



**City of
Ipswich**

AGENDA

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE

Tuesday, 16 September 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 Antonioli 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	
	Business Outstanding	
	Confirmation of Minutes	
1	Confirmation of Minutes of the Economic and Cultural Development Committee No. 2025(07) of 19 August 2025	7
	Officers' Reports	
2	Major Community Event Sponsorship - Redbank Plains Community Christmas Carols	16
3	**Nicholas Street Precinct - August 2025 Nicholas Street Precinct Project Control Group	20
	Notices of Motion	
	Matters Arising	
	Questions / General Business	

** Item includes confidential papers

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2025(08)

16 SEPTEMBER 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. 2025(07) OF 19 AUGUST 2025**

RECOMMENDATION

That the minutes of the Economic and Cultural Development Committee held on 19 August 2025 be confirmed.

OFFICERS' REPORTS

2. **MAJOR COMMUNITY EVENT SPONSORSHIP - REDBANK PLAINS COMMUNITY CHRISTMAS CAROLS**

This is a report concerning an application for Major Community Event Sponsorship by Redbank Plains Community Christmas Carols. The application is for a multi-year agreement from 2025 (two or three years) to provide \$15,000 ex GST per event to support the delivery of an annual community Christmas carols in Redbank Plains.

RECOMMENDATION

That Council provide Major Community Event Sponsorship of \$12,000 ex GST per event to Redbank Plains Community Christmas Carols for the 2025, 2026 and 2027 Redbank Plains Community Christmas Carols events (total support of \$36,000).

3. ****NICHOLAS STREET PRECINCT - AUGUST 2025 NICHOLAS STREET PRECINCT
PROJECT CONTROL GROUP**

This is a report concerning the July 2025 Nicholas Street Precinct (NSP) Project Control Group (PCG) meeting focussing on the status of the leasing program and the planning, development, delivery and ongoing management of the NSP.

RECOMMENDATION

That the July 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(07)

19 AUGUST 2025

MINUTES

COUNCILLORS' ATTENDANCE:

Councillor Pye Augustine (Chairperson); 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 Asset and Infrastructure Services (Seren McKenzie), General Manager Corporate Services (Matt Smith), Acting General Manager, Environment and Sustainability (David McAlister), Manager, Marketing and Promotions (Carly Gregory), Senior Media Officer (Darrell Giles), Manager Media, Communications and Engagement (Mark Strong), Chief of Staff, Office of the Mayor (Melissa Fitzgerald), Economic Development Manager (Dan Heenan), Advocacy Lead (Kate Adams) and Venue Technician (Tom Haag)

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

Councillor Pye Augustine (Chairperson) invited Councillor Marnie Doyle to deliver the Acknowledgement of Country

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

In accordance with section 150EQ of the *Local Government Act 2009*, Councillor David Martin informed the meeting that he has a declarable conflict of interest in Item 2 titled Major Community Event Sponsorship – Brassall Christmas in the Park.

The nature of the interest is that he was previously a volunteer member of the Brassall Christmas in the Park committee.

Councillor David Martin invited the other councillors to determine if he can continue to participate in the decision process.

It was moved by Councillor Pye Augustine and seconded by Deputy Mayor Nicole Jonic that Councillor David Martin may participate in the meeting in relation to the matter, including by voting on the matter because there is no personal or financial benefit to the councillor and

therefore a reasonable person would trust that the final decision is made in the public interest.

The eligible councillors present at the meeting decided that Councillor David Martin may participate in the meeting in relation to the matter, including by voting on the matter.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Augustine	Antoniolli (Abstain)
Doyle	
Harding	
Jonic	
Madsen	
Madden	

Councillor David Martin did not take part in the vote on this matter.

The motion was put and carried.

In accordance with section 150EQ of the *Local Government Act 2009*, Councillor Andrew Antoniolli informed the meeting that he has a declarable conflict of interest in Item 2 titled Major Community Event Sponsorship – Brassall Christmas in the Park.

***The nature of the interest is that he was previously a volunteer member of the Brassall Christmas in the Park committee.

Councillor Andrew Antoniolli invited the other councillors to determine if he can continue to participate in the decision process.

It was moved by Councillor Pye Augustine and seconded by Deputy Mayor Nicole Jonic that Councillor Andrew Antoniolli may participate in the meeting in relation to the matter, including by voting on the matter because there is no personal or financial benefit to the councillor and therefore a reasonable person would trust that the final decision is made in the public interest.

