visitor experience and better serve our event producers and promoters to meet Council's aspiration to become an Event Friendly Council. The new portal, which will be incorporated into the Discover Ipswich website, will enhance the 'What's On' section of the site promoting events across Ipswich that have the potential to attract visitors from outside the city. The new portal will be launched to industry and the public in late October 2024.

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Councillor Andrew Antonioli:

That the report concerning the integration of the new Everi Event Portal into the Discover Ipswich site be received and its contents noted.

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Antoniolli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

3. IPSWICH ECONOMIC DEVELOPMENT STRATEGY REPORT

This report provides an update on the past six months of outputs and outcomes related to the Ipswich Economic Development Strategy 2023-2027.

The Ipswich Economic Development Strategy outlines Council's plan for sustainable economic growth, outlining how Council resources can be aligned to build the economy of the future, attract and retain diverse and high value jobs for current and future generations, deliver a safe, efficient and sustainable transport network, ensure a healthy environment and foster an inclusive, society.

RECOMMENDATION

Moved by Councillor Andrew Antoniolli:

Seconded by Mayor Teresa Harding:

That the Ipswich Economic Development Strategy Report be received and the contents noted.

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Antoniolli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

MOVE INTO CLOSED SESSION

RECOMMENDATION

Moved by Councillor Marnie Doyle:
Seconded by Councillor Andrew Antonioli:

That in accordance with section 254J(3)(i and g) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 4 titled *North Ipswich Spot and Entertainment Precinct Stage 1 Western Grandstand Concept Design* and Item 5 titled *Nicholas Street Precinct – Approval of a Ground Lease over 4 Ellenborough Street, Ipswich (Lot 7 on SP288748)*.

The meeting moved into closed session at 11.22 am.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Augustine	Nil
Doyle	
Harding	
Jonic	
Madsen	
Antonioli	
Martin	
Madden	

The motion was put and carried.

Councillor Jacob Madsen left the meeting at 12.13 pm.
Councillor Jacob Madsen returned to the meeting at 12.16 pm.

MOVE INTO OPEN SESSION

RECOMMENDATION

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

That the meeting move into open session.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Augustine	Nil
Doyle	
Harding	
Jonic	
Madsen	
Antonioli	

Martin
Madden

The motion was put and carried.

The meeting moved into open session at 12.36 pm.

4. NORTH IPSWICH SPORT AND ENTERTAINMENT PRECINCT STAGE 1 WESTERN GRANDSTAND CONCEPT DESIGN

This is a report presenting the outcomes of the due diligence and concept design for the North Ipswich Sport and Entertainment Precinct Stage 1 Western Grandstand.

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

RECOMMENDATION

That Council approve the finalisation of the submission to the Australian Government based on the current concept design for the North Ipswich Sport and Entertainment Precinct Stage 1 Western Grandstand.

Councillor Jim Madden proposed the addition of Recommendation B and C and for the original recommendation to become Recommendation A.

RECOMMENDATION

Moved by Councillor Jim Madden:
Seconded by Councillor Andrew Antonioli:

- A. That Council approve the finalisation of the submission to the Australian Government based on the current concept design for the North Ipswich Sport and Entertainment Precinct Stage 1 Western Grandstand.**
- B. That with the Submission, the North Ipswich Reserve Corporate Centre continue to be made available for the public until such time as a Master Plan is developed.**
- C. That Council obtain a cost estimate to prepare a Master Plan for the North Ipswich Reserve and the Len Johnson Oval.**

AFFIRMATIVE
Councillors:
Augustine
Doyle
Harding
Jonic

NEGATIVE
Councillors:
Nil

Madsen
Antoniolli
Martin
Madden

The motion was put and carried.

Councillor Marnie Doyle advised that during the closed session to discuss Items 4 and 5, that only Item 4 was discussed and that the committee agreed to return to open session to vote on Item 4 and adjourn for a break.

ADJOURN MEETING

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Councillor Andrew Antoniolli:

That the meeting be adjourned at 12.39 pm to reconvene at 1.10 pm.

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Antoniolli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

The meeting reconvened at 1.11 pm.

MOVE INTO CLOSED SESSION

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Councillor David Martin:

That in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 5 titled Nicholas Street Precinct - Approval of a Ground Lease over 4 Ellenborough Street, Ipswich (Lot 7 on SP288748).

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Antoniolli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

The meeting moved into closed session at 1.13 pm.

MOVE INTO OPEN SESSION

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Councillor Jim Madden:

That the meeting move into open session.

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Antoniolli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

The meeting moved into open session at 1.35 pm.

5. NICHOLAS STREET PRECINCT - APPROVAL OF A GROUND LEASE OVER
4 ELLENBOROUGH STREET, IPSWICH (LOT 7 ON SP288748)

This is a report concerning a ground lease for Council's consideration over associated Council-owned property at 4 Ellenborough Street, Ipswich (Lot 7 on SP288748) – see location plan in attachment 1.

“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 Jim Madden:

Seconded by Deputy Mayor Nicole Jonic:

- A. That Council enter into a Development Agreement, Construction Lease and Long Term Lease (and ancillary agreements), with the proposed lessee of 4 Ellenborough Street, Ipswich (Lot 7 on SP288748) within the Nicholas Street Precinct (substantially in accordance with the terms of the confidential heads of agreement attached).**
- B. That Council note, in relation to Council’s disposal of its leasehold interest in 4 Ellenborough Street, Ipswich 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 4 Ellenborough Street, Ipswich (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

Doyle

Harding

Jonic

Madsen

Antoniolli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

6. REPORT - ADVOCACY ADVISORY COMMITTEE NO. 2024(03) OF 21 NOVEMBER 2024

This is the report of the Advocacy Advisory Committee No. 2024(03) of 21 November 2024.

RECOMMENDATION

Moved by Mayor Teresa Harding:
Seconded by Councillor Jim Madden:

**That Council adopt the recommendations of the Advocacy Advisory Committee
No. 2024(03) of 21 November 2024.**

AFFIRMATIVE

Councillors:
Augustine
Doyle
Harding
Jonic
Antoniolli
Madden

NEGATIVE

Councillors:
Madsen (Abstain)
Martin (Abstain)

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

QUESTIONS / GENERAL BUSINESS

Nil

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 11.07 am.

The meeting closed at 1.40 pm.

