



City of
Ipswich

**IPSWICH
CITY
COUNCIL**

AGENDA

of the

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE

**Held in the Council Chambers
8th floor – 1 Nicholas Street
IPSWICH QLD 4305**

**On Thursday, 8 July 2021
At 10 minutes after the conclusion of the Environment and Sustainability Committee**

<u>MEMBERS OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE</u>	
Councillor Marnie Doyle (Chairperson) Deputy Mayor Nicole Jonic (Deputy Chairperson)	Mayor Teresa Harding Councillor Kate Kunzelmann Councillor Russell Milligan

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE AGENDA
10 minutes after the conclusion of the Environment and Sustainability
Committee on Thursday, 8 July 2021
Council Chambers

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** Item includes confidential papers

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 6

8 JULY 2021

AGENDA

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

BUSINESS OUTSTANDING

CONFIRMATION OF MINUTES

1. **CONFIRMATION OF MINUTES OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2021(05) OF 10 JUNE 2021**

RECOMMENDATION

That the minutes of the Ipswich Central Redevelopment Committee No. 2021(05) held on 10 June 2021 be confirmed.

OFFICERS' REPORTS

2. **NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE REPORT JUNE 2021**

This is a report concerning the June 2021 report from the Retail Sub-Project Steering Committee on the status of the leasing program and associated developments with the retail component of the Nicholas Street Precinct redevelopment.

RECOMMENDATION

That the June 2021 Retail Sub-Project Steering Committee Report be received and the contents noted.

-
3. **NICHOLAS STREET PRECINCT - COMMUNICATIONS, ENGAGEMENT AND EVENTS REPORT JUNE 2021**

This is a report concerning the communications, engagement and events activity undertaken and planned for the Nicholas Street Precinct in June 2021.

RECOMMENDATION

That the Nicholas Street Precinct Communications, Engagement and Events Monthly Report be received and the contents noted.

NOTICES OF MOTION

MATTERS ARISING

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2021(05)

10 JUNE 2021

MINUTES

<u>COUNCILLORS' ATTENDANCE:</u>	Councillor Marnie Doyle (Chairperson); Mayor Teresa Harding, Deputy Mayor Nicole Jonic (Deputy Chairperson) and Councillor Russell Milligan
<u>COUNCILLOR'S APOLOGIES:</u>	Councillor Kate Kunzelmann
<u>OFFICERS' ATTENDANCE:</u>	Acting Chief Executive Officer (Sonia Cooper), Acting General Manager Infrastructure and Environment (Sean Madigan), General Manager Planning and Regulatory Services (Peter Tabulo), General Manager Community, Cultural and Economic Development (Ben Pole), Acting General Manager Corporate Services (Jeff Keech), Project Manager (Greg Thomas), Chair – Retail Sub-Project Sub-Committee (James Hepburn), Communications, Events and Engagement Manager (Karyn Sutton), Manager Economic and Community Development (Cat Matson), Acting Media and Communications Manager (Jodie Richter) and Theatre Technician (Harrison Cate)

00. LEAVE OF ABSENCE - COUNCILLOR KATE KUNZELMANN

Councillor Kate Kunzelmann requested a leave of absence from the Ipswich Central Redevelopment Committee No. 2021(05) of 10 June 2021 due to her attendance at the Queensland Local Government Disaster Management Conference.

RECOMMENDATION

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

That Councillor Kate Kunzelmann be granted a leave of absence.

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

BUSINESS OUTSTANDING

Nil

CONFIRMATION OF MINUTES

1. CONFIRMATION OF MINUTES OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2021(04) OF 13 MAY 2021

RECOMMENDATION

Moved by Councillor Marnie Doyle:
Seconded by Councillor Russell Milligan:

That the Minutes of the Meeting of the Ipswich Central Redevelopment Committee No. 2021(04) of 13 May 2021 be confirmed.

AFFIRMATIVE

Councillors:

Doyle

Harding

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

2. IPSWICH CENTRAL REVITALISATION - STAKEHOLDER ENGAGEMENT

This is a report concerning the public and stakeholder engagement that will be undertaken as a key part of the Ipswich Central Revitalisation project.

RECOMMENDATION

Moved by Mayor Teresa Harding (Mayor):
Seconded by Deputy Mayor Nicole Jonic:

That the report be received and the contents noted.

AFFIRMATIVE

Councillors:

Doyle

Harding

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

3. COMMONWEALTH HOTEL - OPTIONS

This is a report concerning investment options for the Commonwealth Hotel.

“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 Mayor Teresa Harding (Mayor):
Seconded by Deputy Mayor Nicole Jonic:

- A. **That Council proceed with Option 3 for an extension to the Commonwealth Hotel, subject to the execution of an Agreement for Lease with the prospective lessee.**
- B. **That Council endorse the additional capital budget of \$5M for the proposed Commonwealth Hotel extension and the inclusion of this funding requirement in the 2021-2022 budget to be adopted by Council in late June 2021.**
- C. **Recommendations A and B are compatible with human rights and relevant human rights have been given proper consideration in accordance with section 58(1) of the *Human Rights Act 2019 (Qld)*.**

AFFIRMATIVE
Councillors:
Doyle
Harding
Milligan
Jonic

NEGATIVE
Councillors:
Nil

The motion was put and carried.

4. NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE REPORT MAY 2021

This is a report concerning the May 2021 report from the Retail Sub-Project Steering Committee on the status of the leasing program and associated developments with the retail component of the Nicholas Street Precinct redevelopment.

RECOMMENDATION

Moved by Deputy Mayor Nicole Jonic:
Seconded by Councillor Russell Milligan:

That the May 2021 Retail Sub-Project Steering Committee Report be received and the contents noted.

AFFIRMATIVE

Councillors:

Doyle

Harding

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

5. NICHOLAS STREET PRECINCT - COMMUNICATIONS, ENGAGEMENT AND EVENTS
REPORT MAY 2021

This is a report concerning the communications, engagement and events activity undertaken and planned for the Nicholas Street Precinct in May 2021.

RECOMMENDATION

Moved by Deputy Mayor Nicole Jonic:

Seconded by Councillor Russell Milligan:

**That the Nicholas Street Precinct Communications, Engagement and Events
Monthly Report be received and the contents noted.**

AFFIRMATIVE

Councillors:

Doyle

Harding

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 2.41 pm.

