



**City of
Ipswich**

AGENDA

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE

Tuesday, 18 March 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

<u>MEMBERS OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE</u>	
Councillor Pye Augustine (Chairperson) Councillor Marnie Doyle (Deputy Chairperson)	Mayor Teresa Harding Deputy Mayor Nicole Jonic Councillor Jacob Madsen Councillor Andrew Antoniolli Councillor David Martin Councillor Jim Madden

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE AGENDA

Item No.	Item Title	Page No.
	Welcome to Country or Acknowledgment of Country	
	Declarations of Interest	
	Presentation – Tafe Queensland in the Ipswich Region	
	Business Outstanding	
	Confirmation of Minutes	
1	Confirmation of Minutes of the Economic and Cultural Development Committee No. 2025(01) of 18 February 2025	7
	Officers' Reports	
2	Event Sponsorship - 2025 Ipswich Cup	14
3	2025 Gulf Western Oil Winternationals - Event Sponsorship	19
4	**Nicholas Street Precinct - February 2025 Nicholas Street Precinct Project Control Group	23
	Notices of Motion	
	Matters Arising	
	Questions / General Business	

** Item includes confidential papers

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2025(02)

18 MARCH 2025

AGENDA

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

PRESENTATION – TAFE QUEENSLAND IN THE IPSWICH REGION

Kate Venables, the General Manager South West Region of Tafe Queensland will present to the committee regarding Tafe Queensland in the Ipswich Region.

BUSINESS OUTSTANDING

CONFIRMATION OF MINUTES

1. **CONFIRMATION OF MINUTES OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2025(01) OF 18 FEBRUARY 2025**

RECOMMENDATION

That the minutes of the Economic and Cultural Development Committee held on 18 February 2025 be confirmed.

OFFICERS' REPORTS

2. **EVENT SPONSORSHIP - 2025 IPSWICH CUP**

This is a report concerning an application for Event Sponsorship by the Ipswich Turf Club, requesting financial support of the Ipswich Cup, to be held on Saturday 21 June 2025.

RECOMMENDATION

That Ipswich Turf Club receives \$20,000 excl. GST financial support for the Ipswich Cup 2025.

3. 2025 GULF WESTERN OIL WINTERNATIONALS - EVENT SPONSORSHIP

This is a report concerning an application for Event Sponsorship by Willowbank Raceway Incorporated, requesting financial support of the 2025 Gulf Western Oil Winternationals, to be held from Thursday 5 June to Sunday 8 June 2025.

RECOMMENDATION

That Willowbank Raceway Incorporated receives \$35,000 excl. GST financial support for the 2025 Gulf Western Oil Winternationals.

4. **NICHOLAS STREET PRECINCT - FEBRUARY 2025 NICHOLAS STREET PRECINCT PROJECT CONTROL GROUP

This is a report concerning the February 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 February 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. 2025(01)

18 FEBRUARY 2025

MINUTES

COUNCILLORS' ATTENDANCE:

Councillor Pye Augustine (Chairperson); Councillor Marnie Doyle (Deputy Chairperson),
Councillors Andrew Antonioli, David Martin and Jim Madden

COUNCILLOR'S APOLOGIES:

Mayor Teresa Harding, Deputy Mayor Nicole Jonic and Councillor Jacob Madsen

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 Community Services (Matt Smith), Precinct Director (James Hepburn), Precinct Governance Manager (Mitch Grant), Manager Community and Cultural Services (Don Stewart), Manager Marketing and Promotions (Carly Gregory), Manager Library and Customer Services (Samantha Chandler), Manager Media, Communications and Engagement (Mark Strong), Economic Development Manager (Dan Heenan), Manager Natural Environment (Phil Smith), Team Leader (Environment and Sustainability), Environmental Events and Sponsorship Officer (Jennifer Mouritz), Senior Media Officer (Darrell Giles), Theatre Technician (Harrison Cate) and Theatre Technician (Max Moylan).

RECOMMENDATION

Moved by Councillor Pye Augustine:
Seconded by Councillor Marnie Doyle:

LEAVE OF ABSENCE

That a leave of absence be granted for the Mayor Teresa Harding, Deputy Mayor Nicole Jonic and Councillor Jacob Madsen.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Augustine	Nil
Doyle	
Antonioli	
Martin	
Madden	

The motion was put and carried.

ACKNOWLEDGEMENT OF COUNTRY

Councillor Pye Augustine (Chairperson) invited 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(07) OF 3 DECEMBER 2024

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Councillor Andrew Antoniolli:

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

AFFIRMATIVE

Councillors:

Augustine

Doyle

Antoniolli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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**

Moved by Councillor Pye Augustine:
Seconded by Councillor Jim Madden:

That Council provide Event Sponsorship of \$35,000 (excl. GST) to Ipswich Show Society for the 2025 Ipswich Show.

