



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, 7 October 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, 7 October 2021
Council Chambers

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** Item includes confidential papers

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 9

7 OCTOBER 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(08) OF 2 SEPTEMBER 2021**

RECOMMENDATION

That the Minutes of the Meeting held on 2 September 2021 be confirmed.

OFFICERS' REPORTS

2. **NICHOLAS ST PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE REPORT SEPTEMBER 2021**

This is a report concerning the September 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 St Precinct redevelopment.

RECOMMENDATION

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

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

This is a report concerning the communications, engagement and events activity undertaken and planned for the Nicholas Street Precinct in September 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(08)

2 SEPTEMBER 2021

MINUTES

COUNCILLORS' ATTENDANCE: Councillor Marnie Doyle (Chairperson); Mayor Teresa Harding, Councillors Kate Kunzelmann, Russell Milligan and Deputy Mayor Nicole Jonic (Deputy Chairperson)

COUNCILLOR'S APOLOGIES: Nil

OFFICERS' ATTENDANCE: Acting Chief Executive Officer (Sonia Cooper), Acting General Manager Infrastructure and Environment (Sean Madigan), General Manager Planning and Regulatory Services (Peter Tabulo), Manager, Economic and Community Development (Cat Matson), Project Manager – Ipswich Central (Erin Marchant), Project Manager (Greg Thomas), Communications, Events and Engagement Manager (Karyn Sutton), Chair – Retail Sub-Project Sub Committee (James Hepburn), Manager Communication and Engagement (Laura Bos), Senior Digital Media and Content Officer (Jodie Richter), Senior Policy and Communications Officer (David Shaw), ProAv Professional Services Technician (Bradley Hebbard) and Theatre Technician (Harrison Cate)

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(07) OF 5 AUGUST 2021**

RECOMMENDATION

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

**That the minutes of the Ipswich Central Redevelopment Committee
No. 2021(07) held on 5 August 2021 be confirmed.**

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

2. IPSWICH CENTRAL REVITALISATION COMMUNITY ENGAGEMENT REPORT

This is a report summarising the community engagement undertaken for the Ipswich Central Revitalisation.

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Mayor Teresa Harding:

That the Ipswich Central Revitalisation Community Engagement report be received and the contents noted.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

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

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

RECOMMENDATION

Moved by Councillor Russell Milligan:
Seconded by Councillor Kate Kunzelmann:

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

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

4. NICHOLAS ST PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE REPORT
AUGUST 2021

This is a report concerning the August 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 St Precinct redevelopment.

RECOMMENDATION

Moved by Mayor Teresa Harding:
Seconded by Councillor Marnie Doyle:

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

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

MOVE INTO CLOSED SESSION

It was moved by Councillor Marnie Doyle that in accordance with section 254J(3)(e,g,i and c) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 5 titled Nicholas Street Precinct - Approval of an Agreement for Lease for Eats Tenancy T1.

The meeting moved into closed session at 1.41 pm.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Doyle	Nil
Harding	
Kunzelmann	
Milligan	
Jonic	

The motion was put and carried.

Councillor Marnie Doyle moved that the meeting move into open session.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Doyle	Nil
Harding	
Kunzelmann	
Milligan	
Jonic	

The motion was put and carried.

The meeting moved into open session at 2.18 pm.

5. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR EATS TENANCY T1

This is a report concerning an agreement for lease for council's consideration associated with tenancy T1 within the Nicholas Street Precinct's Eats Building.

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

RECOMMENDATION

Moved by Councillor Kate Kunzelmann:
Seconded by Mayor Teresa Harding:

- A. That Council enter into an Agreement for Lease and Incentive Deed with the proposed lessee for Tenancy T1 in the Eats Building (impacting lots 2RP209886, 3RP212242 and 1SP300605) ("Tenancy T1") within the Nicholas Street Precinct**

(under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 26 August 2021).

- 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 T1 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 26 August 2021).
- C. That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy T1 to the proposed lessee, that the Ministerial exemption under s236 (f) of the *Local Government Regulation 2012* applies to the disposal of Council's interest in Tenancy T1. (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 B.
- E. That Council be kept informed as to the progress and outcome of the execution and publication of details.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

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 1.26 pm.

