



City of  
**Ipswich**

**AGENDA**

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# **SPECIAL COUNCIL MEETING**

Thursday, 9 April 2026  
at 1:00 PM

Council Chambers, Level 8  
1 Nicholas Street, Ipswich

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**SONIA COOPER**  
Chief Executive Officer

The purpose of the meeting is to consider:

1. Report of the Special meeting of the Economic and Cultural Development Committee of 9 April 2026

**BUSINESS**

- 1. OPENING OF MEETING:
- 2. WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY:
- 3. OPENING PRAYER:
- 4. APOLOGIES AND LEAVE OF ABSENCE:
- 5. DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA:
- 6. OFFICERS' REPORTS:
  - 6.1 Report of the Special meeting of the Economic and Cultural Development Committee of 9 April 2026 ..... 5

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ITEM: 6.1

SUBJECT: REPORT OF THE SPECIAL MEETING OF THE ECONOMIC AND CULTURAL  
DEVELOPMENT COMMITTEE OF 9 APRIL 2026

AUTHOR: SENIOR ADMINISTRATION OFFICER

DATE: 9 APRIL 2026

**EXECUTIVE SUMMARY**

This is a report attaching the report of the Special meeting of the Economic and Cultural Development Committee of 9 April 2026.

**RECOMMENDATION/S**

**That the recommendations of the Special meeting Economic and Cultural Development Committee held on the 9 April 2026 be adopted.**

**PURPOSE OF REPORT/BACKGROUND**

Report of Special meeting of the Economic and Cultural Development Committee of 9 April 2026.

**ATTACHMENTS**

1.	Report of the Special meeting of the Economic and Cultural Development Committee of 9 April 2026 <a href="#">↓</a> 
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Theresa Bool  
**SENIOR ADMINISTRATION OFFICER**

I concur with the recommendations contained in this report.

Wade Wilson  
**MANAGER, EXECUTIVE SERVICES**

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”***

DRAFT

9 APRIL 2026

SPECIAL MEETING OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO.  
2026(04)]

**SPECIAL MEETING OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO.  
2026(04)**

**9 APRIL 2026**

REPORT

**COUNCILLORS' ATTENDANCE:**

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

**COUNCILLOR'S APOLOGIES:**

Nil

**OFFICERS' ATTENDANCE**

Chief Executive Officer (Sonia Cooper), General Manager Community, Cultural and Economic Development (Ben Pole), Acting General Manager Corporate Services (Allison Ferres-MacDonald), Precinct Director – Nicholas Street Precinct (James Hepburn), Senior Project Officer, Retail Development (Fiona McDougall), Chief of Staff, Office of the Mayor (Melissa Fitzgerald), Manager Media, Communications and Engagement (Mark D Strong), Senior Media Officer (Darrell Giles), Technical Services Officer (Harrison Cate)

**WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY**

Councillor Marnie Doyle (Deputy Chairperson) delivered the Acknowledgement of Country

**DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA**

Nil

**OFFICERS' REPORTS**

**MOVE INTO CLOSED SESSION**

**RECOMMENDATION**

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

**That in accordance with section 254J(3)(c, e and g) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 1 titled Nicholas Street Precinct - Approval Of An Agreement For Lease For Tenancy 2b05 - 7 Tulumur Walk.**

9 APRIL 2026

SPECIAL MEETING OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO.  
2026(04)]

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Antoniolli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

The meeting moved into closed session at 12.03 pm.

MOVE INTO OPEN SESSION

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Councillor Marnie Doyle:

**That the meeting move into open session.**

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Antoniolli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

The meeting moved into open session at 12:22 pm.

1. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR TENANCY 2B05 - 7 TULMUR WALK

This is a report concerning an Agreement for Lease for Council's consideration associated with Tenancy 2B05 - 7 in Tulumur Walk, Nicholas Street Precinct, Ipswich.

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SPECIAL MEETING OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO.  
2026(04)

"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 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 2B05 - 07 of the Tulumur Walk (impacting part of LOT 1 20 RP157021) ("Tenancy 2B05 - 7") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Precinct Director).**
- B. **That conditional upon Council satisfactorily executing the Agreement to Lease with the proposed lessee, (contained in recommendation A of this report), Council enter into a lease for Tenancy 2B05 - 7 with the proposed lessee (as detailed in the confidential report and attachments by the Precinct Director).**
- C. **That Council note, in relation to Council's disposal of its leasehold interest in the Tenancy 2B05 - 7 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 2B05 - 7 (Ministerial exemption contained in Attachment 1 of this report).**
- D. **That pursuant to Section 257(1)(b) of the Local Government Act 2009, Council resolve to delegate to the Chief Executive Officer the power to take "contractual action" pursuant to section 238 of the Regulation, in order to implement Council's decision at Recommendation A and B.**
- E. **That Council be kept informed as to the progress and outcome of the execution and publication of details.**

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Antoniolli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

9 APRIL 2026

SPECIAL MEETING OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO.  
2026(04)]

**PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 12.00 pm.

The meeting closed at 12.27 pm.

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