The meeting closed at 3.36 pm.

Doc ID No: A7351201

ITEM: 2

SUBJECT: NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE
REPORT JUNE 2021

AUTHOR: PROJECT MANAGER

DATE: 14 JUNE 2021

EXECUTIVE SUMMARY

This is a report concerning the June 2021 report from the Retail Sub-Project Steering Committee on the status of the leasing program and associated developments with the retail component of the Nicholas Street Precinct redevelopment.

RECOMMENDATION/S

That the June 2021 Retail Sub-Project Steering Committee Report be received and the contents noted.

RELATED PARTIES

Ranbury Management Group - Program Management Partner Ranbury Property Services – Retail Leasing Agent

Councillor Fechner may have a potential conflict of interest in relation to this matter.

Councillor Madsen may have a potential conflict of interest in relation to this matter.

ADVANCE IPSWICH THEME

Strengthening our local economy and building prosperity

PURPOSE OF REPORT/BACKGROUND

The Retail Sub-Project Steering Committee (RSPSC) supports the Ipswich Central Redevelopment Committee (ICRC) in delivering the Nicholas Street Precinct redevelopment. The RSPSC reports monthly to the ICRC on the planning, development, delivery and operations of the Nicholas Street Precinct's retail and commercial assets.

The June 2021 meeting of the RSPSC discussed the progress of retail leasing, the progress of retail variation works and the status of the cinema EOI/tender process. Refer Attachment 1 for the draft RSPSC June 2021 minutes.

The table below identifies the status of tenancy negotiations as at 19 June 2021. Discussions also continued with other prospective tenants during the month.

Deal Status	Number
HOA Signed (non-legally binding) #	13
Pending Approval by ICC	0
Lease Documents Issued	10
Lease Documents Being Prepared	5

Excludes 3 HOA's not likely to be progressed.

In January 2021, Council resolved to undertake an EOI/tender process for the management and operations of the precinct's cinema complex. The EOI component closed on 12 March 2021 with Council receiving submissions from several market participants. Preparations for the tender phase were completed during the month with the associated tender documentation released on 23 June 2021. A period of 30 days has been allowed for the submission of tender responses at which point, each submission will be analysed by the Tender Evaluation Panel (supported by an independent financial assessment team) prior to the selection of a preferred bidder which is likely to occur in August 2021. It is still anticipated that the resulting lease or management agreement will be finalised and executed in late October 2021. An executed cinema Agreement for Lease (AFL) or management agreement remains the trigger for the approval of funding for the refurbishment of the Venue building.

In February 2021, a variation to the existing Design and Construct contract with Hutchinson Builders was executed for the refurbishment of the Eats and Metro B buildings together with the Metro A façade and adjoining streetscape works. On 1 June 2021 Hutchinson Builders were instructed to proceed with Pre-agreed Variation 2 for internal (landlord) works to Metro B. On-site works associated with these variations continues to progress well with Eats on track for opening in October 2021. The original façade of Metro A façade has been removed and the new contemporary façade is currently being installed. Construction works associated with the retail redevelopment (excluding the Venue building) and streetscape works are forecast for completion in late 2021. This will allow for tenant fit-out to occur in time for the planned opening in Easter 2022.

All five (5) separable portions of the Civic Project are in the Defect Liability Period (DLP) which ends in March 2022. Internal fit-out of the Administration Building continued during June in anticipation of occupation by Council staff which occurred in the week commencing 28 June 2021. During the month, the sizeable dinosaur artwork was installed with the two dinosaurs now hanging from the ceiling of the children's library. Both the Administration Building and the Children's Library officially opened on 28 June 2021.

Restoration works to the Commonwealth Hotel have now been completed with Practical Completion achieved. Market feedback confirmed that the base building as it now exists, was not of sufficient size to allow for a contemporary hotel operation and that the offering needs to be larger to accommodate a contemporary, significantly sized, inner-city pub/hotel offering. As a result, at its 24 June 2021 meeting Council endorsed an extension to the hotel's footprint and its associated funding in the 2021-2022 budget, subject to an executed Agreement for Lease. It is currently forecast that the facility will be open for trading before June 2022.

LEGAL/POLICY BASIS

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

Local Government Act 2009

Local Government Regulation 2012

RISK MANAGEMENT IMPLICATIONS

The retail leasing program continues to face challenges 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.

With refurbishment works underway on both the Eats and Metro B buildings, the conversion of endorsed HOA's into legally binding Agreements for Lease (AFL) remains critical.

HUMAN RIGHTS IMPLICATIONS

Section 58(1) of the Human Rights Act 2019 makes it unlawful for council to act or make a decision:

- (a) in a way that is not compatible with human rights; or
- (b) in making a decision, to fail to give proper consideration to a human right relevant to the decision.

As the recommendation is for the report to be received and noted, no human rights have been impacted.

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 AFL's. Commercial success in the medium to longer term will require a comprehensive and ongoing activation and management strategy to support tenants and deliver a revitalised and activated precinct.

A series of three workshops in late May/early June 2021 (focussing on the Commonwealth Hotel, options for the Eats and Metro buildings and investment scenarios for the Venue building) provided councillors with enhanced understandings on financial matters and future investment options for the precinct's key retail assets.



COMMUNITY AND OTHER CONSULTATION

The contents of this report did not require any community consultation.

CONCLUSION

Retail leasing continues to progress with the conversion of HOA's into AFL's a key priority given the current refurbishment of both the Eats and Metro B buildings. The approval of the extension to the Commonwealth Hotel will ensure it is trading and supporting the precinct's activation by mid-2022.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	June 2021 RSPSC Draft Meeting Minutes ↓ 
2.	Nicholas Street Precinct - Executive Report No. 29 ↓ 

Greg Thomas

PROJECT MANAGER

I concur with the recommendations contained in this report.