AFFIRMATIVE

Councillors:
Augustine
Doyle
Antoniolli
Martin
Madden

NEGATIVE

Councillors:
Nil

The motion was put and carried.

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

Moved by Councillor Pye Augustine:
Seconded by Councillor Marnie Doyle:

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.

AFFIRMATIVE

Councillors:
Augustine
Doyle
Antoniolli

NEGATIVE

Councillors:
Nil

Martin
Madden

The motion was put and carried.

MOVE INTO CLOSED SESSION

RECOMMENDATION

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

That in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 4 titled Nicholas Street Precinct – December 2024 and January 2025 Nicholas Street Precinct Project Control Group, and Item 5 titled Nicholas Street Precinct – Approval of an Agreement for Lease for Tenancy 2B02 Tulmur Walk (8 Nicholas Street).

The meeting moved into closed session at 11.48 am.

AFFIRMATIVE

Councillors:

Augustine

Doyle

Antonioli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

MOVE INTO OPEN SESSION

RECOMMENDATION

Moved by Councillor Pye Augustine:

That the meeting move into open session.

The meeting moved into open session at 12:05 pm.

AFFIRMATIVE

Councillors:

Augustine

Doyle

Antonioli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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.

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

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Councillor Andrew Antonioli:

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

AFFIRMATIVE

Councillors:

Augustine

Doyle

Antonioli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

5. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR TENANCY 2B02 TULMUR WALK (8 NICHOLAS STREET)

This is a report concerning an Agreement for Lease for Council’s consideration associated with Tenancy 2B02 within Tulumur Walk at 8 Nicholas Street, Nicholas Street Precinct, Ipswich.

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

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Councillor Marnie Doyle:

- A. That Council enter into an Agreement for Lease and associated documentation of the Agreement for Lease with the proposed lessee for Tenancy 2B02, Tulmur Walk Building, 8 Nicholas Street (impacting part of Lot 1 RP157021) (“Tenancy 2B02”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Leasing Manager dated 11 February 2025).
- B. That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed sub-lessee, (contained in recommendation A of this report), Council enter into a sub-lease for Tenancy 2B02 with the proposed sub-lessee (as detailed in the confidential report and attachments by the Leasing Manager dated 11 February 2025)
- C. That Council note, that in relation to Council’s disposal of its leasehold interest in the Tenancy 2B02 to the proposed lessee, that the Ministerial exemption under s236 1(f) of the *Local Government Regulation 2012* applies to the disposal of Council’s interest in Tenancy 2B02 (Ministerial exemption contained in Attachment 1 of this report).
- D. That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take “contractual action” pursuant to section 238 of the Regulation, in order to implement Council’s decision at Recommendation A.
- E. That Council be kept informed as to the progress and outcome of the execution and publication of details.

AFFIRMATIVE
Councillors:
Augustine
Doyle
Antoniolli
Martin
Madden

NEGATIVE
Councillors:
Nil

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

QUESTIONS / GENERAL BUSINESS

Councillor Andrew Antoniolli raised the operational issue of the Bradfield Bridge and if there is a need to look at extending the operating hours.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 11.25 am.

The meeting closed at 12.20 pm.

***** Refer Council Ordinary Meeting of 27 February 2025**

Doc ID No: A11135258

ITEM: 2
SUBJECT: EVENT SPONSORSHIP - 2025 IPSWICH CUP
AUTHOR: EVENT SPONSORSHIP AND ATTRACTION OFFICER
DATE: 21 JANUARY 2025

EXECUTIVE SUMMARY

This is a report concerning an application for Event Sponsorship by the Ipswich Turf Club, requesting financial support of the Ipswich Cup, to be held on Saturday 21 June 2025.

RECOMMENDATION/S

That Ipswich Turf Club receives \$20,000 excl. GST financial support for the Ipswich Cup 2025.

RELATED PARTIES

- Ipswich Turf Club, whose Management Committee members include: Wayne Patch, Brian North, Deputy Mayor Nicole Jonic, Dan Bowden, Brian Dwyer, Trent Quinn, Ian Leavers and Paula Watkins. CEO: Nathan Exelby
- Ipswich Turf Club have declared that Committee members Deputy Mayor Nicole Jonic and Paula Watkins are currently employed by Council. Deputy Mayor Jonic and Ms Watkins have not been involved in the application assessment process or any negotiations
- 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 Turf Club has submitted an Event Sponsorship application for the Ipswich Cup to be held on Saturday 21 June 2025. The Ipswich Cup is regionally significant, and a marquee experience in council's Festival of Horsepower program. It also remains as Queensland's largest provincial racing event, attracting competitors from some of the biggest racing stables across Australia and New Zealand.

Council has been requested to provide financial support of \$20,000 excl. GST, to assist the Club to implement a comprehensive marketing campaign, targeting the out of region market.