The eligible councillors present at the meeting decided that Councillor Andrew Antoniolli may participate in the meeting in relation to the matter, including by voting on the matter.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Augustine	Antoniolli (Abstain)
Doyle	
Harding	
Jonic	

Madsen
Martin
Madden

Councillor Antonioli abstained from the vote.

The motion was put and carried.

BUSINESS OUTSTANDING

Economic and Cultural Development Committee of 22 July 2025

4.1. MATTERS ON NOTICE

Councillor David Martin queried the rectification of the road pavers in the Nicholas Street Precinct as well as the dirt section near the waterplay area where grass seems difficult to grow.

Councillor Andrew Antonioli queried the colours of the pavers on the road edges in the Nicholas Street Precinct in relation to safety as well as the visibility of the block seats in front of the council building and in front of Gelatissimo and whether possible design changes would improve visibility.

Chief Executive Officer to provide an operational update to Councillors in respect of the following matters in the Nicholas Street Precinct:

- **the rectification of pavers**
- **the dirt section near the waterplay area where grass seems difficult to grow**
- **options for improved visibility of the road edges and block seats.**

RESPONSE (provided via email on Friday, 15 August 2025)

Nicholas Street Mall pavers

Council engaged directly with a well-known builder, streetscape and landscape contractor in 2019 using a standard Design and Construct contract (AS4300), with an external project manager and external landscape architectural practice. Based on available information the paver and adhesive specification complied with all necessary and applicable standards. Once complete the roadway stayed largely unused for a couple of years whilst the wider precinct revitalisation took place. It wasn't until June 2021 that 1 Nicholas Street and the roadway opened for full use (although the road did part open in November 2020 but was predominantly pedestrianised). The contractor had completed their works by early 2020 which meant that the defect liability period (DLP) of one (1) year was passed before the

road came into full use. Given that the DLP had expired before issues with the pavers emerged, it has been difficult and protracted to pursue warranty claims with the original contractor.

A separate portion of roadway was constructed by the contractor who built the 1 Nicholas Street Administration Building as it is linked into Tulumur Place. This also suffered some damage and movement and has been rectified by that separate contractor.

During mid to late 2024, council engaged a different contractor to commence a paver rectification process. The roadway had become a safety issue and the visual/noise detracted from the precinct's amenity. The works undertaken by newly engaged contractor has included sections of pavers being removed, cleaned, some replaced and re-laid. The paver rectification process will be ongoing as part of our maintenance procedure. Future maintenance will require future road closures as the adhesives require twenty-four hours to set free of water and vehicular movement. The maintenance budget is sufficient to undertake any works. Assuming a more reliable result is received through the new contractor that has been engaged this will be monitored for a period of time prior to considering re-laying or replacement with another road surface. Should the issue continue through this coming Summer and storm season then this replacement may have to be budgeted in the FY2026/27 budget.

Grassed area adjacent to water play in Tulumur Place

Regarding the grassed area adjacent to the water play that is struggling to survive, the team are engaging with internal stakeholders to procure a product suitable for the ground conditions and relating water spray, noting the chlorine content and location are not conducive to grass growth.

Tulumur Place concrete bollards and road edges

Nicholas Street and the surrounding public realm are all designed and built to ensure that they are code compliant. The concrete bollards in the shape of blocks are designed to restrict car movement into Tulumur Place. Where there have been slips on some kerbs, white and/or gritted paint to delineate and reduce slips has been applied in some areas. Council officers will review the situation and available data with regard to both the concrete bollards and the colour of the road edges and identify potential solutions for implementation.

CONFIRMATION OF MINUTES

1. CONFIRMATION OF MINUTES OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2025(06) OF 22 JULY 2025

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Councillor David Martin:

That the minutes of the Economic and Cultural Development Committee held on 22 July 2025 be confirmed.

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Antoniolli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

2. **MAJOR COMMUNITY EVENT SPONSORSHIP - BRASSALL CHRISTMAS IN THE PARK**

This is a report concerning an application for Major Community Event Sponsorship by Brassall Christmas in the Park Inc. The application requests a multi-year agreement from 2025 (two or three years) to provide \$15,000 ex GST per event to support the delivery of an annual community Christmas carols event in Brassall.

RECOMMENDATION

That council provide Major Community Event Sponsorship of \$12,000 per event (excl. GST) to Brassall Christmas in the Park Inc. for the 2025, 2026 and 2027 Brassall Christmas in the Park events (total support of \$36,000 excl. GST across the multi-year agreement).

