



- **2 Ipswich Show Society Presentation**
 - Attachment 1 Presentation - Ipswich Show Society (Major Project Advocacy)3
- **3 Quarterly Briefing from the Springfield City Group**
 - Attachment 1 Springfield City Group (agenda)31

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Presentation Agenda



Item no.	Topic	Facilitated by
1	Welcome and Introductions	Darren Zanow– President of the Ipswich Show Society
2	Proposed Ipswich Convention and Exhibition Centre (ICEC) – Design Details	Richard Ernst – Project Manager
3	Public Benefits of ICEC	Richard Ernst
4	Benefits of locating ICEC on Ipswich Showgrounds	Diane Kerr – Town Planner
5	Economic Justification and Benefits	Richard Ernst
6	Supporting Technical Studies	Richard Ernst
7	Next Stages of the Project ...	Richard Ernst
8	Questions	
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Proposed Ipswich Convention and Exhibition Centre



Proposed Ipswich Convention and Exhibition Centre (ICEC)



Introduction – Multi-functional Facility:

- Much needed [Convention and Exhibition Centre](#) for Ipswich city and broader rural region.
- Designed with a secondary role of providing improved, and much needed, [emergency relief facilities](#) for temporary use in times of flooding, fire etc.
- Opportunity to build on [existing asset base](#) of Ipswich Showgrounds (recently expanded and upgraded) and adjoining University of Southern Queensland & Bremer State High School.
- Create a [community hub for Ipswich](#), with a diversification of uses including sporting, recreation, entertainment, and education.
- Ensures scarce resources are used for [maximum community benefit](#).
- **Potential training venue for the 2032 Olympics.**

Design Details



ICEC key design outcomes:

- a) 18,800 m² area of land.
(Freehold – excised from State government land)



Design Details ...



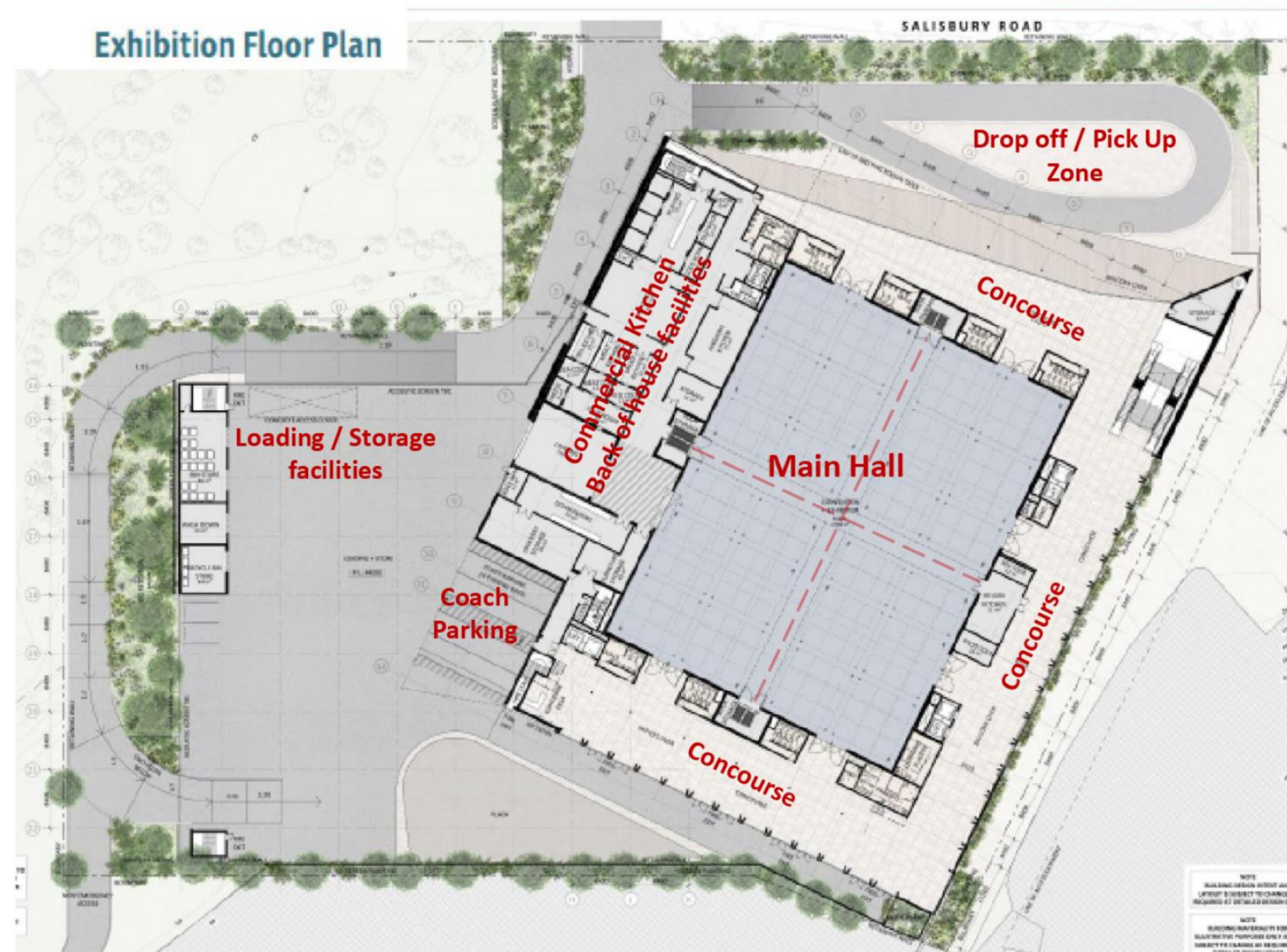
- b) 5 levels comprising a main exhibition floor and 4 levels of basement parking, with capacity for 1,100 vehicles.