The meeting closed at 2.23 pm.

Doc ID No: A7544167

ITEM: 2

SUBJECT: NICHOLAS ST PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE REPORT
SEPTEMBER 2021

AUTHOR: PROJECT MANAGER

DATE: 9 SEPTEMBER 2021

EXECUTIVE SUMMARY

This is a report concerning the September 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 St Precinct redevelopment.

RECOMMENDATION/S

That the September 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.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

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

The September 2021 meeting of the RSPSC focussed on the status of retail leasing and the cinema tender process, works to refurbish the Eats and Metro B buildings assets and the management of Tulmur Place including car parking issues. Refer Attachment 1 for the draft RSPSC September 2021 minutes.

The table below identifies the status of tenancy negotiations as at 21 September 2021. No further Heads of Agreements were submitted for Council's consideration during the past month, however positive discussions continued with offers issued to several operators for

tenancies in both Eats and Metro B. Due to worsening covid conditions in NSW and Victoria, some negotiations have stalled whilst others await the announcement of a cinema operator to progress. This has not yet adversely affected the proposed opening of Metro B in Easter next year but will be monitored closely. One leasing deal has been dropped and is expected to be replaced with an almost identical offer. At its meeting on 16 September 2021, Council delegated to the CEO the authority to execute the Agreement for Lease (AFL), Lease and Incentive Deed for the first lease within the Nicholas Street Precinct (Tenancy T1, ground floor of the Eats building). These documents were subsequently executed.

Deal Status	September 2021	Change from August 2021
HOA Signed (non-legally binding) #	14	-1
Pending Approval by Council	0	-
Lease Documents Issued	10	-
Lease Documents Being Prepared	4	-1
Leases Executed by Lessee	1	-
Leases Executed by Lessor (Council)	1	+1

Excludes 4 HOA's not likely to be progressed.

In January 2021, Council resolved to undertake an Expression of Interest (EOI)/tender process for the management and operations of the precinct's cinema complex. Following a successful EOI component, the tender process closed on 4 August 2021 with submissions from each of the market participants who had responded to the EOI. It is still anticipated that the resulting lease or management agreement with the preferred operator will be finalised and executed by December 2021.

Refurbishment of the Eats and Metro B buildings (including Metro A façade and adjoining streetscape works) continued during the month. Eats' refurbishment remains forecast to be completed in November 2021 with up to two tenancies opening this year. Handover for Eats tenancy T1 is due to take place on 27 September, with opening currently scheduled for 8 November. The handover for Eats tenancy T3 is subject to the finalisation of legal documentation but handover is currently forecast to occur on 1 November with the potential opening to occur around 13 December.

Works to Metro B and adjacent streetscape works remain forecast for completion in late 2021, the completion of these landlord works will allow for tenant fit-out for the planned opening in Easter 2022.

Whilst the extension to the Commonwealth Hotel is subject to an executed AFL, the development application associated with the extension is currently being prepared, with lodgement expected later this month. Preparations for the procurement of a contractor to deliver the design and construct contract are also underway.

Due to the proximity of the Ipswich Central Redevelopment Committee's meeting to the end of the reporting month, the September 2021 Executive Report will be provided as part of the October 2021 committee report. Refer Attachment 2 for the August 2021 Executive Report.

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 and the pace of the retail market rebound, the ongoing lockdown in NSW and Victoria causing a number of prospective tenants to lose focus on new space due to site closures and relating operational issues, the securing of anchor and other tenants and the attractiveness of the offer from the lessor (council) in the current market conditions.

With the current refurbishment works on both the Eats and Metro B buildings, the conversion of endorsed HOA's into legally binding AFLs/leases remains a critical outcome. A process has been finalised for the execution of the associated legal documentation.

The extension to the Commonwealth Hotel and the refurbishment of the Venue building are both contingent on the execution of AFL (or management agreement in the Venue's case) with the anchor tenants.

HUMAN RIGHTS IMPLICATIONS

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.

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. 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.