In line with the Event Sponsorship Policy, a panel assessment was conducted, with the recommendation to provide the same level of financial support as previous years at \$20,000 excl. GST in cash support to the Ipswich Cup.

Noteworthy details:

- The Ipswich Cup was established in 1866 and is the highest attended event of the Queensland Racing Winter Carnival program
- The event features nine (9) horse races, including three (3) listed feature races, with the highlight being the Ipswich Cup on the Saturday
- The racing industry contributes \$157.9m of economic value to the region annually, as reported by Racing Queensland in 2023
- In 2023 the event:
 - attracted 13,800 attendees with 40% from outside the region
 - delivered an economic benefit of \$1.35m to the city, with \$999k contributed by intrastate visitors
- The Ipswich Cup is a key event of the Festival of Horsepower, a month-long, city-wide program of events featuring Willowbank Raceway, Ipswich Turf Club and Queensland Raceway
- The Ipswich Turf Club has extended the Ipswich Cup program to include additional events leading up to the signature event:
 - The Ipswich Cup Barrier Draw broadcasted live by Sky Racing from an Ipswich CBD location
 - A new and improved 2025 showpiece Calcutta event, with funds raised for a local charity partner
 - The Ipswich Cup Golf Day
 - An additional family race day

- Media coverage of the Ipswich Cup via Sky Racing, Channel Seven and Racing Queensland provides strong exposure of the event and the City of Ipswich to national and international audiences
- The Ipswich Turf Club work with local businesses to strengthen relationships and community engagement and provide opportunities for sponsorship, brand awareness and activations at the Ipswich Cup

If Council provides a \$20,000 sponsorship for the 2025 Ipswich Cup, Ipswich Turf Club will provide the following:

- The event title includes “Ipswich”
- Dedicated signage allocation at the event:
 - Signage broadcast on Sky Racing shown live on race days throughout the year – valued at \$5,000,
 - Additional digital signage on Ipswich Cup race day – valued at \$5,000
 - Branding of the barrier fence along TL Cooney Avenue using mesh panels (mesh supplied by ICC) - valued at approx. \$2,500
- Inclusion in a strong marketing and publicity campaign designed to maximise inbound visitation - valued at \$20,000:
 - Incorporation of a Discover Ipswich tab under the Ipswich Cup website page, working with ICC to populate this page with content suitable for the event demographic and to drive longer stays in the region
 - ICC logo representation on the majority of promotional materials across media platforms including billboards, print and digital advertising
- Opportunity for Council representatives at the official Ipswich Cup functions including but not limited to the Barrier Draw, Golf Day and Calcutta

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.

RISK MANAGEMENT IMPLICATIONS

If council decided not to support the Ipswich Cup the event would still proceed with potential reputational risk to council.

FINANCIAL/RESOURCE IMPLICATIONS

The Ipswich Turf Club have secured corporate sponsors and alternate 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 conversations with Ipswich Turf Club
- Panel assessment completed

CONCLUSION

The Ipswich Cup is a significant, long-standing event in the city events calendar. Council has supported the Ipswich Cup over many years and contributed to its development.

The event is part of the annual Festival of Horsepower – a leveraging campaign designed to raise the profile of the City of Ipswich as a major event city and leading event destination in Queensland.

As the most well attended social event of the Queensland Winter Racing Carnival, the Ipswich Cup has a local, regional, national and international following, attracting high profile Black-Type competitors from all states of Australia and New Zealand.

Council's continued support of the Ipswich Cup will assist the Ipswich Turf Club to showcase the event to a broader community as a key strategy for attracting new patrons, thereby strengthening the economic return for the City of Ipswich and ensuring the future sustainability of the event.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	That the Ipswich Turf Club receive \$20,000 excl. GST financial support of the 2025 Ipswich Cup.
(b) What human rights are affected?	No human rights are affected by this decision.
(c) How are the human rights limited?	Not applicable

(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable
(e) Conclusion	The decision is consistent with human rights.

Nikki Christian

EVENT SPONSORSHIP AND ATTRACTION OFFICER

I concur with the recommendations contained in this report.

Deannah Vieth

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: A11224418

ITEM: 3
SUBJECT: 2025 GULF WESTERN OIL WINTERNATIONALS - EVENT SPONSORSHIP
AUTHOR: EVENT SPONSORSHIP AND ATTRACTION OFFICER
DATE: 17 FEBRUARY 2025

EXECUTIVE SUMMARY

This is a report concerning an application for Event Sponsorship by Willowbank Raceway Incorporated, requesting financial support of the 2025 Gulf Western Oil Winternationals, to be held from Thursday 5 June to Sunday 8 June 2025.

RECOMMENDATION/S

That Willowbank Raceway Incorporated receives \$35,000 excl. GST financial support for the 2025 Gulf Western Oil Winternationals.