Sean Madigan

ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

“Together, we proudly enhance the quality of life for our community”



IPSWICH CITY COUNCIL

MINUTES - RETAIL SUB-PROJECT STEERING COMMITTEE

Meeting: Retail Sub-Project Steering Committee – No 12
Venue: Level 7 Conference Room, 2 Bell Street
Date: 16 June 2021 (11:00 AM – 12:15 PM)

Members:	James Hepburn (Chair) (JH); Sean Madigan (GM C&P) (SM); Greg Thomas (Project Manager) (GT)	
Observers:	Councillor Marnie Doyle, Councillor Nicole Jonic, Karyn Sutton (KS), Nicole Denman, Brent McKay (BM)	
Apologies:		
Chair / Minutes:	Chair – James Hepburn	Minutes – Nicole Denman
No.	OFFICER	DESCRIPTION
1	JH	Attendance / Apologies
2	JH	Previous Minutes & Actions Arising
3	JH	Workshops <ul style="list-style-type: none"> Outcomes of May/June 2021 Councillor Workshops Strategic Workshop with Economic and Community Development <ul style="list-style-type: none"> Vision for Ipswich Central (City Centre & Top of Town)
4	JH	Retail Leasing <ul style="list-style-type: none"> Leasing <ul style="list-style-type: none"> Overview of AFL documentation preparations New leasing interests Cinema EOI/RFT status <ul style="list-style-type: none"> RFT release imminent
5	GT	Retail Redevelopment <ul style="list-style-type: none"> Metro B/Eats – status Commonwealth Hotel – status <ul style="list-style-type: none"> Proposed extension supported AFL and DA under preparation Procurement options for D&C contract under consideration Liquor Licence/Gaming Licence
6	KS	Precinct Activation and Events <ul style="list-style-type: none"> Upcoming 2021 activations and events Stakeholder Engagement <ul style="list-style-type: none"> Website to be updated Wayfinding/signage improvement process (implementation approx. 3 months away) Resident focused video proposed (Nicholas St) 1.7.21 Awards submissions
7	JH/KS	Precinct Management <ul style="list-style-type: none"> Precinct management looking forward Children's Library/1 Nicholas St opening 28.6.21 <ul style="list-style-type: none"> Preparations on track Precinct team management meeting (PMCG) <ul style="list-style-type: none"> Established and meeting monthly Preparation of Operations Guide commenced NSP occupier's forum status CBD Business Briefing 22.6.21

Item 2 / Attachment 1.

No.	OFFICER	DESCRIPTION
8	GT	Procurement <ul style="list-style-type: none"> Commercial(/retail) leasing agency <ul style="list-style-type: none"> Finalising scope to engage Commercial Leasing Agent (with a retail competency) Marketing support, social media communications, - briefing to get top line oversight.
9	JH	Financials <ul style="list-style-type: none"> Status of economic modelling
10	GT	ICRC/Council Reports for July 2021 <ul style="list-style-type: none"> RSPSC June 2021 Report Events and Activation Report June 2021
11	GT	Ministerial Exemptions <ul style="list-style-type: none"> Next quarterly report – due late June 2021 Next half yearly report – due late July 2021
12	GT	General Business <ul style="list-style-type: none"> Cribb and Foote Lane works <ul style="list-style-type: none"> Civil works completed - lighting outstanding Historical laneway issues under investigation Car Park <ul style="list-style-type: none"> Patronage patterns Nicholas Street safety management – Ongoing issues and responses
13	JH	Next Meeting – 21 July 2021



Nicholas Street, Ipswich Central Executive Report No.29 To 2 July 2021



NICHOLASST

IPSWICH CENTRAL

DOCUMENT INFORMATION

Title: Nicholas Street, Ipswich Central
Subtitle: Executive Report

VERSION	DATE	PREPARED BY
1	2 July 2021	CBD Redevelopment Project Team

Distribution

Ipswich City Council

IPSWICH CENTRAL - RETAIL - DASHBOARD - JUN 2021

\$239.1M

Budget

\$214.9M

Committed Costs

\$198.2M

Actual

\$24.1M

Forecast Costs

\$239.1M

Total Forecast Cost

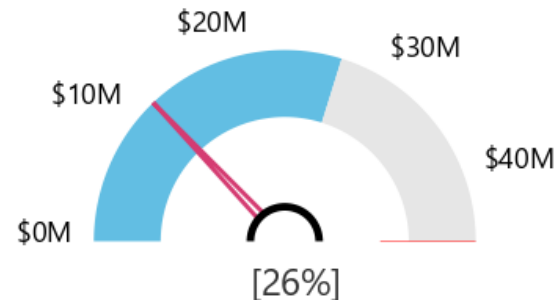
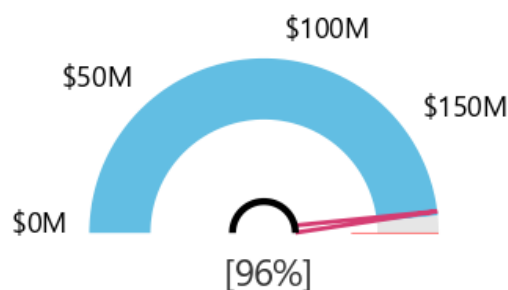
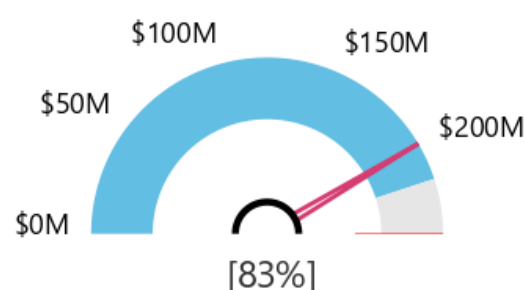
Description	Budget	Committed Costs	Forecast Costs	Total Forecast Cost	Actual
Commonwealth Hotel	\$6,255,741	\$6,244,859	\$10,882	\$6,255,741	\$6,290,761
Retail Project	\$45,059,180	\$26,872,036	\$18,187,144	\$45,059,180	\$11,625,156
Civic Project	\$187,752,704	\$181,827,101	\$5,925,603	\$187,752,704	\$180,327,101
Total	\$239,067,625	\$214,943,996	\$24,123,629	\$239,067,625	\$198,243,019