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 particularly given the current refurbishment of both the Eats and Metro B buildings, the proposed extension to the Commonwealth Hotel and the proposed refurbishment of the Venue building. The execution of the precinct's first lease is seen as a positive step in the redevelopment's future success.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Draft RSPSC Minutes - September 2021 ↓ 
2.	August 2021 Executive Report ↓ 

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 15
Venue: Board Room, Level 7, 2 Bell Street
Date: 15 September 2021 (10:00 – 11:00AM)

Members:	James Hepburn (Chair) (JH); Sean Madigan (GM C&P) (SM); Greg Thomas (Project Manager) (GT)	
Observers:	Councillor Marnie Doyle, Councillor Nicole Jonic, Councillor Kate Kunzelmann, Karyn Sutton (KS), Nicole Denman, Brent McKay (BM)	
Apologies:	Councillors Marnie Doyle, Nicole Jonic and Kate Kunzelmann	
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"> Forthcoming Session: Venue <ul style="list-style-type: none"> Report compilation underway
4	JH	Retail Leasing <ul style="list-style-type: none"> Retail PCG meeting outcomes 31.8.21 Leasing - Status <ul style="list-style-type: none"> Progress of legal documentation Prospective tenants Cinema EOI/RFT status report
5	GT	Retail Redevelopment <ul style="list-style-type: none"> Metro B/Eats status <ul style="list-style-type: none"> Eats - Update on tenancy builds Eats and Metro B – timing of completion of refurbishments works Commonwealth Hotel status <ul style="list-style-type: none"> DA – timeline for submission Preparations for future release of D&C tender for extension works
6	KS	Precinct Activation and Events <ul style="list-style-type: none"> 2021 activation/event calendar <ul style="list-style-type: none"> School holiday events Halloween events NSP Activation – Departmental accountabilities
7	JH/KS	Precinct Management <ul style="list-style-type: none"> Precinct management <ul style="list-style-type: none"> Way finding consultancy underway – internal stakeholders to be engaged RFQ for NSP brand support and website development completed Commercial event pricing structure developed Centre rulebook for tenancies nearing completion Marketing, social media and website update
8	GT	Procurement (current) Commercial(/retail) leasing agency, Commonwealth Hotel D&C, cinema operator (and project management/architecture) and marketing support
9	JH	Financials 2021/22 operational budget update provided

Item 2 / Attachment 1.

No.	OFFICER	DESCRIPTION
10	GT	September 2021 Council Reports <ul style="list-style-type: none">September RSPSC report, September Communications Engagement and Events ReportFirst NSP Agreement for Lease/Lease documentation FL endorsement
11	GT	Retail Ministerial Exemption <ul style="list-style-type: none">Upcoming reports - September 2021 quarter and December 2021 half-yearly report
12	JH	General Business <ul style="list-style-type: none">Tulmur Place<ul style="list-style-type: none">Relocation of designated smoking area to Bell StreetCommunications and signage being progressedNSP Assets – Lease holdings<ul style="list-style-type: none">Commenced discussions with QR on process/issuesPublic carpark - increasing patronageTulmur Place – Discussion on the application of future fees and charges
13	JH	Next Meeting – 20 October 2021