Doc ID No: A11091007

ITEM: 2
SUBJECT: MAJOR COMMUNITY EVENT SPONSORSHIP - 2025 IPSWICH SHOW
AUTHOR: EVENT SPONSORSHIP AND ATTRACTION OFFICER
DATE: 6 JANUARY 2025

EXECUTIVE SUMMARY

This is a report concerning an application for Major Community Event Sponsorship by the Ipswich Show Society for \$35,000 ex GST financial support of the 2025 Ipswich Show, to be held from Friday 16 to Sunday 18 May 2025.

RECOMMENDATION/S

That Council provide Event Sponsorship of \$30,000 (excl. GST) to Ipswich Show Society for the 2025 Ipswich Show.

RELATED PARTIES

- Ipswich Show Society, whose Executive Members include: Denise Hanly, Darren Zanow, Paul Casos, Jillian Pattinson and Dr Chris Raymont. Members include: Keith Lewis, Laurie Mundt, Russell Haag, Christopher Trace, Kate Kunzelmann and Tony Tracey.
- It should be noted that the following Executive Members, Members or Show Team Members are former Ipswich City Council employees: Paul Casos (Events Corp), Laurie Mundt, Jacqui Thomas and Joanne Hadnutt.
- It should also be noted that the following Executive Members, Members or Show Team Members are former Ipswich City Council Councillors: Denise Hanly and Kate Kunzelmann
- Ipswich Show Society have declared that 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 event sponsorship program is a direct outcome and delivery action of the City Events Plan:

- To 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.

The Ipswich Show Society has submitted an Event Sponsorship application for the Ipswich Show to be held from Friday 16 to Sunday 18 May 2025.

Council has been requested to provide financial support to the Ipswich Show Society of \$35,000 (excl. GST), in addition to incidental equipment usage of traffic cones (in-kind support) and potted plants and flowers (not within the scope of in-kind support).

Council has supported the Ipswich Show Society to deliver the Ipswich Show over many years through cash sponsorship and in-kind support including \$25,000 ex GST funding in 2019. Increased support of the event was provided during COVID with \$40,000 ex GST in 2021, and \$45,000 ex GST in 2022.

The event's 150th year celebration in 2023 received one-off Signature Partner support totalling \$63,000 ex GST. Funding was returned to pre- COVID level of \$30,000 in 2024.

In line with the Event Sponsorship Policy, a panel assessment of the 2025 application was conducted with the resulting recommendation to provide \$30,000 (excl. GST) in cash support to the Ipswich Show Society for the 2025 Ipswich Show.

The recommendation is consistent with the Community Funding and Support Program Guidelines criteria, which recognises the important contribution major community events make to the local economy and cultural ecosystem of the city and supports applications that can show evidence of an event becoming financially sustainable, with council support diminishing over time.

The Ipswich Show Society will utilise council's financial contribution to assist in the delivery of the event's entertainment program, staging, equipment hire, security and public safety.

Noteworthy details:

- The Ipswich Show Society provides opportunities for community participation and social inclusion, while nurturing local talent and creatives, strengthening local businesses and developing learning opportunities for volunteers
- An independent event impact study of the 2021 Ipswich Show highlighted an economic return of \$888,656 with 27,020 individuals attending and 7,122 individuals attending from outside the region
- The 2023 150th Ipswich Show trialled an extended footprint with two additional areas – the Historical Precinct and the Boulevard – with the event attracting 36,000 attendees, guests, volunteers and participants combined (no event impact study was completed)
- The 2024 Ipswich Show was attended by 33,962 attendees, guests, volunteers and participants combined

The 2024 event engaged the local community across the show program with the following highlights:

- 30 local performance groups and/or artists performed or showed their work

- 11.6% of stall holders were local community organisations (21)
- 27.7% of stall holders were local businesses (50)
- 75% of surveyed attendees rated their Ipswich Show experience as 'Good' or 'Excellent'

In 2025, the Ipswich Show Society plans to attract a potential 30,000 attendees with a mix of competitions, demonstrations and displays, entertainment and amusements including:

- Agriculture competitions: dairy cattle and sheep, chainsaw racing and woodchopping competitions, veteran livestock exhibitors and show jumpers
- Over 26 competitions schedules: fine art, photography and creative crafts
- Nightly entertainment in the Main Arena: stunts, horse centred acts and fireworks
- Family amusements such as rides, showbags and sideshow alley
- Local school and community performances on the Community stage
- Exhibitions and displays in the Animal Precinct and Nursery, Historical Precinct, Trade Pavillion, Cattleman's Alley and Poultry Pavilion

Some of benefits on offer to council include:

- Council Logo and / or brand acknowledgement on:
 - broadcast, digital and print media, including eDMs, press advertisements and a half page advertisement in the online schedule
 - onsite signage, including banners, stage signage and a 30 sec TVC on the main arena screen
- Opportunity for council representative to attend official functions including the opening, Fine Art Awards and Thank You function
- Annual rental of billboard signage in Main Arena (supplied and installed by partner) Expiry Date: 1/03/26
- Compere acknowledgement on all stages throughout site
- Complimentary sites (one 6m x 3m and one 3m x 3m) in the Trade Pavilion over three days of the event to promote council programs and services

LEGAL IMPLICATIONS

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

Local Government Act 2009

Section 109 of the *Local Government Act 2009* provides local governments with the ability to use discretionary funds in accordance with the requirements prescribed under the *Local Government Regulation 2012*.

Section 202 of the *Local Government Regulation 2012* prescribes a number of requirements for a local government making discretionary funds available.

POLICY IMPLICATIONS

This report recommendation meets the principles of the Event Sponsorship Policy. It also delivers on council's Community Development Strategy and is aligned with the Inclusion and Connectedness Plan currently being developed to help reduce and remove barriers experienced by people with a disability in our community. One of the priority areas of this plan will be around social, recreational, cultural, sporting and wellbeing inclusion.

RISK MANAGEMENT IMPLICATIONS

If council did not support the 2025 Ipswich Show it would still proceed.

FINANCIAL/RESOURCE IMPLICATIONS

The Ipswich Show Society have secured additional sponsorship through the State Government, corporate partnerships and other funding sources for this event.

The outlined financial support will be covered by dedicated Event Sponsorship funding allocated within the 2024-2025 City Events budget.

