

FINANCE AND GOVERNANCE COMMITTEE NO. 2025(06)**22 JULY 2025****REPORT****COUNCILLORS' ATTENDANCE:**

Councillors Jacob Madsen (Deputy Chairperson), Deputy Mayor Nicole Jonic, Councillors Andrew Antonioli and Jim Madden and Councillor Pye Augustine (Observer) and David Martin (Observer)

COUNCILLOR'S APOLOGIES:

Councillor Paul Tully (Chairperson), Mayor Teresa Harding and Councillor Marnie Doyle

OFFICERS' ATTENDANCE:

Chief Executive Officer (Sonia Cooper), General Manager Corporate Services (Matt Smith), General Manager Planning and Regulatory Services (Brett Davey), General Manager (Asset and Infrastructure Services (Seren McKenzie), Acting General Manager, Environment and Sustainability (David McAlister), General Manager, Community, Cultural and Economic Development (Ben Pole), Chief Financial Officer (Christina Binoya), Property Services Manager (Alicia Rieck), Manager Procurement (Tanya Houwen), Manager, Libraries and Customer Services, Precinct Director (James Hepburn), Senior Community Funding Officer (Sarah Sheehy), Good and Services Category Manager (Tin Steinhardt), Manager, Works and Field Services (Sonia Gollschewski), Field Services Manager (Michael Jordan), Media, Communications and Engagement (Mark Strong), Senior Media Officer (Darrell Giles), Community and Sport Manager (Melissa Dower) and Theatre Technician (Max Moylan)

In the absence of the Chairperson (Councillor Paul Tully), the Deputy Chairperson (Councillor Jacob Madsen), chaired the meeting.

LEAVE OF ABSENCE**RECOMMENDATION**

Moved by Councillor Jacob Madsen:

Seconded by Councillor Andrew Antonioli:

That a leave of absence be granted for Mayor Teresa Harding, Councillor Paul Tully and Councillor Marnie Doyle for the Finance and Governance Committee.

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Madsen

Nil

Jonic

Antonioli

Madden

The motion was put and carried.

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

Councillor Jacob Madsen (Deputy Chairperson) delivered the Acknowledgement of Country

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

BUSINESS OUTSTANDING

MATTER ON NOTICE – TIMEFRAME FOR 2023-2024 IPSWICH ARTS FOUNDATION TRUST FINANCIAL STATEMENTS

Councillor Paul Tully queried the time taken for Item 4 titled 2023-2024 Ipswich Arts Foundation Trust Financial Statements and Management Representation letter to come before committee.

The General Manager, Community, Cultural and Economic Development to circulate a response to all councillors.

RESPONSE

Response provided via email from the General Manager Community, Cultural and Economic Development provided on 9 July 2025.

‘The delay of the completion of the IAFI audit was due to delays in providing QAO information they needed to complete their audit activities, as well as a change in the audit team members. Although QAO have appointed a new audit manager this year, it is anticipated that the audit for 2024-2025 will be completed in a timelier manner as the IAFI are aware of the types of information QAO require for their annual audit.’

1. LEASE OVER FREEHOLD LAND AT 1 TURNBERRY WAY, BROOKWATER - OAKMONT PARK

This is a report concerning a proposed new lease over freehold land located at 1 Turnberry Way, Brookwater (Oakmont Park) between Ipswich City Council (**Council**) and the Body Corporate for Brookwater Home Owners Club Community Titles Scheme 29222 (**BHOC**).

At the Finance and Governance Committee of 13 August 2024, it was recommended that this matter be deferred until the September meeting of the Finance and Governance Committee.

The matter experienced additional delays due to ongoing consultation with the Minister for Housing, Local Government, and Planning regarding a ministerial exemption for the disposal of a valuable non-current asset. It was determined that Council may apply the exemption under section 236(1)(b)(ii) of the Local Government Regulation, to dispose a valuable non-current asset to a community organisation, a Body Corporate is considered a community organisation as they are prohibited from conducting business under the *Body Corporate and Community Management Act 1997*.

RECOMMENDATION

Moved by Deputy Mayor Nicole Jonic:

Seconded by Councillor Andrew Antonioli:

- A. That Council resolve to surrender the existing lease at 1 Turnberry Way, Brookwater more particularly described as part of Lot 124 and Plan SP214127 to Body Corporate for Brookwater Home Owners Club Community Titles Scheme 29222 (Lessee), for park purpose.**
- B. That pursuant to section 236(2) of the *Local Government Regulation 2012* (Regulation), Council resolve that the exception at section 236(1)(b)(ii) of the Regulation applies to the disposal of interest in land at 1 Turnberry Way, Brookwater more particularly described as part of Lot 124 and Plan SP214127, for park purpose, because Body Corporate for Brookwater Home Owners Club Community Titles Scheme 29222 is a community organisation.**
- C. That Council enter into a new lease (Council file reference number 6214) with Body Corporate for Brookwater Home Owners Club Community Titles Scheme 29222 (Lessee):**
 - (i) at an annual rent of \$1.00 excluding GST, payable to Council if demanded; and**
 - (ii) for a term expiring 20 November 2063, with no options for extension.**