RELATED PARTIES

- Willowbank Raceway Incorporated, whose Board Members include: Tony Wedlock, Simon Isherwood, Arthur Cumming, Shayne Holmes, Daniel Lake, Daniel Morris and Naomi Duffy
- Council should note that Naomi Duffy is a council staff member, Ms Duffy has not been involved in the application assessment process or any negotiations
- 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

Willowbank Raceway Incorporated has submitted an Event Sponsorship application for the 40th anniversary of the Gulf Western Oil Winternationals (Winternationals), to be held from Thursday 5 June to Sunday 8 June 2025.

A nationally significant event, the Winternationals is currently the largest drag race meet outside of the United States of America. As the final round in the National Drag Racing Championships (NDRC), the Winternationals has grown from a single day event to a four-day family friendly festival, featuring Top Fuel and Nitro Funny Cars, entertainment, and opportunities to meet the competitor teams.

Council has been requested to provide financial support of \$35,000 excl. GST, to assist Willowbank Raceway to market and promote the event to an extended audience base.

In line with the Event Sponsorship Policy, a panel assessment was conducted, with the recommendation to maintain the same level of financial support as 2024, at \$35,000 excl. GST in cash support under the following conditions:

- That Willowbank Raceway Incorporated agrees to undertake an independent impact assessment of the 2025 Gulf Western Oil Winternationals event

Noteworthy details:

- The 2025 Winternationals will feature new onsite camping options for participants and ticket holders
- An independent impact study of the 2023 Winternationals reported:
 - Attendance of 16,595 individual spectators and 1,708 competitors/crew
 - 84.2% of visitors from outside the region
 - Economic impact for Ipswich of \$3,094,630
- The Winternationals features as part of Ipswich City Council's Festival of Horsepower, a month-long, citywide leveraging campaign of regionally significant events hosted by Willowbank Raceway, Ipswich Turf Club and Queensland Raceway
- The Winternationals generates national and international exposure for the City of Ipswich via live streaming of the event on Kayo and Fox Sports, news and feature stories through industry print and digital publications and other marketing and broadcast opportunities
- Focused on providing family friendly entertainment, the Winternationals includes Top Fuel Funny Cars and Nitro burning cars, dedicated children's entertainment and street performers, family picnic areas, merchandise traders, direct access to racers and teams and food trucks

If Council provides a \$35,000 sponsorship for the Winternationals, Willowbank Raceway Incorporated will provide the following:

- Inclusion of the Council / Discover Ipswich logo and Festival of Horsepower brand on all marketing and promotional materials

- Discover Ipswich and Festival of Horsepower signage prominently displayed on track in high volume spectator areas
- Ipswich to be acknowledged as the traditional home city of the Winternationals, with the word IPSWICH incorporated into the official event logo
- Discover Ipswich and Festival of Horsepower TVC's to be shown on big screens across the venue

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.

RISK MANAGEMENT IMPLICATIONS

If council decided not to support the Winternationals the event would still proceed with potential reputational risk to council.

FINANCIAL/RESOURCE IMPLICATIONS

Willowbank Raceway Incorporated have secured Gulf Western Oil as the naming rights sponsor and continue to actively engage value-add support from event suppliers and supporters.

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

COMMUNITY AND OTHER CONSULTATION

- Pre-lodgement conversations with Willowbank Raceway Incorporated
- Panel assessment completed

CONCLUSION

The Winternationals is a unique and nationally significant event at Willowbank Raceway that delivers significant economic benefit to the City.

With strong international and national exposure and with broad family friendly appeal, the annual event increases the profile of Ipswich and the Motorsport Precinct as a leading event destination in Queensland.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	That Willowbank Raceway receive \$35,000 excl. GST financial support of the 2025 Gulf Western Oil Winternationals.
(b) What human rights are affected?	No human rights are affected by this decision.
(c) How are the human rights limited?	Not applicable
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable
(e) Conclusion	The decision is consistent with human rights.

Nikki Christian

EVENT SPONSORSHIP AND ATTRACTION OFFICER

I concur with the recommendations contained in this report.

Deannah Vieth

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: A11200077

ITEM: 4

SUBJECT: NICHOLAS STREET PRECINCT - FEBRUARY 2025 NICHOLAS STREET PRECINCT
PROJECT CONTROL GROUP

AUTHOR: PRECINCT GOVERNANCE MANAGER

DATE: 25 FEBRUARY 2025

EXECUTIVE SUMMARY

This is a report concerning the February 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 February 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 19 February 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 19 February 2025 meeting minutes are contained in Attachment 1.

The table below identifies the status of retail and commercial leasing as at 19 February 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. Updates to the table below relate to the following:

1. The lease for Tenancy 2B16 in Tulmur Walk, which has now been executed both by the Lessee and the Lessor (Council). This tenancy is adjacent the Bell Street Tower lifts and the lease is for The Greenhouse Therapies, a children's art, play and movement Therapy service.
2. The lease for Tenancy 2 in Venue, which has been removed from the table on the basis that the potential tenant has withdrawn and therefore the deal will not proceed.