COMMUNITY AND OTHER CONSULTATION

- Pre-lodgement email conversations with Ipswich Show Society
- Panel assessment completed

CONCLUSION

The Ipswich Show is a significant community event in the Ipswich events calendar, celebrating regional Australian culture from rural traditions to contemporary lifestyles.

Council has supported the Ipswich Show over many years and contributed to its development, growth and longevity.

The event strives to evolve its offering through a focus on contemporary engagement including first-time visitors and loyal patrons alike.

Council's continued support of the Ipswich Show will deliver an event with strong community benefits, and economic return for the City of Ipswich.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	The Recommendation states that council support the Ipswich Show Society for the 2025 Ipswich Show with \$30,000 (excl. GST)
(b) What human rights are affected?	No human rights are affected by this decision. The subject matter of the agreement will not impact on the human rights of any third parties.
(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.

Nikki Christian

EVENT SPONSORSHIP AND ATTRACTION OFFICER

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: A11091263

ITEM: 3

SUBJECT: QUARTERLY EVENT SPONSORSHIP AND TICKET ALLOCATION REPORT -
1 OCTOBER TO 31 DECEMBER 2024

AUTHOR: EVENT SPONSORSHIP AND ATTRACTION OFFICER

DATE: 6 JANUARY 2025

EXECUTIVE SUMMARY

This is a report concerning event sponsorship approved in the period of 1 October 2024 to 31 December 2024 as required under the Event Sponsorship Policy.

RECOMMENDATION/S

A. That Council receive and note the following event sponsorship allocations during the 1 October 2024 to 31 December 2024 period:

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

- **Spartan AUS 3.0 Pty Ltd \$20,000 (excl. GST) in case support for the 2025 Spartan Trifecta Weekend**

B. That Council receive and note that there were no event sponsorship ticket allocations made during the 1 October 2024 to 31 December 2024 period.

RELATED PARTIES

- Spartan AUS 3.0 Pty Ltd

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

Council's event sponsorship program is a direct outcome and delivery action of the City Events Plan:

- To 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 event sponsorship program is a direct outcome and delivery action of the Ipswich Economic Development Strategy:

- Prioritise sporting partnerships to attract high quality events to the city
- Partner with national and international brands to identify promotional opportunities for the city

Under Council's Event Sponsorship Policy, it is required that all event sponsorships including Category 2 sponsorships above \$15,000 (approved by Council resolutions) and Category 1 under \$15,000 (approved under delegation by the General Manager Community, Cultural and Economic Development) and all ticket allocations are recorded in a quarterly report to the Economic and Cultural Development Committee.

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

- Spartan AUS 3.0 Pty Ltd \$20,000 (excl. GST) in case support for the 2025 Spartan Trifecta Weekend

LEGAL IMPLICATIONS

This report and its recommendations are consistent with the following legislative provisions:
Local Government Act 2009

POLICY IMPLICATIONS

This report is required under the Event Sponsorship Policy.

RISK MANAGEMENT IMPLICATIONS

No risks have been identified. The report transparently outlines event sponsorships approved within delegation during the three-month reporting period.

FINANCIAL/RESOURCE IMPLICATIONS

The outlined financial support will be covered by dedicated event sponsorship funding allocated within the 2024-2025 City Events Budgets.

COMMUNITY AND OTHER CONSULTATION

Meetings have been held with representatives from the sponsored organisations prior to and following the submission of the event sponsorship applications.

CONCLUSION

Under council's Event Sponsorship Policy, it is required that all sponsorships including sponsorships under \$15,000 excl. GST and all ticket allocations are recorded in a quarterly report to the Economic and Cultural Development Committee.

This report details all event sponsorships approved within the 1 October 2024 to 31 December 2024 reporting period.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
RECEIVE AND NOTE REPORT
The Recommendation A, B and C, Event Sponsorship allocation during the period of 1 October 2024 to 31 December 2024 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.

Nikki Christian
EVENT SPONSORSHIP AND ATTRACTION OFFICER

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: A11121312

ITEM: 4

SUBJECT: NICHOLAS STREET PRECINCT - DECEMBER 2024 AND JANUARY 2025 NICHOLAS STREET PRECINCT PROJECT CONTROL GROUP

AUTHOR: PRECINCT GOVERNANCE MANAGER

DATE: 23 JANUARY 2025

EXECUTIVE SUMMARY

This is a report concerning the December 2024 and January 2025 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.

RECOMMENDATION/S

That the December 2024 and January 2025 Nicholas Street Precinct Project Control Group 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 Nicholas Street Precinct (NSP) Project Control Group (PCG) supports the Economic and Cultural Development Committee in providing governance and strategic direction for the planning, development, delivery and ongoing management of the retail and commercial assets included in the NSP. The NSP PCG generally reports monthly to the Economic and Cultural Development Committee on the planning, development, delivery and operations of the NSP retail and commercial assets.

The NSP PCG met on 3 December 2024 and 23 January 2025 and considered, amongst other matters, the status of retail and commercial leasing, progress of works on the Venue and Commonwealth Hotel buildings (i.e. defect resolution), the legal status across approved leasing deals, and various property management and operations matters. The draft NSP PCG 3 December 2024 and 23 January 2025 meeting minutes are contained in Attachment 1 and Attachment 2.

The table below identifies the status of retail and commercial leasing as at 23 January 2025. 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 Tenancy T5 and Tenancy T6 of the Venue Building, which has now been executed by the Lessee (Anytime Fitness) and the Lessor (Council). The Lease Documents Issued for Execution has also been reduced by one as the potential Lessee for Kiosk 2 in Venue has now withdrawn and this lease will not proceed.

The list of leases issued for execution now comprise:

1. Tenancy T2 in the Eats Building;
2. Tenancy 2BK2 in Tulmur Walk;
3. Tenancy 2B16 in Tulmur Walk;
4. Tenancy 1 in Venue; and
5. Tenancy 2 in Venue.

Deal Status	As at 23 January 2025	Change from 7 November 2024
Lease Documents Being Prepared	0	0
Lease Documents Issued for Execution	5	1
Leases Executed by Lessee	21	1
Leases Pending Approval by Lessor (Council)	0	0
Leases Executed by Lessor (Council)	21	1

The Commonwealth Hotel has opened and is trading successfully. The focus is now on working with the tenant and Hutchinson Builders to close out remaining defects that are minor in nature.