Actual, Budget and Commitments

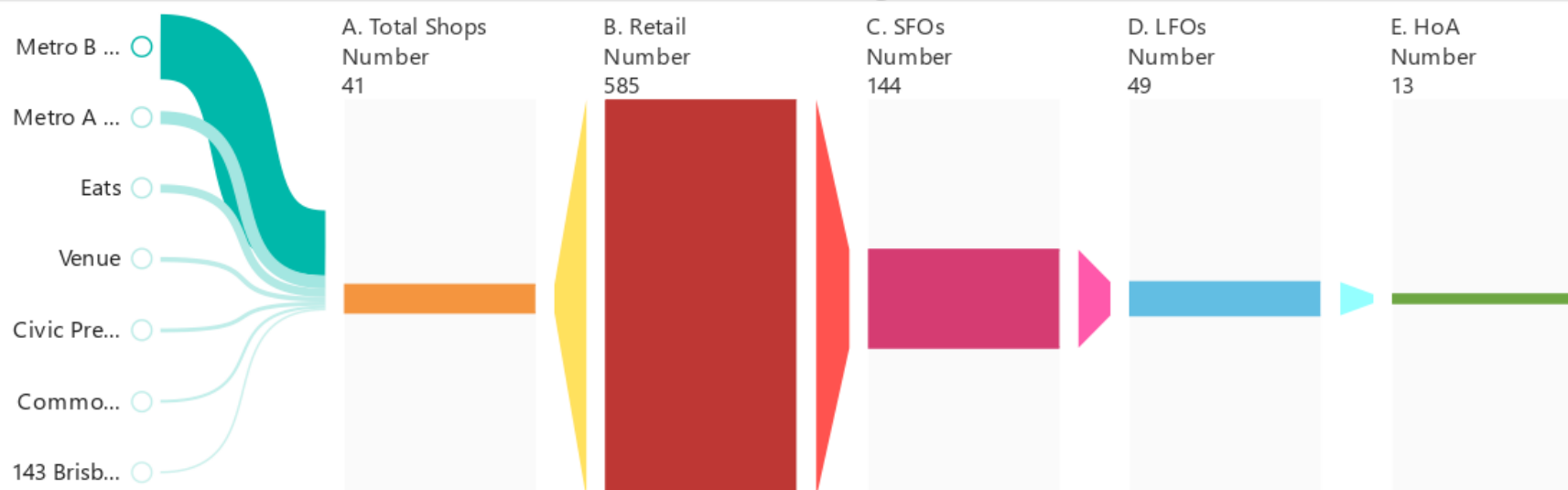
Total

Civic

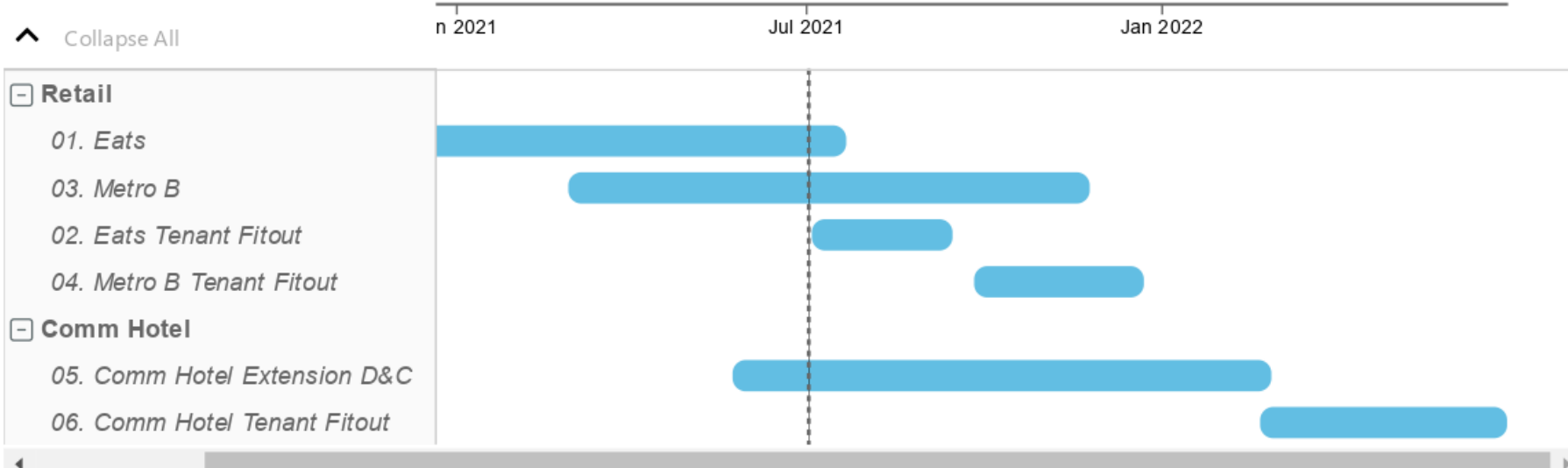
Retail



Leasing



Retail Schedule



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1. Program

1.1 SUMMARY

The new report format focuses on the retail redevelopment given the Civic Project has now reached Practical Completion and Council moved into the building on 28 June 2021.

The program has been updated as of 2 July 2021. A summary Gantt chart is included at **Appendix A** of this Report which reflects target completion dates summarised in the table below.

Note that Hutchinson Builders were instructed to proceed with Pre-agreed Variation 2 - Internal Works to Metro B (Landlord works) on 1 June 2021 and the below summary includes this.

Table 1 – Program Status Summary

Ref	Project	Current Status	Target Completion
	Eats Façade & Streetscape	Complete	Q4 2020
SP6	Eats Landlord Works	In Construction	Q3 2020
	Eats Tenant Fit-out	In Design	Q3 2020
SP8	Metro B Façade & Streetscape	In Construction	Q4 2021
	Metro B Landlord Works	In Construction	Q4 2021
	Metro B Tenant Fit-out	In Design	Q4 2021
SP7	Metro A Façade & Streetscape	In Construction	Q4 2021
	Metro A Landlord Works	On Hold	TBD
	Metro A Tenant Fit-out	On Hold	TBD
TBC	Venue Façade & Streetscape	On Hold	TBD
	Venue Landlord Works	On Hold	TBD
	Venue Tenant Fit-out	On Hold	TBD
TBC	Commonwealth Hotel Façade & Streetscape	Complete	Q3 2021
	Commonwealth Hotel Extension	Developing Concept	TBD
TBC	Tulmur Place F&B Tenancy	Developing Concept	TBD



2. Financial

2.1 FINANCIAL SUMMARY

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

Table 3 – Financial Summary

	Project	Current Budget	Committed Contracts and Variations	Forecast Contracts and Variations	Forecast Final Cost
1	Civic Project	\$187,752,704	\$180,327,101	\$7,425,603	\$187,752,704
2	Commonwealth Hotel	\$6,255,741	\$6,244,859	\$0	\$6,244,859
3	Retail Project	\$45,059,180	\$26,872,036	\$18,187,144	\$45,059,180
	TOTAL	\$239,067,625	\$213,443,996	\$25,612,747	\$239,056,743

The Civic Project has absorbed the cost of General & Administrative expenses and other excluded costs that had been allocated to the project.