- c) Building/parking access off Salisbury Road, with 6m offset for future road widening included.
- d) Parking screened through use of natural topography and engineered controls.
- e) Higher 4.5m high Basement 1 carpark able to accommodate exhibitions and trade shows.
- f) Mezzanine level incorporates meeting rooms and offices.
- g) Proposed height consistent with existing Showground buildings through use of site topography.

Design Details ...

- h) Main exhibition floor:
 - column-free area of 2,700m²
 - dividable into 1 – 4 noise attenuated halls
- i) Capacity of up to 2,700 persons (dependent of event type)
- j) Drop-off zone (ground level)
- k) Coach parking (upper level)
- l) Commercial Kitchen and back of house facilities located to the west
- m) Back of house loading area and storage facilities
- n) Usable concourse areas
- o) Increased emergency facilities and amenities



Design Details ...

- p) Impressive timber architectural structure surrounding the exhibition hall (concourse areas)

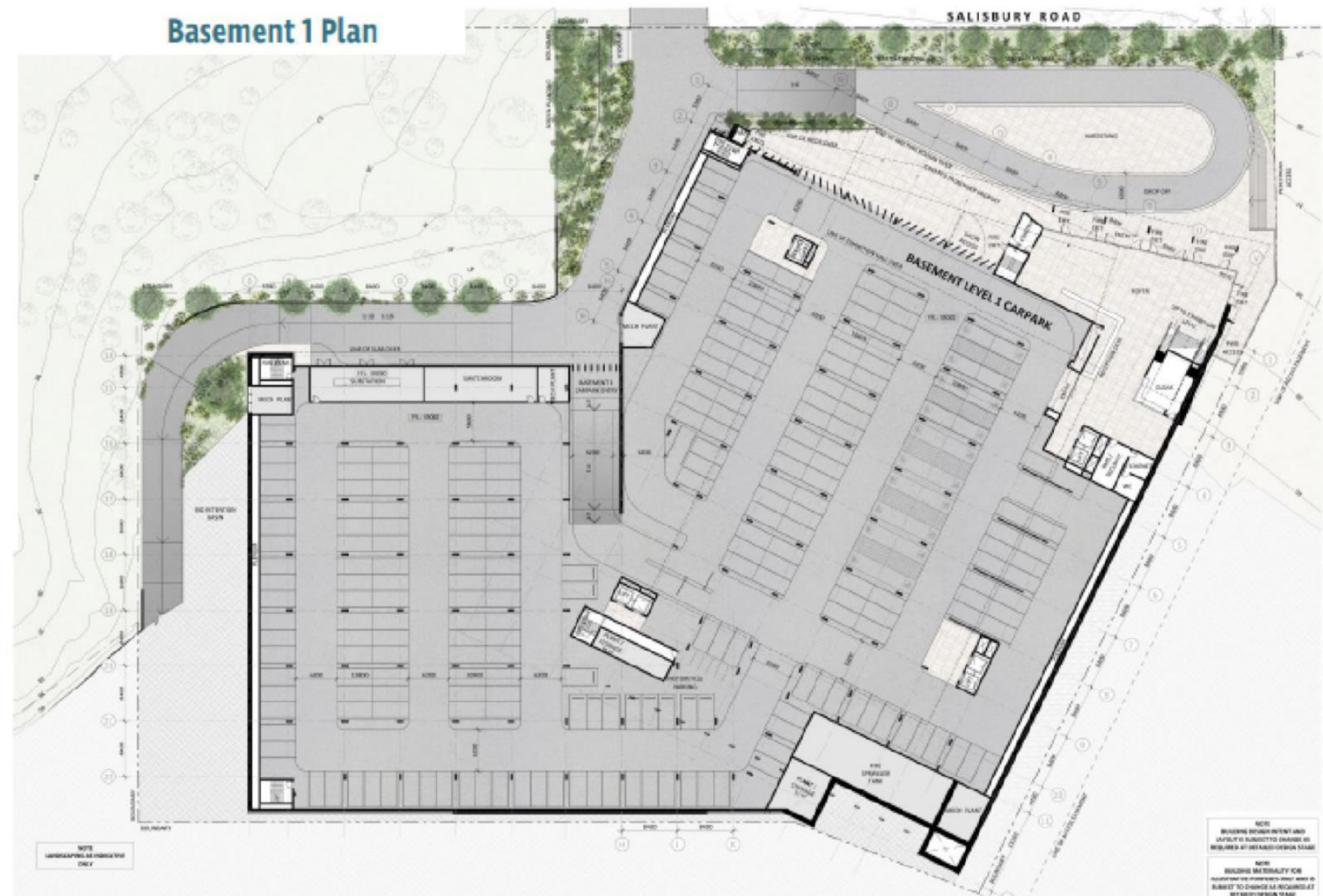


Interior concourse view

Design Details ...



- q) 4 levels of carparking
- r) Car parking for approximately 1,100 vehicles.
- s) Basement 1 – increased roof height to function as an additional exhibition floor area for trade shows / bulky large scale displays.





Public Benefits of ICEC

1. Much needed Convention and Exhibition Centre
2. Improved Emergency Relief Facilities
3. Enhanced synergies and shared resources
4. Planning Scheme consistency



Public Benefits ...



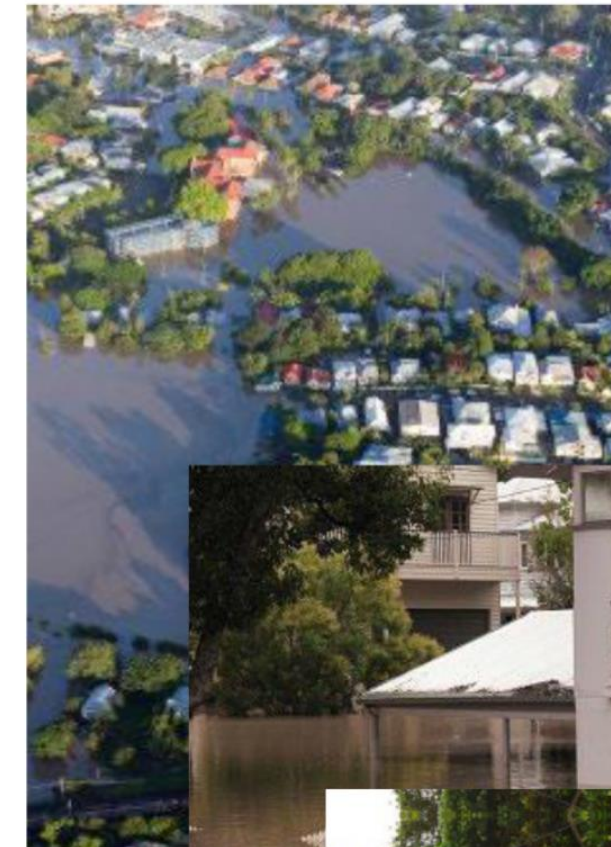
1. Much Needed Convention and Exhibition Centre:

- a) No large scale, multi-purpose convention/exhibition centre within the broader Ipswich area.
 - Nearest centres - Brisbane or Gold Coast.
 - Ipswich city population currently over 210,000 people and growing rapidly.
- b) Economic Analysis - a Centre is justified for the greater Ipswich region.
- c) Large open plan, flexible building design allows for multiple uses and user groups:
 - Conventions / exhibitions
 - Trade shows
 - Cultural, corporate and community events (including balls/banquets, cocktail events, festivals, major gatherings, club meetings etc)
 - Conferences
 - School events (including parades, concerts, formals etc)
 - University events (including balls/banquets, cocktail events, graduations etc)
 - Indoor sporting events (including a potential Olympic (weightlifting) event)
 - Performance / concert spaces
 - Large entertainment events and / or public gatherings

Public Benefits ...

2. Improved Emergency Relief Facilities:

- a) No dedicated emergency relief facility within Ipswich region.
- b) New Centre designed with secondary role - **emergency relief facility**. Significantly improve Ipswich's disaster management and evacuation capabilities.
- c) Located close to strategic support functions:
 - Ipswich hospital, doctors, emergency services
 - Council Administration Centre.
- d) Showgrounds located centrally to the city of Ipswich and above the probable maximum flood level.
- e) Adjoining showground facilities will cater for community animals, goods and chattels during any disaster event.



Public Benefits ...



3. Enhanced Synergies and Shared Resources:

- a) Rather than establish the Centre in a new location, the opportunity exists to build on the existing asset base of Ipswich Showgrounds and adjoining USQ Campus/Bremer State High School.
- b) Numerous benefits for redevelopment and expansion at the current location including:
 - Sites centralised location / proximity to Ipswich CBD
 - Integration with neighbouring facilities - opportunity for resource sharing
 - Enhances an existing community asset base
 - Access/frontage to major road network and future potential railway station
 - Ready access to established accommodation and other support facilities
 - Flood free land
- c) Exceptional efficiencies and value for money – multi-use facility ensures scarce organisational/ government resources utilised for maximum community benefit.

Public Benefits ...