The Venue Building has also opened, with the official opening ribbon cutting event occurring on 8 November 2024. Hoyts and General Public have opened within the building and have been trading well. As expected, this has led to substantial increases in foot traffic throughout the precinct, and a corresponding positive impact on existing tenant success. The Anytime Fitness and Mini Bounce tenancies within the Venue Building have each been handed over to tenants and fit out works within these tenancies are progressing well.

Refer to Attachment 3 and Attachment 4 for the November and December 2024 Executive Reports.

During December, the St Nicholas Precinct Christmas lights activation was held and considered by many to be a tremendous success, bringing large numbers into the precinct. During the month of December 2024, the Precinct recorded an enormous 218,904

visitations, a 104% increase on December 2023. The visitations included a recorded 61,156 visitations to the new Cinema and Entertainment Venue, which was up 180% on the opening month November 2024.

The launch campaign has continued throughout November and December, with live music Fridays to continue throughout January, and continued media releases, advertising campaigns, social media and website stories to promote the precinct. Analysis of reporting and key metrics indicates this has successfully reached target audiences both within and outside of the Ipswich region, which is evidenced by the substantial increase in visitations.

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

A copy of the consolidated Nicholas Street Precinct project risk register is included as confidential Attachment 5.

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, Tulmur Walk and Venue 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 executions and approvals reinforce market confidence in the Nicholas Street Precinct retail product and continue to strengthen the leasing campaign to secure tenants for the Nicholas Street Venue and the wider precinct. The completion of works within the Venue and Commonwealth Hotel buildings and opening of anchor tenants positively reinforces Ipswich Central’s future and Council’s commitment to its success. With the completion of refurbishment works and following opening of anchor tenants Hoyts and General Public, the focus and attention of the NSP project team will increasingly shift to continued leasing and property management activities.

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 Nicholas Street Precinct Project Control Group Meeting Minutes 3 December 2024 ↓ 
2.	Draft Nicholas Street Precinct Project Control Group Meeting Minutes 23 January 2025 ↓ 
3.	Executive Report November 2024 ↓ 
4.	Executive Report December 2024 ↓ 
	CONFIDENTIAL
5.	NSP Project Risk Register (as at 23 January 2025)

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”

Nicholas Street Precinct Project Control Group MINUTES – 3.12.2024

Members:	Chief Executive Officer – Sonia Cooper (Project Sponsor and Chair, voting); General Manager, Community, Cultural and Economic Development – Ben Pole (Project Sponsor Delegate, voting); General Manager, Corporate Services – Matt Smith (voting); General Manager, Planning and Regulatory Services – Brett Davey (voting); Precinct Director – James Hepburn (voting); Precinct Governance Manager – Mitchell Grant (non-voting)	
Observers:	Business Support Officer - Nicole Costanzo Acting Manager, Strategy and Performance – Candice Johns	
Apologies:	General Manager, Community, Cultural and Economic Development – Ben Pole	
Attachments:	Draft Meeting Minutes – 5 November 2024 NSP Project Registers – Risk, Issues, Decisions, Actions	
No. OFFICER DESCRIPTION		
1.	SC	Attendance and Apologies - Noted General Manager, Community, Cultural and Economic Development was an apology for the meeting.
2.	SC	Confirmation of Minutes of previous meeting - Meeting minutes from the 5 November 2024 meeting were confirmed.
3.	SC	Review of open Action Items - CEO provided an opportunity for attendees to provide updates on any action items in particular. - A-002 relating to asset management roles and responsibilities highlighted by CEO as a priority to be finalised and discussed at the meeting (refer below).
4.	SC	Review of Decision Register - Decision register reviewed and CEO provided members an opportunity to seek further information with respect to items on the decision register. No items raised.
5.	SC	Items for discussion - Retail and civic asset management o A-002 relating to asset management roles and responsibilities draft advice from former GM AIS was discussed. o JH summarised previous discussions with respect to various options for management of the retail and civic assets. o Discussed third party management model for retail assets incl potential separation of functions. o JH summarised priority for clarification owing to key contracts coming to an end (as below). o MS suggested key milestones be identified in a document and provided to members. A-032 raised for MG to provide. - Resourcing o JH provided summary of key forthcoming contract end dates and resourcing options for the precinct. o Key functions discussed, as below: ▪ Property Management (incl leasing) - rent collection, debt management, sales

Nicholas Street Precinct Project Control Group MINUTES – 3.12.2024

		<ul style="list-style-type: none"> ▪ Marketing – promotion and activation focussing on increasing footfall and tenant sales ▪ Operations – discussion on current civic and retail focus and potential for handover of civic ▪ Finance – discussion on options for finance including business partner model ▪ Development – Tenancy design and delivery and focus on development assets including Metro A (Project Plan underway) ○ Discussion on outsource model for some of the above functions. Next steps to explore procurement options and timelines ACTION: MG and JH to commence discussions with Procurement Team and outline next steps - Tenure management project table <ul style="list-style-type: none"> ○ Previously drafted tenure management table was circulated to members again by CEO. ○ MG provided status update on actions underway relating to subdivision application and particularly a minor change being drafted to vary the approved plans and request to remove the BMS condition
6.	SC	<p>Items for decision</p> <ul style="list-style-type: none"> - There were no items for decision on the agenda.
7.	All	<p>Forward agenda items for the Economic and Cultural Development Committee</p> <ul style="list-style-type: none"> - The last Economic and Cultural Development Committee for the year was held on 3 December 2024. Minutes to be reported to the February Committee.
8.	All	<p>Monthly status updates</p> <ul style="list-style-type: none"> - Monthly status updates were not provided to the meeting as information was not available owing to the meeting being scheduled early in the month. - Monthly status updates to be circulated out of session in mid-December once November monthly information is available.
9.	All	<p>Review of Risk and issues register</p> <ul style="list-style-type: none"> - The registers were opened at the meeting, no items discussed.
10.	All	<p>General Business</p> <ul style="list-style-type: none"> - No general business raised.
11.	SC	<p>Next Meeting – 23 January 2025</p>