2.2 CASH FLOW

The first progress claim for the Retail Project was submitted in March 2021, however Civic Project works still contribute to the monthly cashflow. Large expenditure for the FF&E project under the Civic Project occurred in June due to finalisation of the FF&E installation before opening of the Administration Building on 28 June 2021.

Table 4 – Cash Flow

Month	Monthly Expenditure	Cumulative Total
March 2021	\$1,360,217	\$187,611,161
April 2021	\$2,466,180	\$190,077,342
May 2021	Retail \$1,419,411 Civic \$349,401	\$191,846,154
June 2021	Retail \$1,872,199 Civic \$4,524,666	\$198,243,019



3. Design & Construction

3.1 CIVIC PROJECT

The official opening of the Admin Building and Children's Library occurred on Monday 28 June 2021.

The Defects Liability Period runs until 18 March 2022 and all outstanding defects are being worked through with Hutchinson Builders.

3.2 COMMONWEALTH HOTEL

The Commonwealth Hotel reconstruction works achieved practical completion on 10 May 2021 and rectification of minor defects have now been completed by Built QLD Pty Ltd.

The project team are exploring alternate hoarding options in front to the Commonwealth Hotel that are more permanent and able to be skinned with NSP graphics.

The proposed extension to the Commonwealth Hotel has been approved by Council as has its budget. Work have commenced on the preparation of a development application, legal documentation associated with a lease for the completed site and initial investigations into the most appropriate method to deliver the extension.

3.3 RETAIL

Final Construction Documentation (CD) for the Eats and Metro A/B awnings and facades has been issued by Hutchinson Builders.

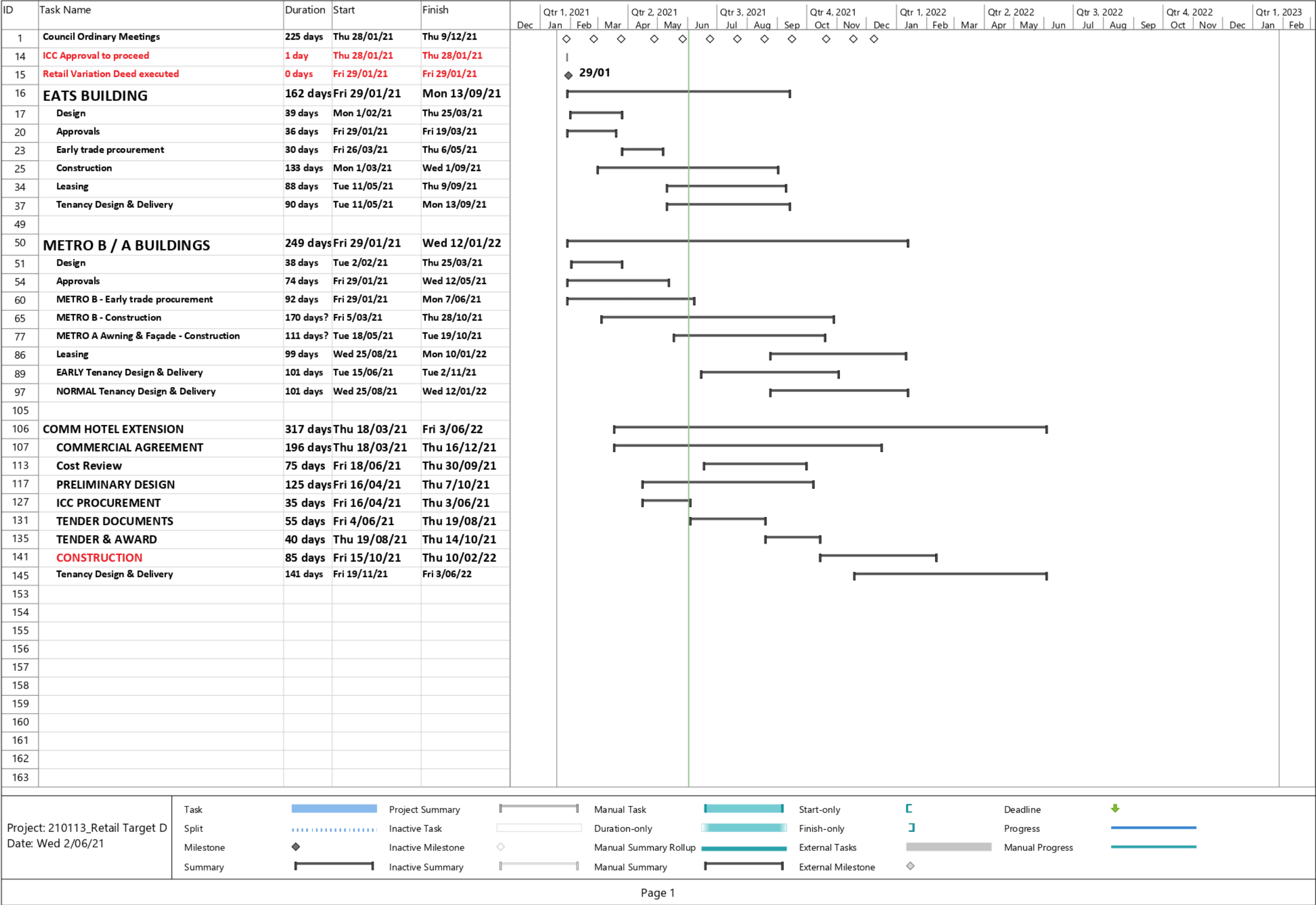
On 1 June 2021 Hutchinson Builders were instructed to proceed with Pre-agreed Variation 2 for the design and construction of the remaining Metro B internal works (Landlord works). Whilst this instruction was after the contracted date of 10 May; this has not impacted project program or costs to date.

Hutchinson Builders are forecast to submit 50% CD documentation for the Metro B internal scope of works in the w/c 5 July 2021. The ICC Project Team and their Audit Consultants then have 10 working days under the contract to review and provide responses.