Councillor Jim Madden proposed a variation to the recommendation by replacing the sponsorship amount of \$12,000 with \$15,000 and the total support amount from \$36,000 to \$45,000).

RECOMMENDATION

Moved by Councillor Jim Madden:

Seconded by Councillor David Martin:

That Council provide Major Community Event Sponsorship of \$15,000 per event (excl. GST) to Brassall Christmas in the Park Inc. for the 2025, 2026 and 2027 Brassall Christmas in the Park events (total support of \$45,000 excl. GST across the multi-year agreement).

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Antoniolli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

3. NICHOLAS STREET PRECINCT - JULY 2025 NICHOLAS STREET PRECINCT PROJECT CONTROL GROUP

This is a report concerning the July 2025 Nicholas Street Precinct (NSP) Project Control Group (PCG) meeting focussing on the status of the leasing program and the planning, development, delivery and ongoing management of the NSP.

“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 Marnie Doyle:

Seconded by Councillor David Martin:

That the July 2025 Nicholas Street Precinct Project Control Group 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.

4. REPORT - ADVOCACY ADVISORY COMMITTEE NO. 2025(02) OF 14 AUGUST 2025

This is the report of the Advocacy Advisory Committee No. 2025(02) of 14 August 2025.

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

RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Councillor Marnie Doyle:

That Council adopt the recommendations of the Advocacy Advisory Committee No. 2025(02) of 14 August 2025.

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Antoniolli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

1. CONFIRMATION OF MINUTES OF THE ADVOCACY ADVISORY COMMITTEE NO. 2025(01) OF 8 MAY 2025

RECOMMENDATION

That the minutes of the Advocacy Advisory Committee held on 8 May 2025 be confirmed.

2. AMENDMENTS TO SIGNIFICANT PROJECTS POLICY, PROCEDURE, BRIEF AND CRITERIA

This is a report concerning the updated Advocacy for Significant Projects Policy.

RECOMMENDATION

A. *That the Advocacy Advisory Committee review the updated Advocacy for Significant Projects Policy for endorsement and progression to Economic and Cultural Development Committee and Council for approval and adoption.*

- B. That the Advocacy Advisory Committee note the updated draft list of Locally Significant Projects compiled following initial meetings with Councillors.**

3. ADDITION TO THE REGIONALLY SIGNIFICANT PROJECT LIST - BRISBANE 2032 OLYMPIC AND PARALYMPIC GAMES OPPORTUNITIES

This is a report concerning the addition of Brisbane 2032 Olympic and Paralympic Games opportunities to the list of Regionally Significant Projects.

RECOMMENDATION

That the Advocacy Advisory Committee endorse the addition of the Brisbane 2032 Olympic and Paralympic Games as a Regionally Significant Project.

ACTION

That the Economic Development Manager and Advocacy Lead provide the committee with examples of Rockhampton's advocacy approach to attracting rowing to the region.

4. LEVERAGING 2032: VENUE AUDIT FOR ELITE TRAINING READINESS

This is a report detailing progress on Leveraging 2032: Our Roadmap to the Olympic and Paralympic Games, specifically Outcome 7: Pre-Games Training Opportunities (Venues, Teams Attraction). It includes progress on the venue audit, next steps, short list of venues with elite training capabilities and approval of a Team Attraction brochure for the city.

RECOMMENDATION

- A. That the Committee note the progress made as part of Outcome 7: Pre-Games Training Opportunities (Venues, Team Attraction) through the delivery of a venue audit of Council and non-Council sporting venues.**
- B. That the Committee note the opportunity for a potential team attraction brochure based on the venue audit shortlisting, promoting venues with Games training capabilities.**

ACTION

The Economic Development Manager to coordinate the following:

- Councillors to provide any feedback relating to venues or suggestions for further venues.***
- Continue assessment of non-council venues and provide a further updated list to a future meeting.***
- A map of Ipswich facilities and where each are located that includes the proximity to Brisbane, Gold Coast and other venues.***

General Manager (Community, Cultural and Economic Development) to provide some examples of the incentives and investment that Gold Coast City Council and potentially Sunshine Coast Regional Council is offering for team attraction.

ADVOCACY COMMUNICATION PLAN

The committee discussed the process for establishing a proposed advocacy communication plan.

ACTION

The Economic Development Manager to develop an advocacy communication plan that outlines key actions for council including a calendar of events for the next three years and for regular correspondence with relevant ministers.