Nicholas Street Precinct Project Control Group MINUTES – 23.01.2025

No.			OFFICER	DESCRIPTION
Members:		Chief Executive Officer – Sonia Cooper (Project Sponsor and Chair, voting); Precinct Director – James Hepburn (voting); Precinct Governance Manager – Mitchell Grant (non-voting)		
Observers:		Business Support Officer - Nicole Costanzo Acting Manager, Strategy and Performance – Haiden Taylor		
Apologies:		General Manager, Community, Cultural and Economic Development – Ben Pole (Project Sponsor Delegate, voting) General Manager, Planning and Regulatory Services – Brett Davey (voting) General Manager, Corporate Services – Matt Smith (voting)		
Attachments:		Draft Meeting Minutes – 5 December 2024 NSP Project Registers – Risk, Issues, Decisions, Actions		
No.		OFFICER	DESCRIPTION	
1.	SC	Attendance and Apologies <ul style="list-style-type: none"> Ben Pole, Matt Smith and Brett Davey were apologies for the meeting. It was noted that consequently, a quorum was not achieved and this was taken into consideration by the CEO as meeting chair in relation to decision making in the meeting. 		
2.	SC	Confirmation of Minutes of previous meeting <ul style="list-style-type: none"> Minutes of the previous meeting were confirmed. 		
3.	SC	Review of open Action Items <ul style="list-style-type: none"> A review was undertaken of all open actions on the actions register and target dates were adjusted as necessary. A-005 relating to the clock tower advertising device was discussed, including the recent emails between JH and BD. Concept to be progressed by BP and JH noting the planning requirements in the email from BD. A-008 relating to the scramble crossing was discussed highlighting the decision by SC that it would be progressed utilising NSP budget as per D-071 A-012 completed and closed. A-016 relating to document management controls discussed and an update was provided in relation to progress with IMT and next steps. Discussed strategy to transfer important documents from J Drive into new file plan and bulk upload the rest into a single area. A-021 relating to roles and accountabilities was discussed including progress on this action. JH to re-send business plan contents template document to SC. SC to determine whether this action item can be closed on review of the business plan. A-026 relating to the superintendent final report discussed including content that was included in Savills December PCG report. MG to provide a copy of the PCG report to the CEO. A-027 relating to 143 Brisbane Street investment strategy was discussed and a draft document will be circulated as soon as it is available. A-028 relating to valuations was discussed noting progress on action. A-033 was discussed and it was noted that a draft scope document would be circulated with the Minutes of the meeting. It was agreed 		

Nicholas Street Precinct Project Control Group MINUTES – 23.01.2024

		<p>that the panel for the procurement process would be made up of JH, MG and AB in conjunction with the nominated procurement officer.</p> <ul style="list-style-type: none"> A-034 relating to 143 Brisbane Street financial information was combined into A-027.
4.	SC	<p>Review of Decision Register</p> <ul style="list-style-type: none"> Decision register reviewed. No items raised for discussion.
5.	SC	<p>Items for discussion</p> <ul style="list-style-type: none"> Precinct Performance and Christmas trade <ul style="list-style-type: none"> JH gave a summary on the precinct performance and Christmas trade following opening of key anchor tenants in late 2024. Results have been positive as is reflected in the status update papers provided. Tenure management <ul style="list-style-type: none"> MG provided update on minor change development application lodgement and noted actions on other items in the circulated Tenure Management Table were awaiting direction from the PCG prior to being progressed. Tenure Management Table to be re-circulated and placed as a standalone item for the next PCG meeting agenda in February. Clock tower digital billboard <ul style="list-style-type: none"> Discussed in Actions (refer Minutes in item 3 referencing A-005). Commercial leasing agent engagement for 1 Nicholas Street <ul style="list-style-type: none"> Discussed the requirement to engage commercial leasing agent for a particular lease deal and the advice from Procurement that this would need a Council resolution. Report to proceed to the February or March Committee meetings. 143 Brisbane Street Investment Strategy <ul style="list-style-type: none"> JH highlighted that a draft strategy was almost complete and would be circulated as soon as it is available.
6.	SC	<p>Items for decision</p> <ul style="list-style-type: none"> BP - Budget allocation – 143 Brisbane Street Scramble Crossing <ul style="list-style-type: none"> SC decided prior to the meeting on 22/1/2025 that the 143 Brisbane Street Scramble Crossing would be funded through the NSP budget (refer D-071). This decision was noted at the meeting.
7.	All	<p>Forward agenda items for the Economic and Cultural Development Committee</p> <ul style="list-style-type: none"> Nicholas Street Precinct – January Nicholas Street Precinct Project Control Group Report
8.	All	<p>Monthly status updates</p> <p>NSP Development Update January 2025</p> <p>NSP Property Management Update January 2025</p> <p>NSP Leasing Update January 2025</p> <p>NSP Operations and Facilities Update January 2025</p> <p>NSP Brand and Marketing Update January 2025</p>

Nicholas Street Precinct Project Control Group MINUTES – 23.01.2024

		<ul style="list-style-type: none"> Monthly status updates were circulated prior to the meeting and taken as read. SC raised Aruga engagement as detailed in the Brand and Marketing update, seeking information on the duration of the engagement. JH provided a summary of the next steps under the contract.
9.	All	<p>Review of Risk and Issues register</p> <ul style="list-style-type: none"> Risk and Issues register reviewed. MG provided a brief summary of new and closed risks since the last meeting. SC queried status relating to I-002 on the issues register and JH provided an update.
10.	All	<p>General Business</p> <ul style="list-style-type: none"> JH raised potential soft fall installation on a small section of dead grass in Tulumur Place which had been the subject of recent emails. SC requested JH circulate a map of the proposed area for soft fall for further consideration. HT queried if the November 2024 updates to the NSP story (content and layout) on the Transparency and Integrity Hub were sufficient, or if further updates are required. SC confirmed changes were appropriate, no further action required.
11.	SC	Next Meeting – 19 February 2025