Nicholas Street, Ipswich Central Executive Report No.30 To 3 September 2021



NICHOLASST

IPSWICH CENTRAL

DOCUMENT INFORMATION

Title: Nicholas Street, Ipswich Central
Subtitle: Executive Report

VERSION	DATE	PREPARED BY
1	3 September 2021	CBD Redevelopment Project Team

Distribution

Ipswich City Council

IPSWICH CENTRAL - RETAIL - DASHBOARD - SEP 2021

\$254.6M

Budget

\$214.7M

Committed Costs

\$203.8M

Actual

\$40.2M

Forecast Costs

\$254.9M

Total Forecast Cost

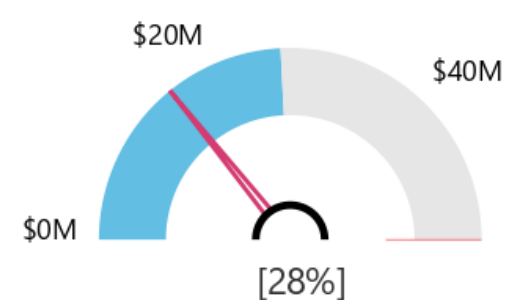
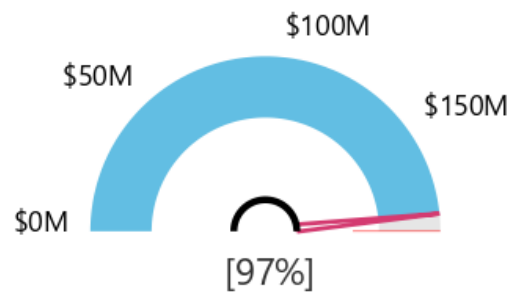
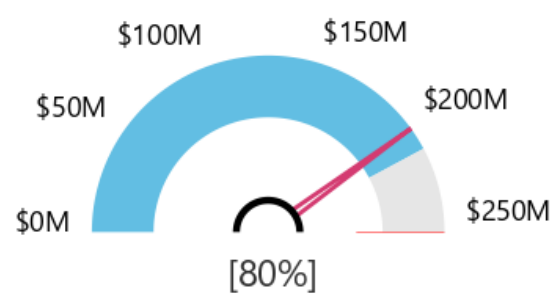
Description	Budget	Committed Costs	Forecast Costs	Total Forecast Cost	Actual
Commonwealth Hotel	\$11,987,570	\$6,341,812	\$5,731,829	\$12,073,641	\$6,341,812
Retail Project	\$54,555,349	\$26,389,821	\$28,458,868	\$54,848,689	\$15,464,473
Civic Project	\$188,020,704	\$181,965,475	\$6,055,229	\$188,020,704	\$181,965,475
Total	\$254,563,623	\$214,697,108	\$40,245,927	\$254,943,035	\$203,771,760