Deal Status	As at 25 February 2025	Change from 23 January 2025
Lease Documents Being Prepared	0	0
Lease Documents Issued for Execution	3	2
Leases Executed by Lessee	22	1
Leases Pending Approval by Lessor (Council)	0	0
Leases Executed by Lessor (Council)	22	1

Within the Venue Building, lessee fit out works continue within Tenancy T5 and T6 (Anytime Fitness). Works have progressed well and Anytime Fitness have commenced a marketing and promotional campaign for membership. It is expected they will open during March. The official opening of Tenancy MM2 (Mini Bounce) occurred on 22 February 2025 and the opening weekend saw substantial local support for this new high quality children's play offering. Landlord works have also been completed in the Venue building to install shopfronts into Tenancy 1 and Tenancy 2 in preparation for leasing. Live music Fridays in the foyer of the Venue building occurred throughout January and assisted to continue activating this space.

In Tulmur Walk, an ATM was installed in early February alongside the Bubble Tea machine which provides a new convenience to surrounding retailers, customers and commuters. Landlord works have also been completed within Tenancy 2B16, including shell fitout and installation of a glass shopfront in preparation for handover to The Greenhouse Therapies for fit out works.

Refer to Attachment 2 for the January 2025 Executive Report. It is noted this is proposed to be the final Executive Report attachment produced for the project owing to major construction works now having concluded. Pertinent information from the report will be provided as part of future Committee status update reports following the NSP PCG meetings.

There were no major events hosted in the precinct during January 2025, however Friday Night Live Music continued within the Cinema and Entertainment Venue building until Friday 24 January. These live music segments were well received by patrons and have now concluded as the launch campaign moves into subsequent phases. On 15 February, the Nicholas Street Precinct was host to the Waitangi Day in Ipswich festival, with a huge turnout estimated at approximately 7,500 people.

During the month of January 2025, the Precinct recorded over 175,000 visitations, including 42,500 visitations to the Venue building (Hoyts and General Public). This is an increase of 100,000 visitations as compared with January 2024.

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 3.

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 18 February 2025 ↓ 
2	Executive Report January 2025 ↓ 
	CONFIDENTIAL
3	NSP Project Risk Register (as at 25 February 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 – 19.02.2025

Members:	Chief Executive Officer – Sonia Cooper (Project Sponsor and Chair, 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 – Haiden Taylor ; Place Manager – Ipswich Central – Erin Marchant ; Manager, Infrastructure Strategy – Tony Dileo	
Apologies:	General Manager, Community, Cultural and Economic Development – Ben Pole (Project Sponsor Delegate, voting)	
Attachments:	Draft Meeting Minutes – 23 January 2025 NSP Project Registers – Risk, Issues, Decisions, Actions	
No.	OFFICER	DESCRIPTION
1.	SC	Attendance and Apologies <ul style="list-style-type: none"> Ben Pole was noted as an apology for 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"> Actions were not reviewed in detail to enable sufficient time for other matters on the Agenda.
4.	SC	Review of Decision Register <ul style="list-style-type: none"> Decision Register was not reviewed in detail to enable sufficient time for other matters on the Agenda.
5.	SC	Items for discussion <ul style="list-style-type: none"> Memorandum – ECD Committee meeting reporting frequency and attachments <ul style="list-style-type: none"> MG summarised the paper provided with respect to the ECD Committee meeting reporting and recommendations for consideration. PCG members requested monthly update reports to continue to be provided to the ECD Committee. PCG members were satisfied to subsume any essential information from the Executive Report into the main report and discontinue this attachment. JH sought consideration by members of future reporting focus areas. Australia Post lockers – Location options <ul style="list-style-type: none"> A-035 – PCG noted support subject to consultation with CCED. Vending machines (drinks) in car park lift lobbys <ul style="list-style-type: none"> A-036 – PCG noted support subject to consultation with CCED. Forbury Modelling (QTC and leasing) <ul style="list-style-type: none"> Discussion with respect to the Forbury model that is presented with leasing Committee reports. JH raised limited access, knowledge and licencing of the Forbury Model and sought consideration of new licences and greater involvement by Council's Finance Team.