Nicholas Street, Ipswich Central Executive Report No.65 To 30 November 2024



NICHOLASST

IPSWICH CENTRAL

DOCUMENT INFORMATION

Title: Nicholas Street, Ipswich Central
Subtitle: Executive Report

VERSION	DATE	PREPARED BY
1	6 December 2024	CBD Redevelopment Project Team

Distribution

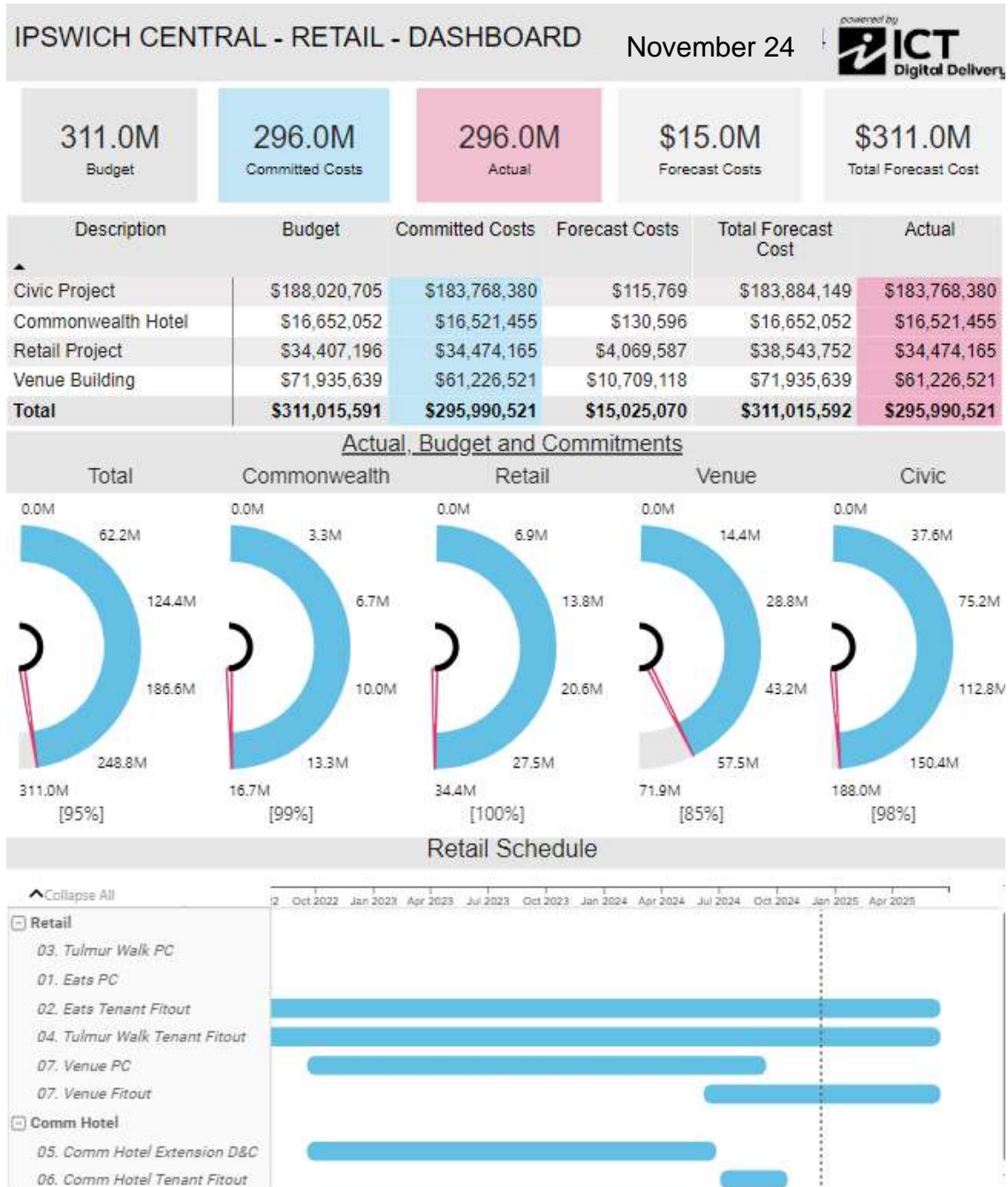
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1. Financial

1.1 DASHBOARD



1.2 SUMMARY

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

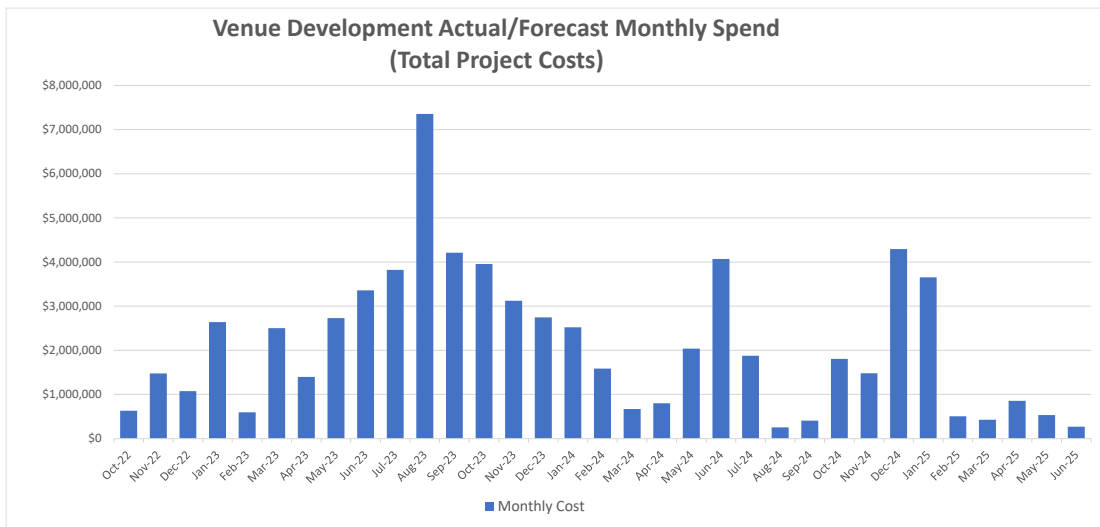
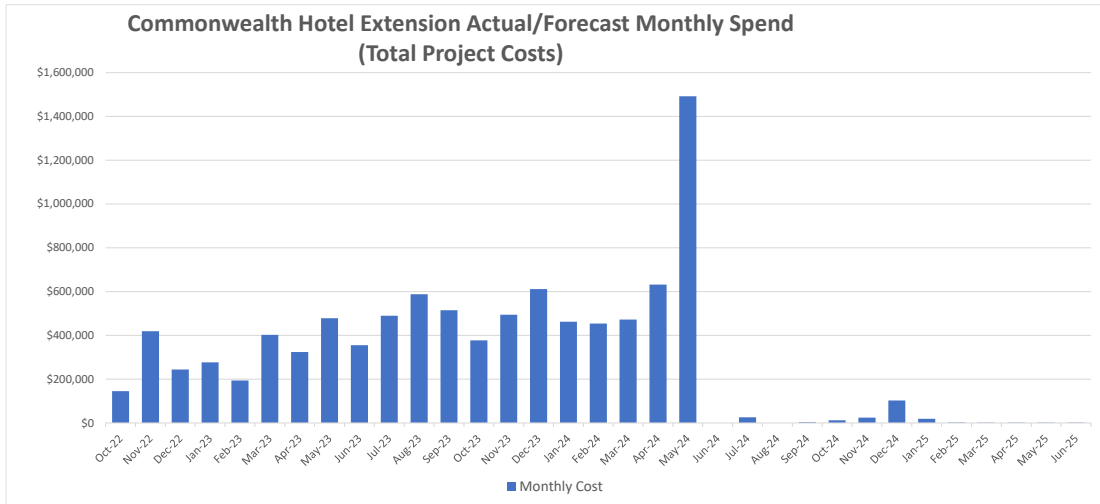
	Project	Current Budget	Committed Contracts and Variations	Forecast Contracts and Variations	Forecast Final Cost
1	Civic Project	\$188,020,705	\$183,768,380	\$115,769	\$183,884,149
2	Commonwealth Hotel	\$16,652,052	\$16,521,455	\$130,596	\$16,652,052
3	Retail Project	\$34,407,196	\$34,474,165	\$4,069,587	\$38,543,752
4	Venue Project	\$71,935,639	\$61,226,521	\$10,709,118	\$71,935,639
	TOTAL	\$311,015,592	\$295,990,521	\$15,025,071	\$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
August 2024	Retail: \$777	\$241,916
	Civic: \$24,050	
	Commonwealth Hotel: -\$37,242	
	Venue: \$254,332	
September 2024	Retail: \$13,554	\$430,936
	Civic: \$7,108	
	Commonwealth Hotel: \$4,115	
	Venue: \$406,159	
October 2024	Retail: \$76,068	\$1,953,550
	Civic: \$58,770	
	Commonwealth Hotel: \$12,466	
	Venue: \$1,806,246	
November 2024	Retail: \$28,330	\$1,613,456
	Civic: \$35,225	
	Commonwealth Hotel: \$16,187	
	Venue: \$1,533,714	