AFFIRMATIVE

Councillors:

Madsen

Jonic

Antonioli

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

CONFIRMATION OF MINUTES

2. CONFIRMATION OF MINUTES OF THE FINANCE AND GOVERNANCE COMMITTEE NO. 2025(05) OF 10 JUNE 2025

RECOMMENDATION

Moved by Councillor Jim Madden:

Seconded by Deputy Mayor Nicole Jonic:

That the minutes of the Finance and Governance Committee held on 10 June 2025 be confirmed.

AFFIRMATIVE

Councillors:

Madsen

Jonic

Antoniolli

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

3. AMENDMENT OF TERM FOR LEASE OVER SHOP 3321 AND 3322, REDBANK PLAZA - REDBANK PLAZA LIBRARY

This is a report concerning an amended term of lease over the Redbank Plaza Library (Shop 3321 and 3322, Redbank Plaza) between YFG Shopping Centres Pty Ltd as Trustee under Instrument No. 706343317 and Trondage Enterprises Pty Ltd (Lessor) and Ipswich City Council (Council).

RECOMMENDATION

Moved by Councillor Andrew Antoniolli:

Seconded by Councillor Jim Madden:

That the term for lease over the Redbank Plaza Library (Shop 3321 and 3322, Redbank Plaza) be amended from a term of five (5) years to a term of seven (7) years.

AFFIRMATIVE

Councillors:

Madsen

Jonic

Antoniolli

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

4. PROCUREMENT: NICHOLAS STREET PRECINCT AND ASSET MANAGEMENT SERVICES

This is a report concerning the establishment of a contractual arrangement for Nicholas Street Precinct and Asset Management Services.

“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 Andrew Antonioli:

Seconded by Deputy Mayor Nicole Jonic:

- A. **That pursuant to Section 228 of the *Local Government Regulation 2012* (Regulation), Council award Tender No. 241210-000187 for the provision of Nicholas Street Precinct and Asset Management Services to the supplier detailed in Confidential Attachment 1 - RTA – Nicholas St Precinct and Asset Management.**
- B. **That Council enter into a contractual arrangement with the Supplier at an approximate purchase price of \$7,825,000 excluding GST over the entire term, being a term of three (3) years, with options for extension at the discretion of Council (as purchaser), of an additional two (2) X three (3) year terms.**
- 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.**

AFFIRMATIVE

Councillors:

Madsen

Jonic

Antonioli

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

5. PROCUREMENT: SIGNIFICANT CONTRACTING PLAN - GROUNDS MAINTENANCE AND ASSOCIATED SERVICES

This is a report concerning a Significant Contracting Plan for Grounds Maintenance and associated services.

The Significant Contracting Plan is required in accordance with Chapter 6, Part 2, s221 of the *Local Government Regulation 2012* for any contract/s with a total expected term over 10 years or a value equal to or exceeding \$7,000,000 (ex. GST). Significant Contracting Plans must be adopted by Council prior to awarding a contract.

RECOMMENDATION

Moved by Deputy Mayor Nicole Jonic:

Seconded by Councillor Andrew Antonioli:

That pursuant to Section 221 of the *Local Government Regulation 2012* (Regulation), Council make and adopt the Significant Contracting Plan for Grounds Maintenance and Associated Services as detailed in Attachment 1.

AFFIRMATIVE

Councillors:

Madsen

Jonic

Antonioli

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

6. REVISED COUNCILLOR DISCRETIONARY FUNDING POLICY

This is a report concerning proposed amendments to the Councillor Discretionary Funding Policy.

RECOMMENDATION

Moved by Councillor Jim Madden:

Seconded by Councillor Andrew Antonioli:

That the revised policy titled Councillor Discretionary Funding Policy as detailed in Attachment 2 be adopted.

AFFIRMATIVE

Councillors:

Madsen

Jonic

NEGATIVE

Councillors:

Nil

Antoniolli
Madden

The motion was put and carried.

7. MONTHLY FINANCIAL PERFORMANCE REPORT - JUNE 2025

This is a report concerning Ipswich City Council's (**Council**) financial performance for the period ending 30 June 2025, submitted in accordance with section 204 of the *Local Government Regulation 2012*.

RECOMMENDATION

Moved by Deputy Mayor Nicole Jonic:

Seconded by Councillor Jim Madden:

That the report on Council's financial performance for the period ending 30 June 2025, submitted in accordance with section 204 of the *Local Government Regulation 2012*, be considered and noted by Council.

AFFIRMATIVE

NEGATIVE

Councillors:

Councillors:

Madsen

Nil

Jonic

Antoniolli

Madden

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 10.39 am.

The meeting closed at 10.52 am.