RECONVENING OF IPSWICH ELECTED REPRESENTATIVES WORKING GROUP

ACTION

The Chief Executive Officer to review the previous Terms of Reference for the Ipswich Elected Representatives Working Group and provide an updated version to all councillors with a view to reconvening these meetings.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

QUESTIONS / GENERAL BUSINESS

Nil

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 10.46 am.

The meeting closed at 11.37 am.

***** Refer Council Ordinary Meeting of 28 August 2025 for amendment**

Doc ID No: A11971763

ITEM: 2

SUBJECT: MAJOR COMMUNITY EVENT SPONSORSHIP - REDBANK PLAINS COMMUNITY
CHRISTMAS CAROLS

AUTHOR: EVENTS AND ENGAGEMENT OFFICER

DATE: 4 SEPTEMBER 2025

EXECUTIVE SUMMARY

This is a report concerning an application for Major Community Event Sponsorship by Redbank Plains Community Christmas Carols. The application is for a multi-year agreement from 2025 (two (2) or three (3) years) to provide \$15,000 ex GST per event to support the delivery of an annual community Christmas carols in Redbank Plains.

RECOMMENDATION/S

That Council provide Major Community Event Sponsorship of \$12,000 ex GST per event to Redbank Plains Community Christmas Carols for the 2025, 2026 and 2027 Redbank Plains Community Christmas Carols events (total support of \$36,000).

RELATED PARTIES

Redbank Plains Community Christmas Carols.

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 currently supports a series of significant community Christmas events in the region through the Major Community Event Sponsorship Program. This funding program recognises the important contribution major community events make to the local economy and cultural ecosystem of the city. A key eligibility criterion is that the major community event has attracted 4,000 or more attendees when last held or demonstrate this potential.

Redbank Plains Community Christmas Carols has submitted a multi-year Major Community Event Sponsorship application to assist with the staging/audio and security costs associated

with the delivery of the annual Redbank Plains Community Christmas Carols event. The event has been running in various formats for eight years, with this year's event to be held on Sunday 14 December.

Council's most recent sponsorship arrangement with this group was a multi-year agreement with financial support for the 2022 (\$15,000 ex GST), 2023 (\$12,000 ex GST) and 2024 (\$10,000 ex GST) events. The organising committee were also successful in their in-kind support applications for this event over that period; 2022 - \$4,560.18, 2023 - \$3,821.30 and 2024 - \$4,054.07.

Their current request is for \$15,000 ex GST in financial support annually for three years (2025 – 2027) as well as a separate in-kind contribution. The organising committee has applied for in-kind assistance valued at \$4,011.25 for bins, general and accessible toilets, cable ties, plastic bollards, barrier mesh and traffic cones for the 2025 event.

As per the Event Sponsorship Policy, a panel assessment of the application has been completed recommending council endorse a 3-year agreement, committing \$12,000 ex GST per event to support the delivery of the 2025, 2026 and 2027 Redbank Plains Community Christmas Carol events. While the panel supportive of council's continued support of this event, it did recommend a support amount below the requested level.

Council's support of Redbank Plains Community Christmas Carols would be acknowledged by the organising committee through the following channels:

- Printed event collateral (banners, flyers, promotional material)
- Social media posts to promote the event (Facebook and Instagram)
- Council promotional video to be screened during the event
- Opportunity for a council representative to address the event

LEGAL IMPLICATIONS

This report and its recommendations are consistent with the following legislative provisions:
Local Government Act 2009
Local Government Regulation 2012

POLICY IMPLICATIONS

This report recommendation meets the principles of the Event Sponsorship Policy.

RISK MANAGEMENT IMPLICATIONS

While the event may still proceed without council support, the organising committee believe it would impact the scale and quality of the event able to be produced.

FINANCIAL/RESOURCE IMPLICATIONS

The outlined, Major Community Event Sponsorship support will be covered by dedicated Event Sponsorship funding allocated within the 2025-2026 City Events budget.

COMMUNITY AND OTHER CONSULTATION

A pre-lodgement meeting was held with members of the Redbank Plains Community Christmas Carols committee.

CONCLUSION

Redbank Plains Community Christmas Carols has been a fixture on the local Christmas event calendar for eight years. Councils continued support this event acknowledges the important contribution major community events make to the local economy and cultural ecosystem of the city.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	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
(b) What human rights are affected?	The proposed decision for event sponsorship does not affect the Human Rights pertaining to Council, the sponsor or attendees.
(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.