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 Redevelopment	Completed	Q3 2024
	Venue Landlord Works	Completed	Q4 2024
	Venue Tenant Fit-out <i>* First tenant opened November 2024</i>	In Design / Construction	From Q3 2024
SP11	Commonwealth Hotel Façade & Streetscape	Completed	Q2 2021
	Commonwealth Hotel Extension	Completed	Q3 2024
	Commonwealth Hotel Tenant Fit-out	Completed	Q4 2024

2.2 CIVIC PROJECT

This project has now been closed out.

2.3 COMMONWEALTH HOTEL

This project has now been closed out, pending defects resolution.

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.

Fit out works in Tenancy T4 in the Eats building by Kickin Inn continued during November, with this tenancy expected to open early in December.

An ATM and Bubble Tea machine are planned to be installed within Tulumur Walk within the coming month.

2.5 VENUE

The Nicholas Street Venue Building opened to the public in November, with the official ribbon cutting ceremony held on 8 November 2024. Hoyts and General Public are now open and trading within the Venue building. Fit out works are underway within Tenancies T5 and T6 along Brisbane Street for Anytime Fitness, and within Tenancy MM2 (beside General Public) for Minibounce. Several lease deals in other tenancies continue to be progressed and these will be announced once leases are signed by all parties.



Nicholas Street, Ipswich Central Executive Report No.66 To 31 December 2024



NICHOLASST

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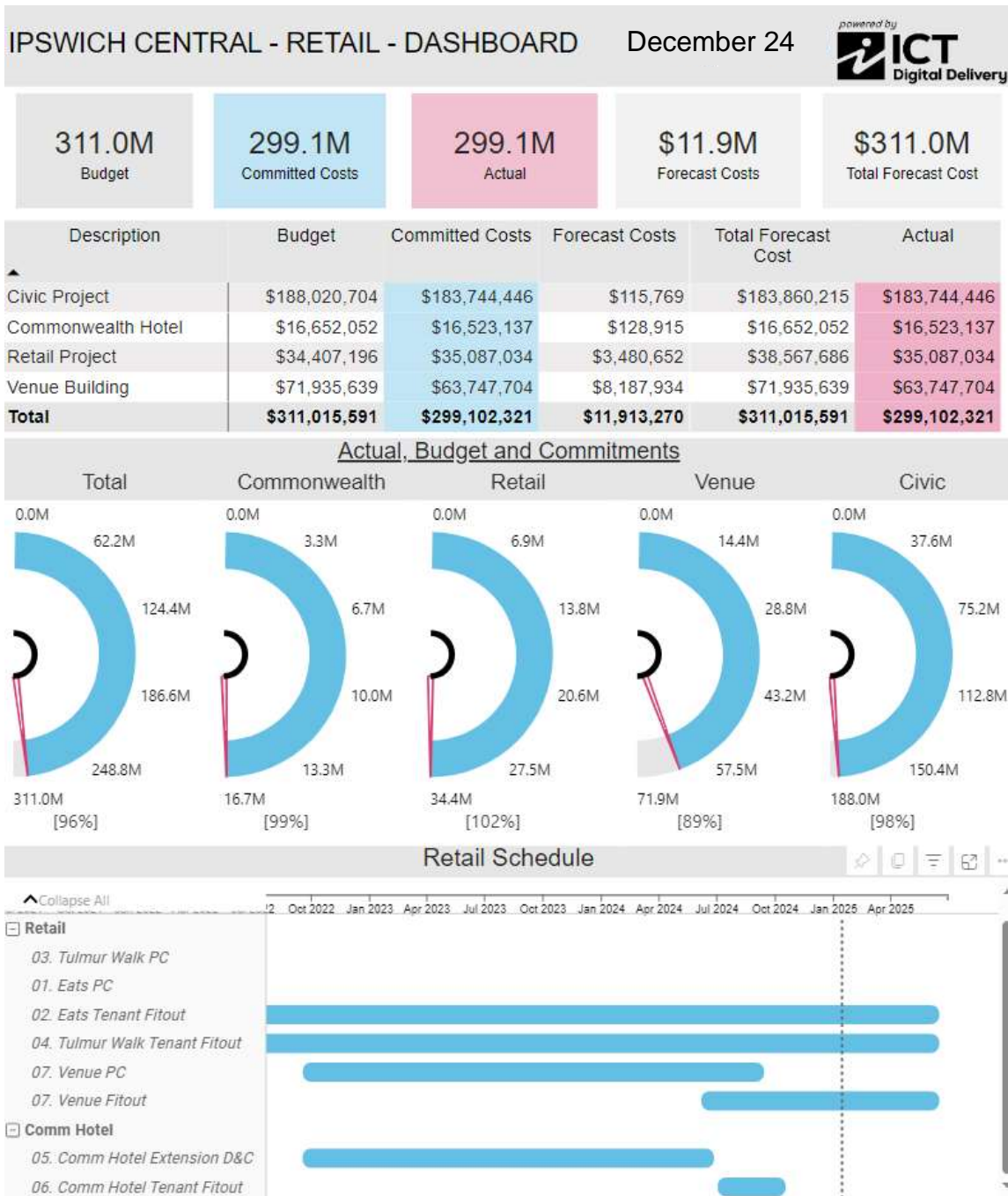
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1. Financial