Nicholas Street Precinct Project Control Group MINUTES – 19.02.2025

		<ul style="list-style-type: none"> ○ A-037: MS to investigate with finance. - Commercial leasing agent engagement <ul style="list-style-type: none"> ○ A copy of email advice from Procurement was supplied to the PCG concerning a commercial leasing agent, potential forthcoming offer, and process for payment for services (if offer is accepted) in the absence of a contract. ○ A-038 raised for MS to review advice provided and report back to the PCG with any actions required. - Draft 143 Brisbane Street –Strategy <ul style="list-style-type: none"> ○ A draft strategy for the building asset at 143 Brisbane Street was provided and discussed amongst members, including the options contained within the strategy and relevant considerations relating to each option (i.e. such as potential impacts on Safe City). ○ PCG members endorsed the recommended preferred Option 2 from the draft strategy, which is to be progressed in conjunction with the investigation of options to address any impacts to Safe City. ○ JH advised the draft strategy was still awaiting finalisation of a valuation which is expected to be available before the next PCG meeting.
6.	SC	<p>Items for decision</p> <ul style="list-style-type: none"> - Memorandum – Ellenborough Street Scramble Crossing <ul style="list-style-type: none"> ○ EM provided project overview and suggested Ellenborough Street be used as a test and trial site, with the potential to rollout to other locations. ○ TD raised a number of outstanding considerations with respect to the project, including the potential for rapid deterioration owing to extensive vehicular traffic at this location, colour treatments and potential conflicts with signal infrastructure (i.e. reds, greens and ambers), and requirements for TMR approvals, risk assessment and RPEQ certification. ○ EM summarised the information that had already been obtained to address some of these matters, which included advice received from TMR representatives. ○ BD queried whether alternatives had been considered for activating and connecting the precincts. EM and JH provided updates on other initiatives being considered. BD expressed a reluctance to proceeding, noting cost and the potential that the project may not have the desired impact. ○ MS, JH and SC noted support for proceeding with the project. BP not present though EM noted her understanding that BP was also supportive of the project proceeding. ○ D-078 - PCG concluded the project would proceed subject to: <ul style="list-style-type: none"> ▪ further consultation on approval requirements with TMR, including risk assessment and RPEQ assessment as required by the MUTCD;

Nicholas Street Precinct Project Control Group MINUTES – 19.02.2025

		<ul style="list-style-type: none"> ▪ Consultation with utility providers to ascertain any planned works within the vicinity of the upgrades; and ▪ Further consultation with Council and elected representatives on the preferred pattern. ○ JH anticipated the supply of further information to the next PCG meeting on other activation treatments for this intersection such as the clock tower proposal. - Approval of draft NSP Property and Asset Management Services RFT Documentation <ul style="list-style-type: none"> ○ A final draft was provided to members for consideration, prior to releasing to market via VendorPanel. ○ D-079 - PCG members approved the documentation, noting a desire for the wording on pricing to be reviewed such that responses received provided a clear separation of cost for each asset/property. - Memorandum - Tenure Management Project Table <ul style="list-style-type: none"> ○ PCG members noted desire to discuss Tenure management memorandum in detail and difficulties doing so at the meeting owing to time constraints. ○ The provided Tenure management memorandum is to be considered by PCG members and placed at the start of the agenda for the next NSP PCG meeting.
7.	All	<p>Forward agenda items for the Economic and Cultural Development Committee</p> <ul style="list-style-type: none"> - Nicholas Street Precinct – February Nicholas Street Precinct Project Control Group Report - Potential report - Agreement for Lease - Eats Tenancy T2 - Finance and Governance Committee Report - Partial lot disposal via registration of Schedule of Trust over Proposed Lot 3 (development approval 5201/2021/MAMC/A) - Finance and Governance Committee Report - Landlord Works Panel Procurement paper (engagement over \$2 million)
8.	All	<p>Monthly status updates <i>NSP Development Update February 2025</i> <i>NSP Property Management Update February 2025</i> <i>NSP Leasing Update February 2025</i> <i>NSP Financial Update February 2025</i> <i>NSP Operations and Facilities Update February 2025</i> <i>NSP Brand and Marketing Update February 2025</i></p> <ul style="list-style-type: none"> • Monthly status updates were circulated prior to the meeting and taken as read. • No discussion on status update papers occurred at the meeting.
9.	All	<p>Review of Risk and issues register</p> <ul style="list-style-type: none"> • Risk and issues register was not reviewed in detail to enable sufficient time for other matters on the Agenda.
10.	All	<p>General Business</p> <ul style="list-style-type: none"> • SC noted option being considered for relocating the Visitor Information Centre to NSP. CCED to respond to JH.