Works on site are slightly behind program due to delays with steel supply/fabrication and inclement weather, however Hutchinson Builders are still confident of hitting the contractual Practical Completion dates.



APPENDIX A – MASTER PROGRAM

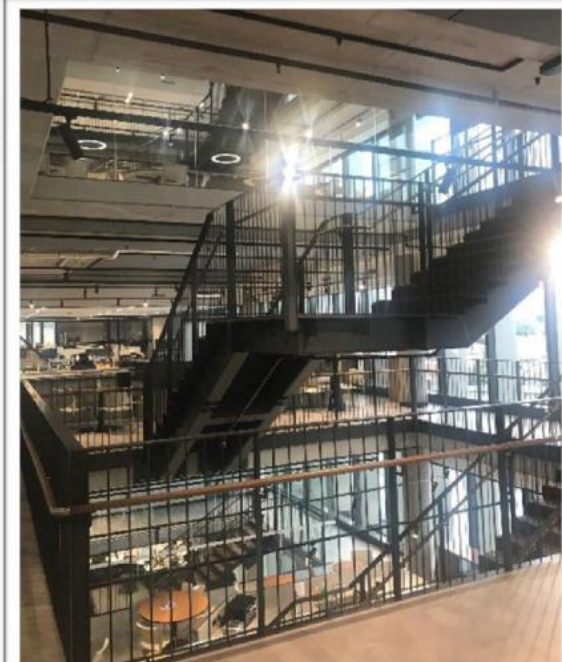
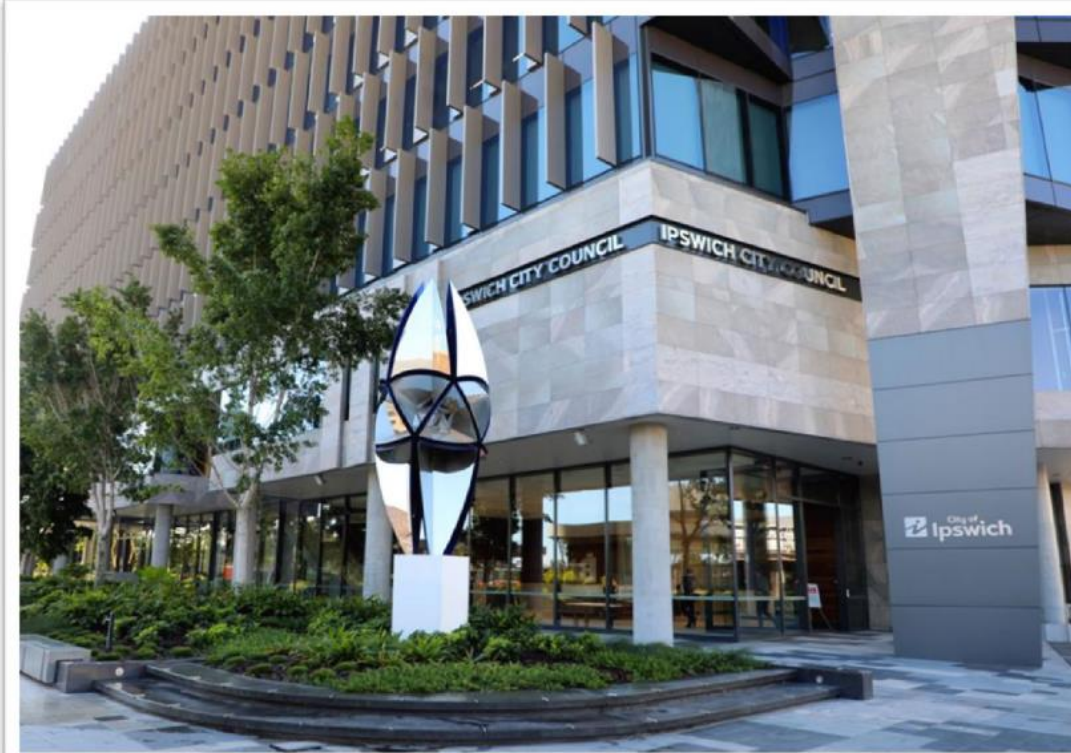


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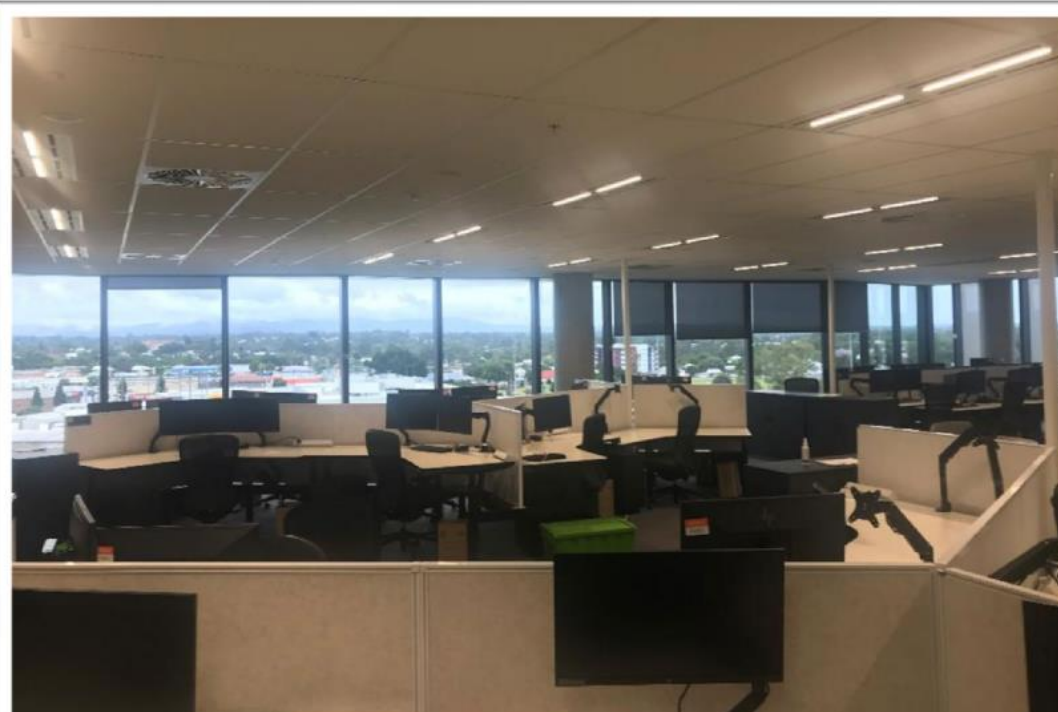
APPENDIX B – SITE PHOTOS