1.1 DASHBOARD



1.2 SUMMARY

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

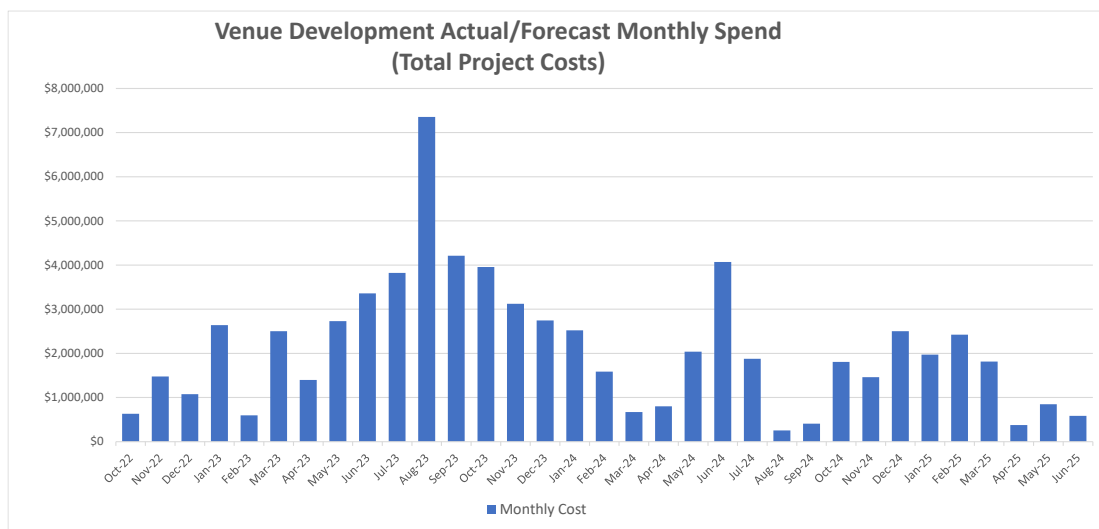
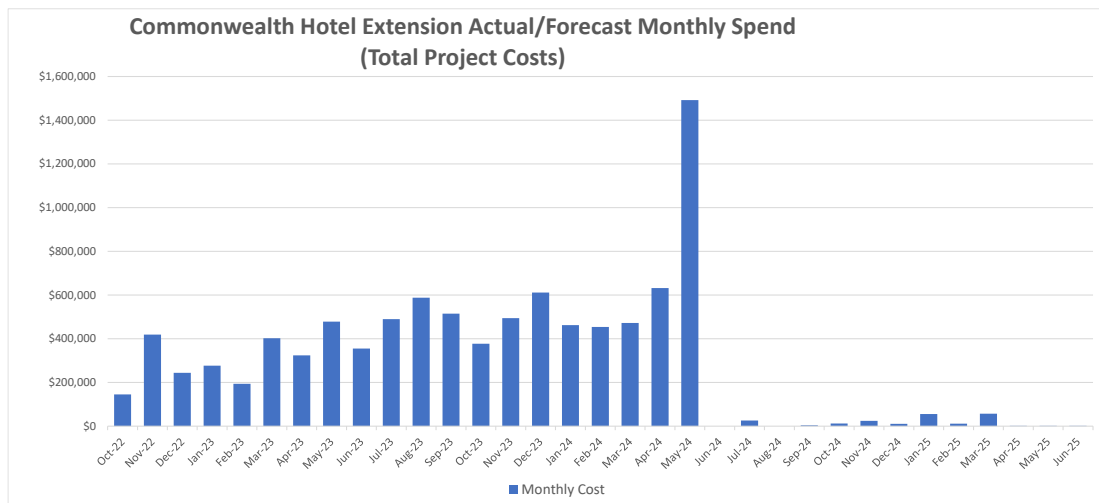
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3	Retail Project	\$34,407,196	\$35,087,034	\$3,480,652	\$38,543,752
4	Venue Project	\$71,935,639	\$63,742,479	\$8,193,160	\$71,935,639
	TOTAL	\$311,015,592	\$299,097,096	\$11,918,495	\$311,015,592

1.3 CASH FLOW – LAST FOUR MONTHS

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

Month	Monthly Expenditure	Project Cumulative Total
September 2024	Retail: \$13,554	\$430,936
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	Commonwealth Hotel: \$4,115	
	Venue: \$406,159	
October 2024	Retail: \$76,068	\$1,953,550
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	Commonwealth Hotel: \$12,466	
	Venue: \$1,806,246	
November 2024	Retail: \$28,330	\$1,613,457
	Civic: \$35,225	
	Commonwealth Hotel: \$16,187	
	Venue: \$1,533,714	
December 2024	Retail: \$612,870	\$3,111,801
	Civic: -\$23,934	
	Commonwealth Hotel: \$1,682	
	Venue: \$2,521,183	

1.4 CASH FLOW – PHASING



2. Design & Construction

2.1 PROGRAM

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A Bubble Tea machine was installed within Tulumur Walk in early December. An ATM is expected to be installed alongside the Bubble Tea machine in January.

2.5 VENUE

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