Actual, Budget and Commitments

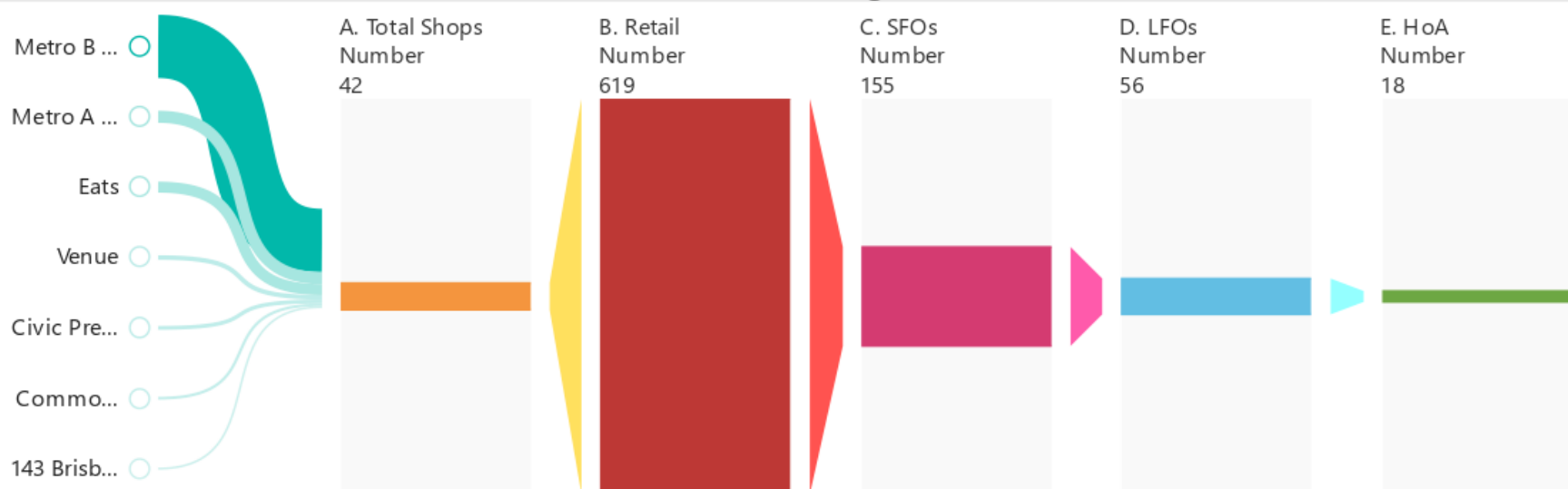
Total

Civic

Retail



Leasing



Retail Schedule

^ Collapse All

2021

Jul 2021

Jan 2022

Jul 2022

Retail

01. Eats

03. Metro B

02. Eats Tenant Fitout

04. Metro B Tenant Fitout

Comm Hotel

05. Comm Hotel Extension D&C

06. Comm Hotel Tenant Fitout

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1. Program

1.1 SUMMARY

The 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 3 September 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
SP6	Eats Façade & Streetscape	Complete	Q4 2020
	Eats Landlord Works	In Construction	Q3 2021
	Eats Tenant Fit-out	In Design	Q4 2021
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	Q4 2022
	Venue Landlord Works	On Hold	Q4 2022
	Venue Tenant Fit-out	On Hold	Q2 2023
TBC	Commonwealth Hotel Façade & Streetscape	Complete	Q2 2021
	Commonwealth Hotel Extension	Developing Concept	Q4 2022
TBC	Tulmur Place F&B Tenancy	Developing Concept	Q2 2022



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	\$188,020,704	\$181,965,475	\$6,055,229	\$188,020,704
2	Commonwealth Hotel	\$11,987,570	\$6,341,812	\$5,731,829	\$12,073,641
3	Retail Project	\$54,555,349	\$26,389,821	\$28,458,868	\$54,848,689
	TOTAL	\$254,563,623	\$214,697,108	\$40,245,927	\$254,943,035

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

An increase of \$5m was approved by Council and added to the Commonwealth Hotel budget in the table above.

2.2 CASH FLOW

Following the opening of the Administration Building on 28 June 2021 the cashflow for the Civic component of the project has once again reduced significantly, whilst the Retail component is increasing and will continue to do so until the end of this calendar year.

Table 4 – Cash Flow

Month	Monthly Expenditure	Cumulative Total
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
July 2021	Retail \$1,723,438 Civic \$794,998	\$200,761,456
Aug 2021	Retail \$2,697,579 Civic \$307,496	\$203,771,760



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 arranging hoarding options in front to the Commonwealth Hotel that are more permanent and will be skinned with NSP graphics.

The proposed extension to the Commonwealth Hotel has been approved by Council as has its budget. The DA application and lease negotiations with the prospective tenant are well progressed with a view to completing these activities in late 2021.