Penny Radford

EVENTS AND ENGAGEMENT 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: A11951442

ITEM: 3

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

AUTHOR: PRECINCT DIRECTOR

DATE: 29 AUGUST 2025

EXECUTIVE SUMMARY

This is a report concerning the July 2025 Nicholas Street Precinct (NSP) Project Control Group (PCG) meeting focussing on the status of the leasing program and the planning, development, delivery and ongoing management of the NSP.

RECOMMENDATION/S

That the July 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
Setting up Shop – Tenancy Delivery
Alkot Studio – Retail Design Manager

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

The NSP PCG supports the Economic and Cultural Development Committee in providing governance and strategic direction for the planning, development, delivery and ongoing management of the NSP. The PCG generally reports monthly to the Economic and Cultural Development Committee on the planning, development, delivery and operations of the NSP assets.

The PCG met on 21 August 2025 and the draft PCG 21 August 2025 meeting minutes are contained in Attachment 1.

The table below identifies the status of retail and commercial leasing as at 4 August 2025. Colliers appointment as retail leasing agents has concluded. A new leasing agency will be appointed as part of the precinct management transition to a third-party operator. The changes to the table below relate to a proposed tenancy for K2 in Venue.

Deal Status	As at 04 August	Change from 01 September
Lease Documents Being Prepared	1	1
Lease Documents Issued for Execution	0	0
Leases Executed by Lessee	29	0
Leases Pending Approval by Lessor (Council)	0	0
Leases Executed by Lessor (Council)	29	0

Hello Harry's took handover of tenancy 2B02 and commenced their fitout on 30 July 2025 with an expected opening date being in mid-September. Vapiano continue with their fit out works and are also expecting to open mid-September in time for the school holiday trade period. Commercial terms have been agreed with a tenant in K2 at Venue and this is expected to be presented to Committee shortly. The precinct is experiencing an improvement in leasing interest for many of the remaining tenancies.

A further advertising application will be submitted to allow retailers within Nicholas Street Precinct and Ipswich Central to utilise the Tulum Place screen infrastructure (through the relevant council officers) to advertise their businesses. By way of example these could be appropriate Hoyts Ipswich promotions or other locational stakeholder promotions or events. The application proposes an amendment/clarification to the existing approval to facilitate this. This will be supported by amended and updated internal practices to guide how this screen will be used, including quality control.

The Nicholas Street Venue building defects liability periods for separable portion 5.1 relating to the loading dock at Venue concluded on 9 August 2025. Savills project management have issued the certificate of Final Completion for that portion. The remaining separable portions 4.1, 6.1 and 1.3 will conclude in September, October and November respectively.

All defects have been closed out to the satisfaction of the superintendent for the Hotel Commonwealth; the final claim will be issued by Hutchinson Builders and the final certificate by RP Infrastructure to conclude the contract.

MARKETING AND COMMUNICATION

Brand promotion campaigns continued to drive a high level of engagement, visitation and tenant support. Organic and paid social media campaigns generated over 490,000 views from primary and secondary target markets and wider regions of Gold Coast and Toowoomba. Families responded positively to August activations with the Supercar Fans Event being the highlight of the month. Spring subscriber acquisition and brand promotion campaign plans are being finalised to commence from September. During August the precinct received over 298,868 visitations which is up 12.7% from July 2025 and a 190% increase when compared to August 2024.

Marketing team assisted Vapiano and Hello Harry opening campaigns leading to September official openings, tenant engagement in small business initiatives of council, Spring school holiday activation planning and promotions, tenant marketing initiatives for Father's Day, hoarding signage for Metro-A, and organised support from 12 NSP tenants for the Ipswich Film Festival for Youth (IFFY).

Content promotion continued across social media, LinkedIn, NSP website, and e-newsletters, spotlighting events and tenant offers alongside several e-newsletters dispatched to relevant stakeholders. A revised leasing brochure was finalised and will help drive the leasing campaign for the remaining tenancies.

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 2.

Challenges continue with retail leasing including 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 and sub-leases with prospective precinct tenants remains a critical outcome given completion of the refurbishment works.

FINANCIAL/RESOURCE IMPLICATIONS

The table below summarises the current capital project budget and forecast to finish. The final project cost is forecasted to be within budget.