Admin Building



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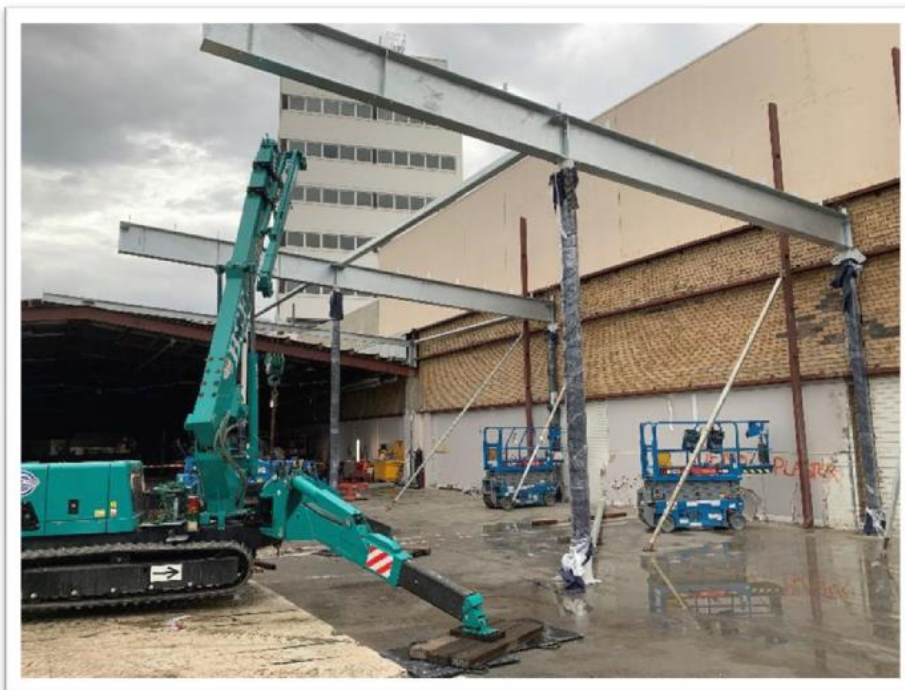
Children's Library



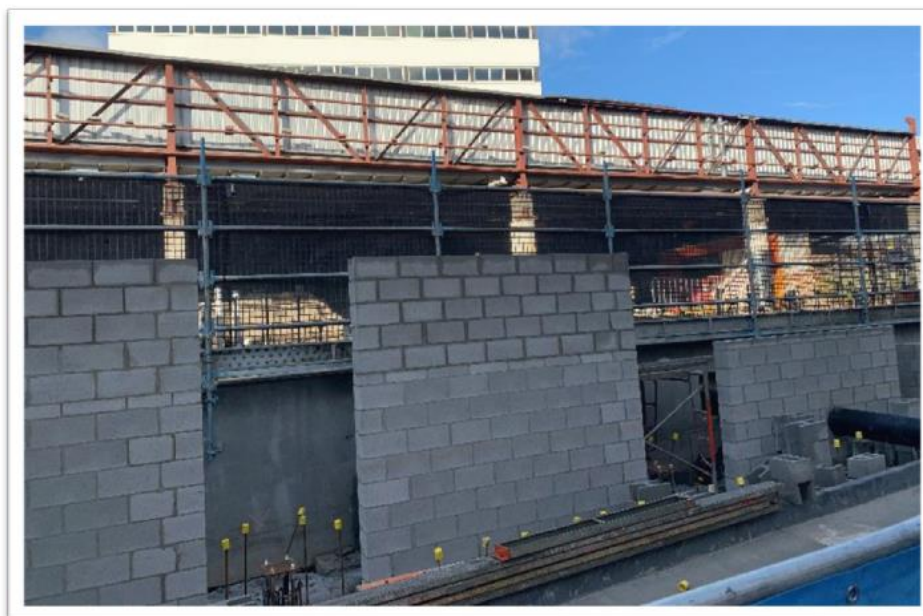
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Metro B