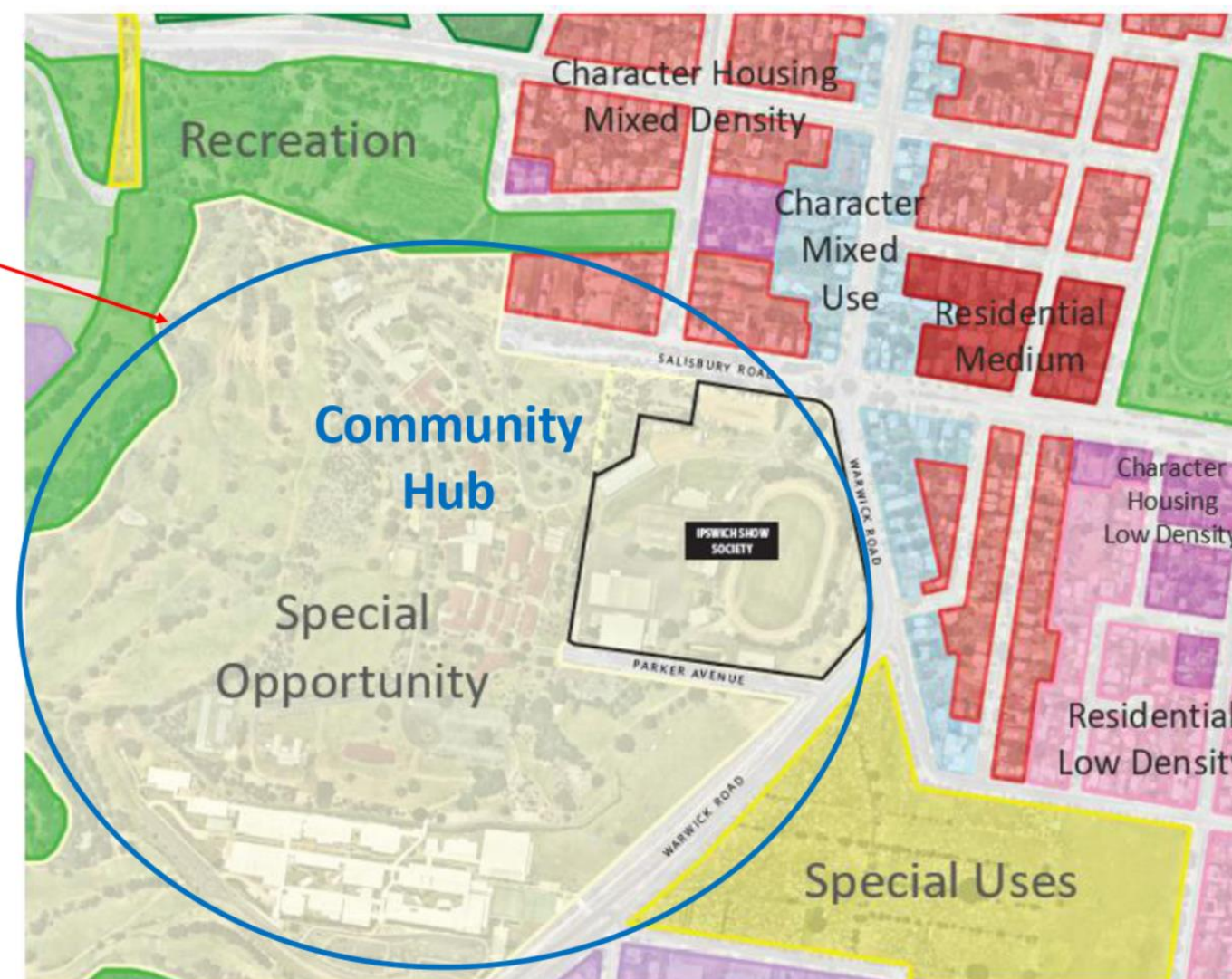


4. Planning Scheme Consistency:

- Site **zoned Special Opportunity** - supports wide range of community-based uses.
- Recognises importance of Ipswich Showgrounds as a **community hub** for Ipswich.
- Planning intent specifically for university expansion and showground activities including **diversification of uses** to include **sporting, recreation and entertainment facilities**.

Note:

- ICEC development application submitted to State Government for a Ministerial Infrastructure Designation (MID) – **Approved March 2021**.
- Infrastructure designation proposed to facilitate efficient allocation of resources (e.g. Federal / State) and enable timely supply of community infrastructure.