	Project	Current Budget	Committed Contracts and Variations	Forecast Contracts and Variations	Forecast Final Cost
1	Civic Project	\$188,020,704	\$183,826,565	\$50,000	\$183,876,565
2	Commonwealth Hotel	\$16,652,052	\$16,545,342	\$106,709	\$16,652,052
3	Retail Project	\$34,407,196	\$35,516,071	\$3,035,265	\$38,551,336
4	Venue Project	\$71,935,639	\$67,207,623	\$4,728,015	\$71,935,639
	TOTAL	\$311,015,591	\$303,095,601	\$7,919,990	\$311,015,591

The civic and retail cashflow for recent months is captured in the table below:

Month	Monthly Expenditure	Project Cumulative Total
May 2025	Retail: \$18,383 Civic: \$93 Commonwealth Hotel: \$11,661 Venue: \$2,447,762	\$2,477,900
June 2025	Retail: \$83,440 Civic: \$61,378 Commonwealth Hotel: \$2,362 Venue: \$31,367	\$178,547
July 2025	Retail: \$142,930 Civic: \$105 Commonwealth Hotel: (\$385) Venue: \$12,015	\$154,665
*August 2025	Retail: \$34,400 Civic: \$0 Commonwealth Hotel: \$0 Venue: \$0	\$34,400

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 operational focused management strategy to support tenants and deliver a revitalised and fully 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 product and continue to strengthen the leasing campaign to secure tenants for the precinct. The completion of major works across the precinct and opening of anchor tenants positively reinforces Ipswich Central's future and Council's commitment to its success. The progressive opening of additional tenancies in the precinct and the focus of the NSP management branch will continue to increase positive leasing and property management activities and outcomes.

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.	NSP PCG Draft Minutes ↓ 
	CONFIDENTIAL
2.	Project Register (confidential)

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 – 21 August 2025

Members:	Chief Executive Officer – Sonia Cooper (Project Sponsor and Chair, voting); General Manager, Community, Cultural and Economic Development – Ben Pole (voting); General Manager, Corporate Services – Matt Smith (voting); General Manager, Planning and Regulatory Services – Brett Davey (voting); Senior Project Manager – Fiona McDougall (non voting); Business Support Officer – Nicole Costanzo	
Observers:	Acting Manager, Strategy, Governance and Performance – Haiden Taylor	
Apologies:	James Hepburn	
Attachments:	Draft Meeting Minutes 23 July 2025 NSP Project Registers - Risk, Issues, Decision, Actions	
No.	OFFICER	DESCRIPTION
1.	SC	Attendance and Apologies
2.	SC	Confirmation of Minutes of Previous Meeting
3.	SC	Review of open Action Items
4.	SC	Review of Decision Register
5.	SC	Review of Risk and issues register
6.	All	Items for decision <ul style="list-style-type: none"> Projection application <ul style="list-style-type: none"> Discussed usage of precinct façade and screen and the drafting of a management procedure. Action: Proceed with a minor amendment to use Tulumur Place screen for precinct advertising - revised fee proposal received.
7.	All	Items for discussion <ul style="list-style-type: none"> Precinct management transition update <ul style="list-style-type: none"> Action: JH arranging meetings with Stakeholders (early September) – CEO will follow up with JH regarding internal stakeholder pre-meet, FM to send placeholder. FM chasing Procurement review / Legal review – Action: MS will follow up. Clear delineation of responsibilities to be included within scope – Action: FM to distribute delineation of responsibilities document to PCG. Discussed external review of existing tenant offers – Action: FM to seek estimate cost and advise PCG. Hotel Commonwealth <ul style="list-style-type: none"> Discussed contractor responses to air movement, the causes and rectification options. Confirmed plumbing installed as per code and that carbon filters recently fitted – Action: MS and WL to meet with tenant Discussed lift and service log reports – Action: FM to send report to SC.
8.	All	Forward agenda items for the Economic and Cultural Development Committee <ul style="list-style-type: none"> Nicholas Street Precinct - NSP Project Control Group Report Lease - Venue K2 Agreement for Lease - Tulumur Walk 2B05 to 07 (TBC)

Nicholas Street Precinct Project Control Group

9.	All	Monthly status updates - Development Update - August 2025 - Leasing Update - August 2025 - Financial Update - August 2025 - Operations Update - August 2025 - Marketing Update - August 2025 - Property Management Update - August 2025 - Ipswich Central Update - August 2025
10.	All	General Business - FM confirmed project close out documentation pending.
	SC	Next Meeting – 17 September 2025