3.3 RETAIL

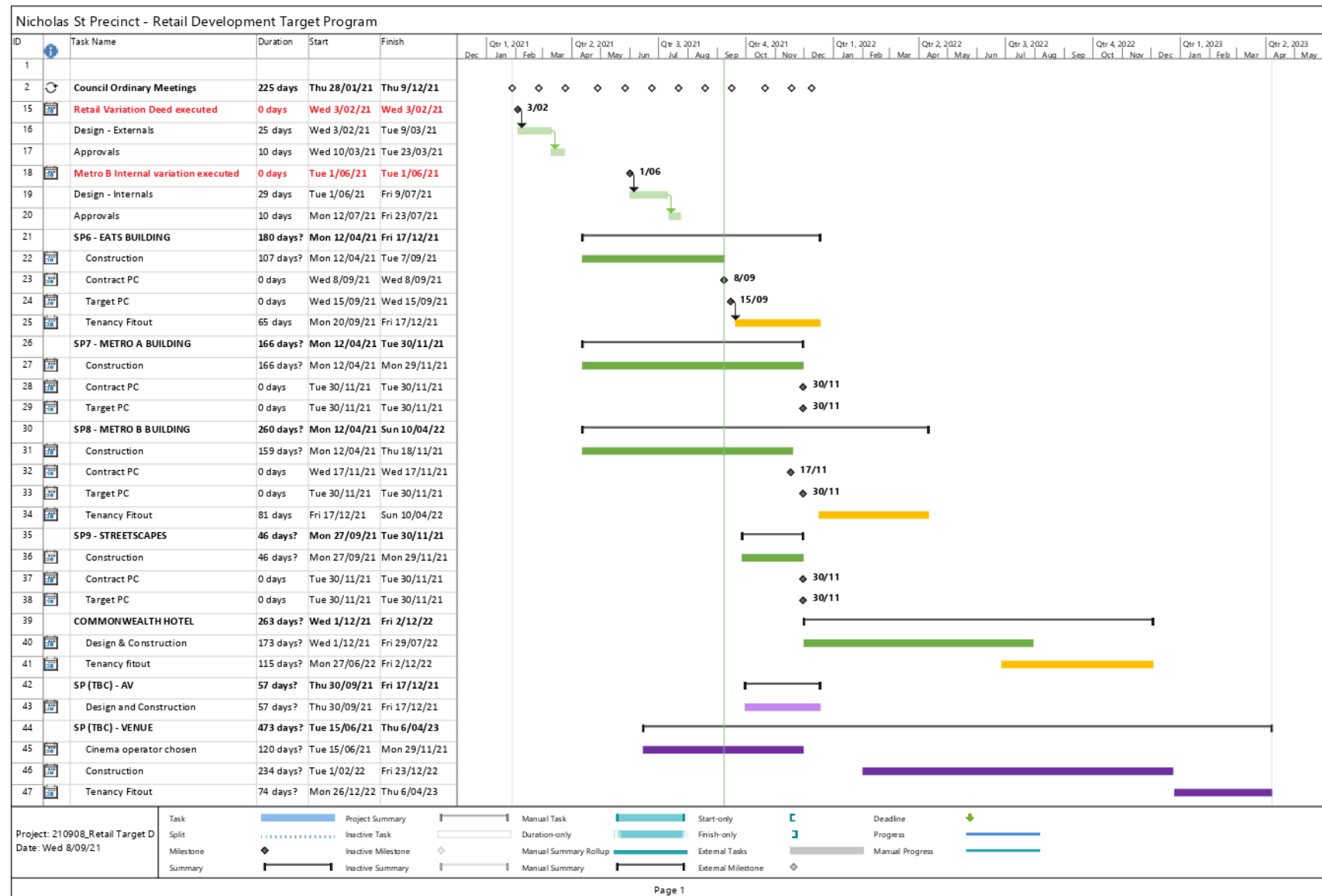
Eats Practical completion is forecast for late September along with the project's first tenant taking handover of their tenancy to commence fitout works.

Structural steel works, services rough-in and installation of the GRC panels to the Metro A and B facades are all progressing well.

Delivery of client-instructed variations are extending dates for Practical Completion (e.g. Metro B full roof replacement) however this is not materially impacting forecast precinct opening dates which have recently been reset due to protracted timeframes with closing leasing deals in the current economic climate.