Zoning Map



Benefits of locating ICEC on Ipswich Showgrounds



Regional Context



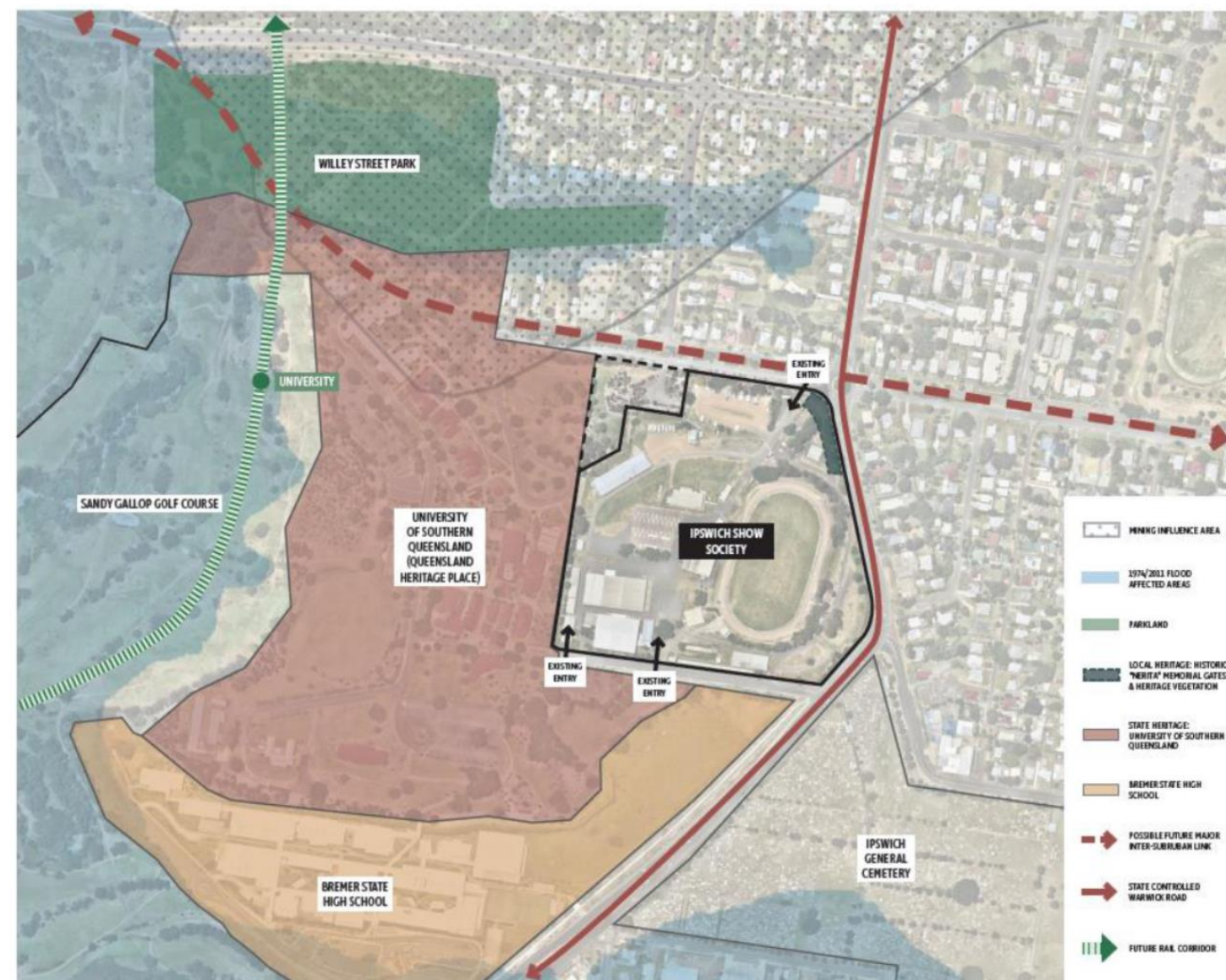
- Central to **regional highway network** (i.e. gateway to broader SEQ region)
- Proximity to Ipswich **CBD** and support facilities, including accommodation and emergency services
- Proximate to existing **population catchment** and expanding population growth (e.g. Ripley Valley priority development area)
- Service **regional areas** (e.g. Warwick, Toowoomba, Lockyer Valley, Somerset)
- Direct frontage / access to **major transport routes**