Nicholas Street Precinct Project Control Group MINUTES – 19.02.2025

		<ul style="list-style-type: none">• SC and MS noted Council Administration Building capacity discussions underway with ELT, including existing and future considerations for the utilisation of spaces on Level 2 and density of individual working spaces on other floors.• HT noted ELT decision for the NSP PCG to provide the governance structure for the potential development on the Council owned Ellenborough Street land.
11.	SC	Next Meeting – 19 March 2025



Nicholas Street, Ipswich Central

Executive Report No.67

To 31 January 2025



NICHOLASST
IPSWICH CENTRAL

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

VERSION	DATE	PREPARED BY
1	10 February 2025	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

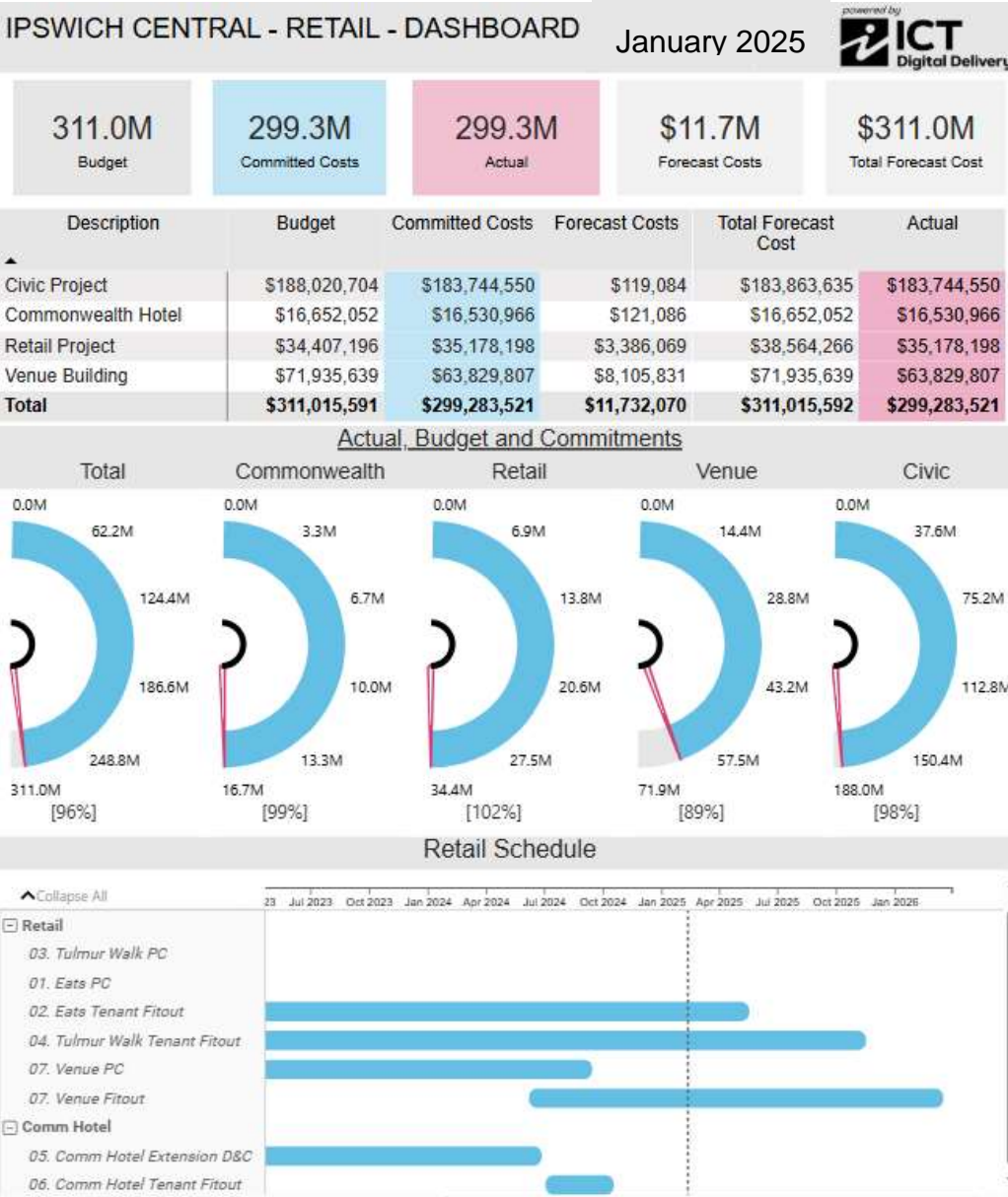
2.3 COMMONWEALTH HOTEL..... 4

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.