APPENDIX A – MASTER PROGRAM



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APPENDIX B – SITE PHOTOS

Metro B



Corner of Nicholas St & Union Place

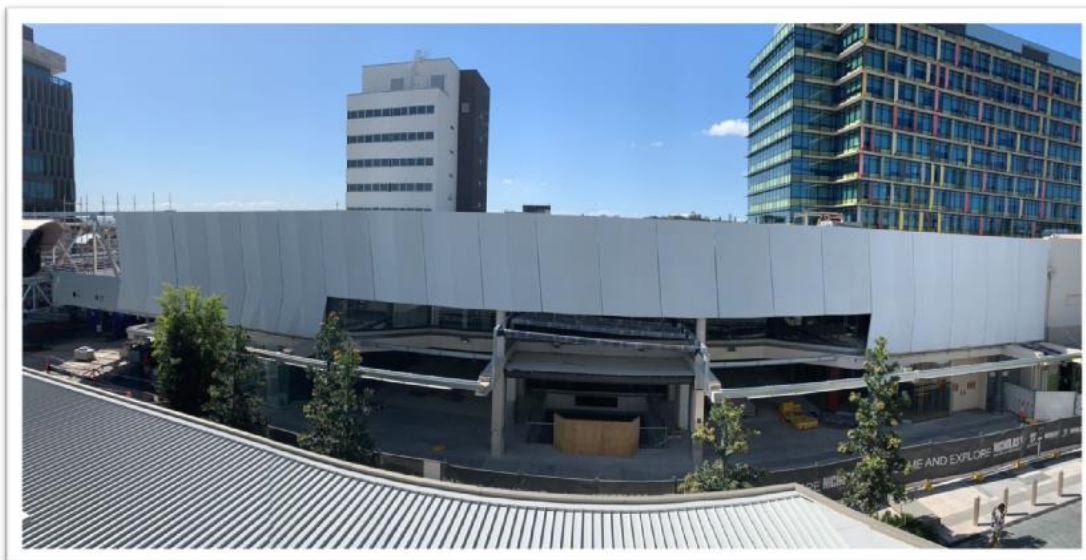


Awning over Union Place external dining area

NICHOLASST

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Metro A



GRC panelling to Metro A facade.

Doc ID No: A7569553

ITEM: 3

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

AUTHOR: COMMUNICATIONS, EVENTS AND ENGAGEMENT MANAGER

DATE: 16 SEPTEMBER 2021

EXECUTIVE SUMMARY

This is a report concerning the communications, engagement and events activity undertaken and planned for the Nicholas Street Precinct in September 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 Chief Executive Officer and the Acting General Manager and has not been involved in relation to this aspect of the program.

IFUTURE THEME

Safe, Inclusive and Creative

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

Calendar of Events

The Nicholas Street Precinct calendar of events for September included daily food trucks, Galvanised – Bikes, Beards and BBQ, Ipswich Twilight Market, Handmade Expo Markets and the commencement of September School Holiday program featuring Marvel Stage Shows and Nerf Battlezone.

Bikes, Beards and BBQ as part of Galvanised took place on Sunday, 5 September celebrating the 50th Anniversary of the Historical Motorcycle Club of Queensland. The event included a procession of motorbikes down Nicholas St followed by a showcase of bikes in Tulmur Place. The event was well received with approximately 4,000 visitors throughout the day enjoying the live music, licenced bar and food truck offerings.

The regular monthly Ipswich Twilight Market and Handmade Market Expo continue to gain consistent visitation, with numbers anticipated to increase over the warmer months. This was the first delivery of the Ipswich Twilight Market and featured over 70 food trucks and market stalls, live music and jumping castle for children.

Upcoming events

A Spooktacular Halloween movie night will take place on Saturday, 30 October featuring Hotel Transylvania 3. Guests will be invited to dress up in Halloween costume, and the event will feature popcorn, jumping castle and treats for the children.

Day for Daniel Walk on Friday, 29 October, in partnership with the Daniel Morcombe Foundation, Queensland Police Service, Ipswich Community Youth Services and ICC. This year celebrates the 10th year of the walk with the purpose to raise awareness and education of Child Safety. Rotary will provide a BBQ and merchandise will be for sale with funds raised going to support the foundation. Formal speeches will commence at 9:30am in Tulumur Place, followed by the walk at 10:00am.

The Christmas holiday program is underway in partnership with the city events team, the program will deliver daily licenced stage shows and children's craft activities, holiday movie nights and roaming Christmas characters.

Marketing

Preparations have commenced to support the onboarding of tenants into EATS. The team are in the process of developing marketing plans, updating the Precinct Operations Manual and curating the draft Retailer Manual with the operations team.

A RFQ was completed to facilitate delivery of a new Nicholas St Precinct website and is currently in review.

The wayfinding delivery in partnership with Strategic Spaces continues to progress with delivery on track for Q1 2022. The scope covers strategy and design for all external signage within the precinct and carpark and following delivery of the initial strategy a wider council stakeholder group will be formed to work through the delivery.

Following consultation with Safe City, QPS and Riverlink Shopping Centre, The Bradfield Bridge operating hours will change to the following effective Sunday, 31 October:

- Sunday to Wednesday – open 6:00am to 9:00am
- Thursday, Friday and Saturday – Open 6:00am to 10:30pm

Communication will be advised by via social media and temporary notice posters will be installed in the lead up to inform of the change.

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

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.

FINANCIAL/RESOURCE IMPLICATIONS

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

COMMUNITY AND OTHER CONSULTATION

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

CONCLUSION

This report features a summary of the communications, engagement and event activity undertaken throughout September 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"