Structural steel being erected

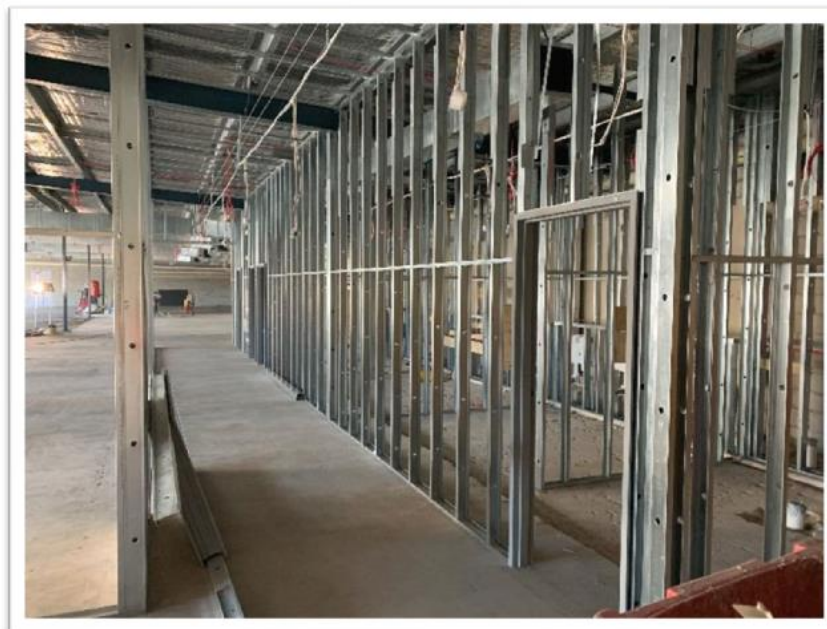


Blockwork walls to form Union Place balcony

NICHOLASST

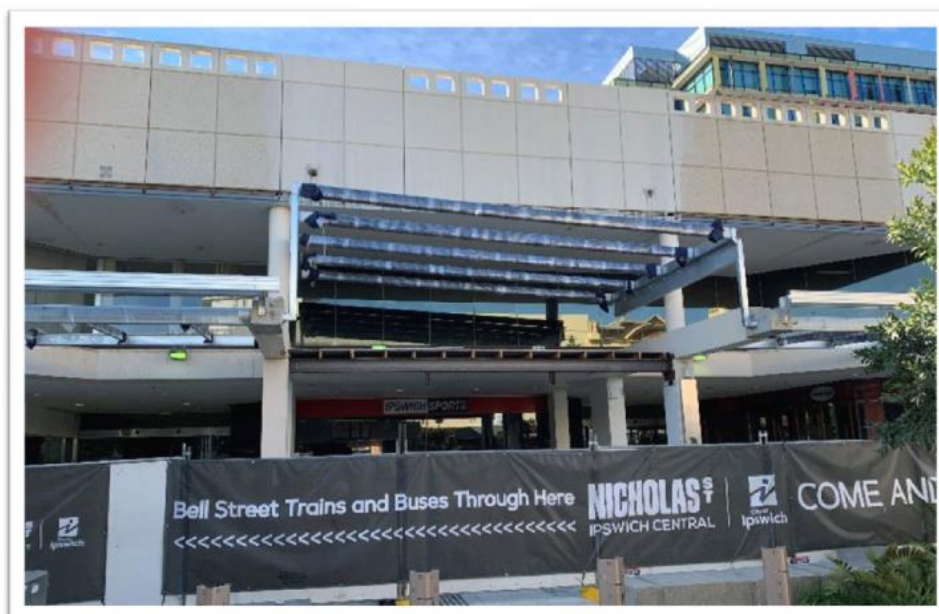
IPSWICH CENTRAL

Eats



Eats Level 1 amenities framing

Metro A



New structural steel to Metro A awning.

Doc ID No: A7372283

ITEM: 3

SUBJECT: NICHOLAS STREET PRECINCT - COMMUNICATIONS, ENGAGEMENT AND EVENTS
REPORT JUNE 2021

AUTHOR: COMMUNICATIONS, EVENTS AND ENGAGEMENT MANAGER

DATE: 22 JUNE 2021

EXECUTIVE SUMMARY

This is a report concerning the communications, engagement and events activity undertaken and planned for the Nicholas Street Precinct in June 2021.

RECOMMENDATION/S

**That the Nicholas Street Precinct Communications, Engagement and Events
Monthly Report be received and the contents noted.**

RELATED PARTIES

The Acting General Manager of Infrastructure and Environment has declared a conflict of interest in relation to the Handmade Expo Markets operation. The conflict of interest has been declared to the CEO and the Acting General Manager and has not been involved in relation to this aspect of the program.

ADVANCE IPSWICH THEME

Strengthening our local economy and building prosperity

PURPOSE OF REPORT/BACKGROUND

The purpose of this report is to provide an overview of activity held in the month of June 2021 and inform of activity upcoming.

1. Communications and marketing

Award Submissions completed

In collaboration with Buchan and Hutchinson Builders, the following award submissions have been completed for the Nicholas St Precinct:

- The Urban Developer Award - Social Infrastructure category - Ipswich Tulumur Place and Library project for Engagement
- Urban Design Institute of Aus (UDIA) - Social and Community Infrastructure category

Award submissions in draft:

- Interior Design Excellence Awards IDEA Awards – Public Space category
- Australian Urban Design Awards (AUDA) – Build Projects – local and neighbourhood scale category

Website redesign

The Nicholas St Precinct has now reached a major build completion stage following the opening of 1 Nicholas Street, Tulmur Place, Ipswich Central Library and Children's library, and requires the development of a clear visual identity, and a dynamic website that supports the commercial, retail and leisure focus, and ultimately becomes the source of truth for the Precinct's events, shopping and dining offers, and leasing opportunities. A development brief has been completed with a new website to be delivered in the coming months.

Expression of Interest Paid Campaign

A local print and paid digital campaign was implemented in June to invite interest in pop up's, markets, event activations and general leasing opportunities. The ongoing campaign is targeted across Ipswich and Brisbane to business operators with a dedicated expression of interest page on the NSP website and to date a number of food related and event specific operators have been contacted. This campaign remains ongoing.

2. Events

The precinct hosted a number of events over June including State of Origin Games on June 9 and June 27, and the Handmade Market Expo on June 12. All events were well received and marketed via paid digital media, local radio and owned channels.

July welcomes two weeks of school holiday stage shows and performers in Tulmur Place to complement the 1 Nicholas Street and Children's library opening, the Handmade Market Expo on July 10, State of Origin Game 3 on July 14 and Tokyo Olympics Live from July 23.

A schedule of food trucks throughout the month of July will also service the precinct to support the increased workforce of the CBD.

LEGAL/POLICY BASIS

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

RISK MANAGEMENT IMPLICATIONS

Comprehensive COVID-19 plans are in place for all events utilising the dedicated QLD Check-in app to support contact tracing. In addition, the enforcement of the issues and crisis plan, emergency plan and engagement of 1800-medics to support as appropriate.

Licencing remains an ongoing discussion in regard to permits and licencing for events and general use of the precinct to ensure compliance and long-term framework.

HUMAN RIGHTS IMPLICATIONS

Section 58(1) of the Human Rights Act 2019 makes it unlawful for council to act or make a decision:

- (a) in a way that is not compatible with human rights; or
- (b) in making a decision, to fail to give proper consideration to a human right relevant to the decision.

As the recommendation is for the report to be received and noted, no human rights have been impacted.

FINANCIAL/RESOURCE IMPLICATIONS

A budget for 2021-2022 for the delivery of the communications, engagement and activation program has been drafted for approval by Council.

COMMUNITY AND OTHER CONSULTATION

Internal and external consultation during June included key precinct stakeholders (landlords and business owners), project partners and contractors (Ranbury, Hutchinsons, event organisers, etc).

CONCLUSION

This report features a summary of the communications, engagement and event activity undertaken throughout June in support of the Nicholas Street Precinct with the goal of creating awareness, enlivening the space and encouraging the community to 'come and explore'.

Karyn Sutton

COMMUNICATIONS, EVENTS AND ENGAGEMENT MANAGER

I concur with the recommendations contained in this report.

Sean Madigan

ACTING GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

"Together, we proudly enhance the quality of life for our community"