Site Context



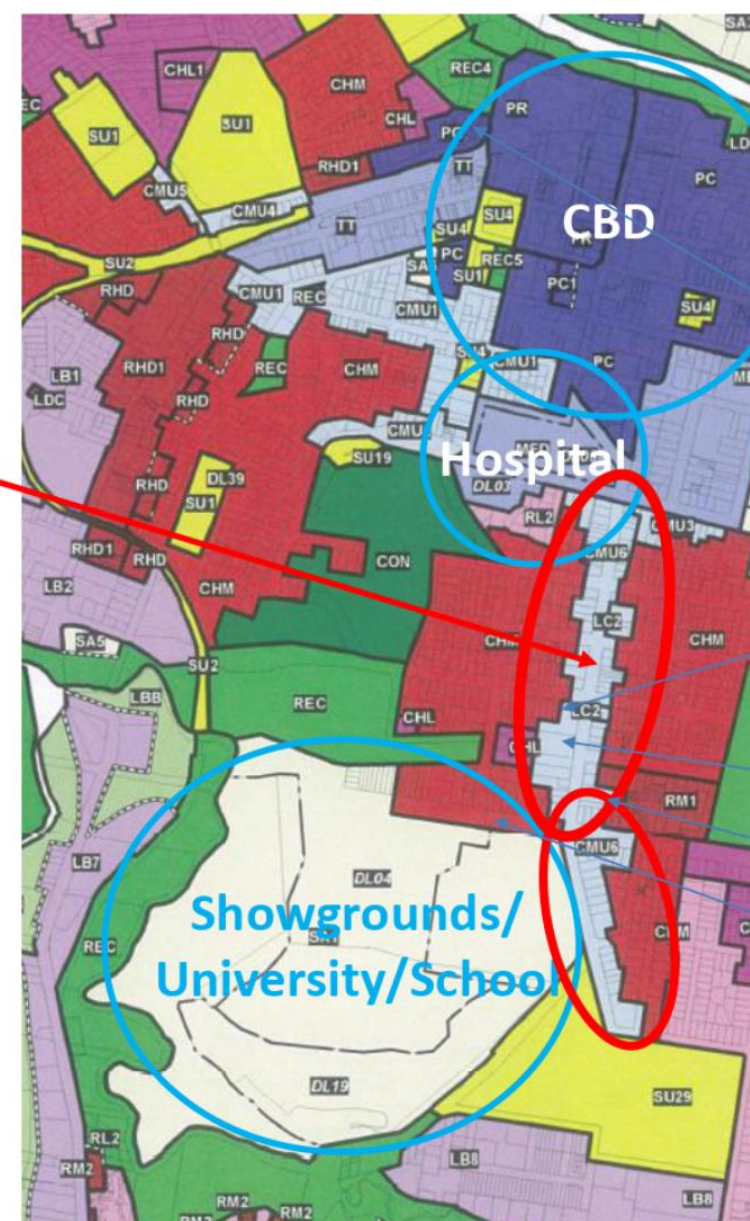
- Part of **community hub** – showgrounds, University, school, park & golf course
- Frontage to **State Controlled Road** (Warwick Road)
- Frontage to **future major inter-suburban link** (Salisbury Road)
- Walking distance to **future rail access/ station** (600m) – excellent public transport access
- Predominantly surrounded by **non-residential land uses**
- Visibility and access to 3 road frontages
- **Flood free** site (essential for emergency relief centre)
- Not affected by former underground mining
- Protection of State & Local heritage values



Benefits of locating ICEC on Ipswich Showgrounds ...

- Both Ipswich Showgrounds and USQ Campus have land to 'grow' and expand.
- Potential to expand accommodation (hotels, motels) and café/restaurant support facilities between Ipswich showgrounds, Ipswich Hospital and CBD (i.e. multi end users in a central location).

- Enhanced synergies and shared resources
- Consistency with planning scheme zone/intent
- Creation of unique community hub - sporting, recreation, entertainment, and education.



Existing Accommodation:

- Oaks Ipswich Aspire Suites
- Central Motel Ipswich
- Best Western Ipswich Heritage Motor Inn
- Quest Ipswich
- Ipswich City Motel
- Cumquat House B&B