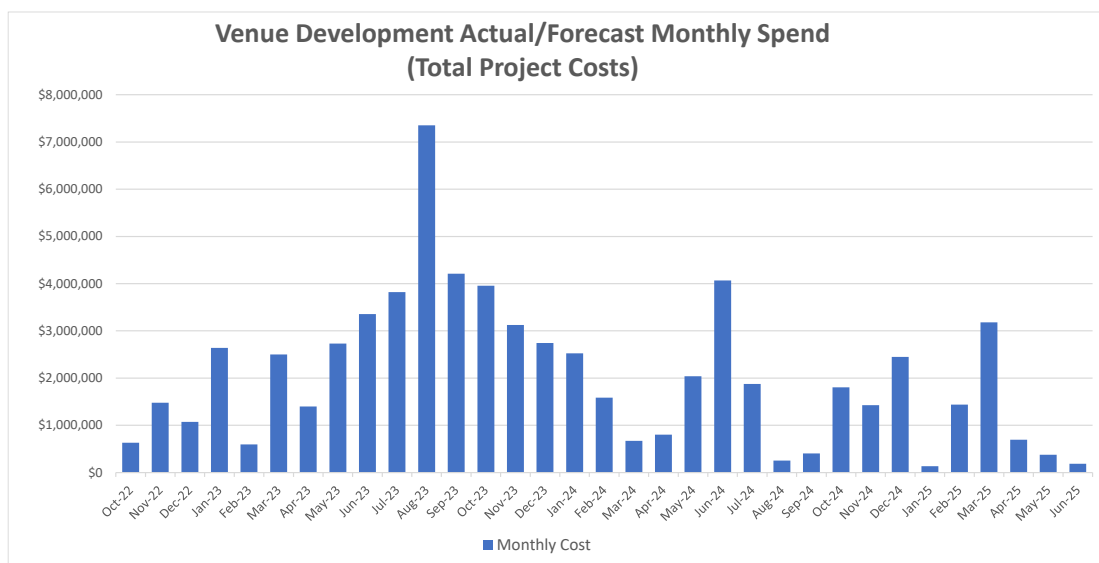
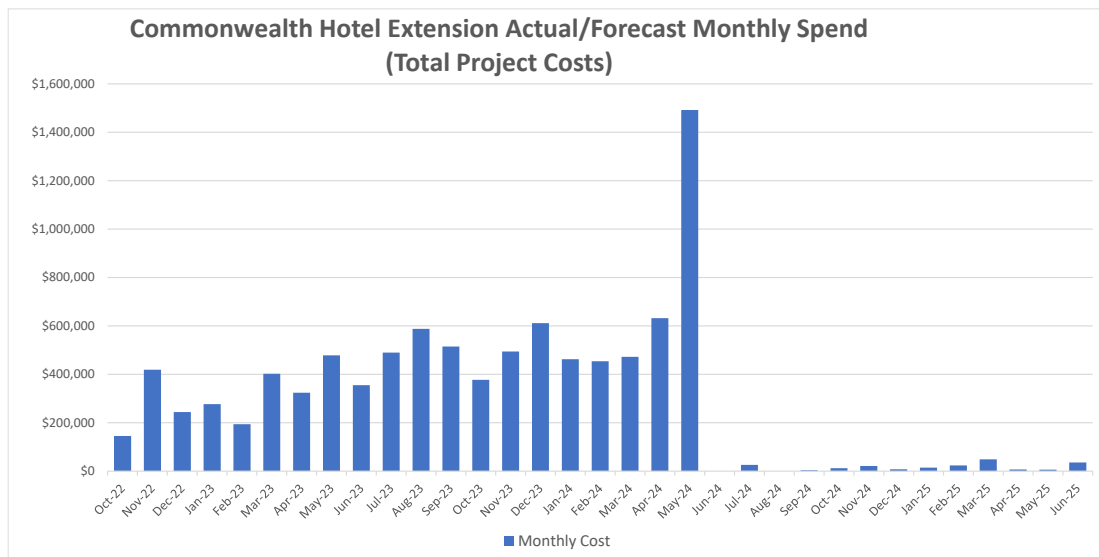
	Project	Current Budget	Committed Contracts and Variations	Forecast Contracts and Variations	Forecast Final Cost
1	Civic Project	\$188,020,704	\$183,744,550	\$119,084	\$183,863,635
2	Commonwealth Hotel	\$16,652,052	\$16,530,966	\$121,086	\$16,652,052
3	Retail Project	\$34,407,196	\$35,178,198	\$3,386,069	\$38,564,266
4	Venue Project	\$71,935,639	\$63,829,807	\$8,105,831	\$71,935,639
	TOTAL	\$311,015,591	\$299,283,521	\$11,732,070	\$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
October 2024	Retail: \$76,068 Civic: \$58,770 Commonwealth Hotel: \$12,466 Venue: \$1,806,246	\$1,953,550
November 2024	Retail: \$28,330 Civic: \$35,225 Commonwealth Hotel: \$16,187 Venue: \$1,533,714	\$1,613,457
December 2024	Retail: \$612,870 Civic: -\$23,934 Commonwealth Hotel: \$1,682 Venue: \$2,521,183	\$3,111,801
January 2025	Retail: \$91,163 Civic: \$105 Commonwealth Hotel: \$7,829 Venue: \$82,103	\$181,200

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.

An ATM was expected to be installed alongside the Bubble Tea machine in January, this is now expected to occur in early February.

Landlord works have been undertaken within Tenancy 2B16 in Tulumur Walk in preparation for an anticipated lease. Works have consisted of shopfront and shell fitout.

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. Landlord works for a shopfront have been completed within Tenancy 1 and Tenancy 2 in preparation for leasing.