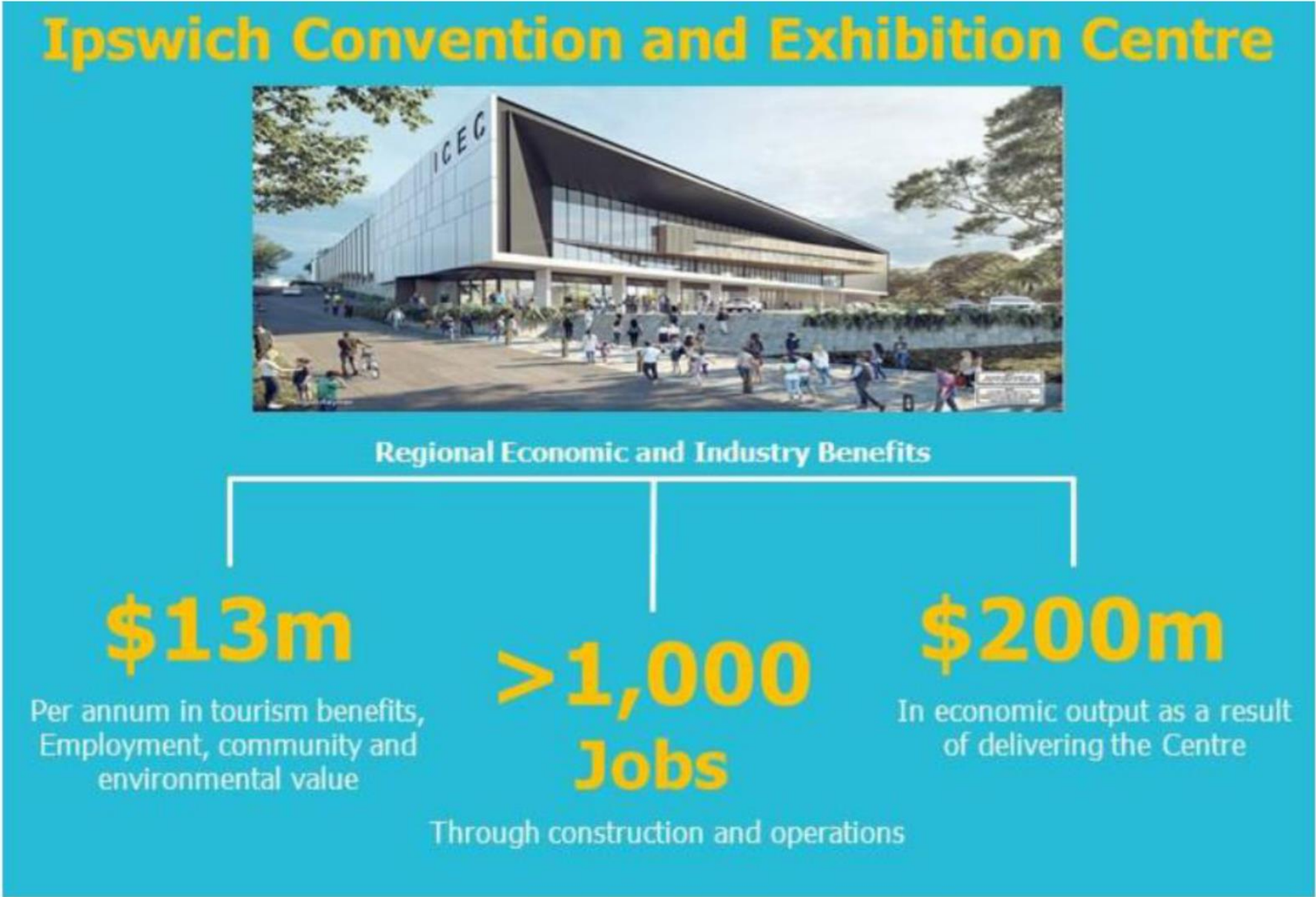
Economic Justification and Benefits



Economic Justification and Benefits ...



Economic Justification and Benefits ...



Economic Justification and Benefits ...



- a) Ipswich fastest growing local government area (LGA) in Queensland:
 - Projected population of over 550,000 by 2041
 - Strong population growth of 179% between 2016 and 2041
 - Changing demographic toward younger age cohorts.
- b) Lack of adequate large multi-purpose facility to meet the regions demand.
- c) Need for emergency relief facility.
- d) Facility will support Queensland's 30-year vision plan for venues in a major growth market.



Source: Queensland Government population projections, 2018 edition; ABS 2016 (Cat no. 3235.0)

Regional LGA Population Growth 2016 - 2041

Economic Justification and Benefits ...



e) Economic benefits:

- e) Over \$5 million in estimated annual tourism benefits
- f) Over \$6 million in annual travel and environmental savings for local residents (local venue)
- g) Over \$2 million per annum in employment and community value benefits.

f) Construction Jobs:

- e) Over 400 jobs directly for the project
- f) 350 jobs for related production industries
- g) Over 900 jobs for other industries (through consumption effect).

g) Operational Jobs – Estimated 46 full time equivalent jobs.

h) Delivery of the project is likely to drive an economic output of over **\$200 million** for the region.

i) ICEC expected to generate sufficient revenues to cover operating costs and deliver a return each year.

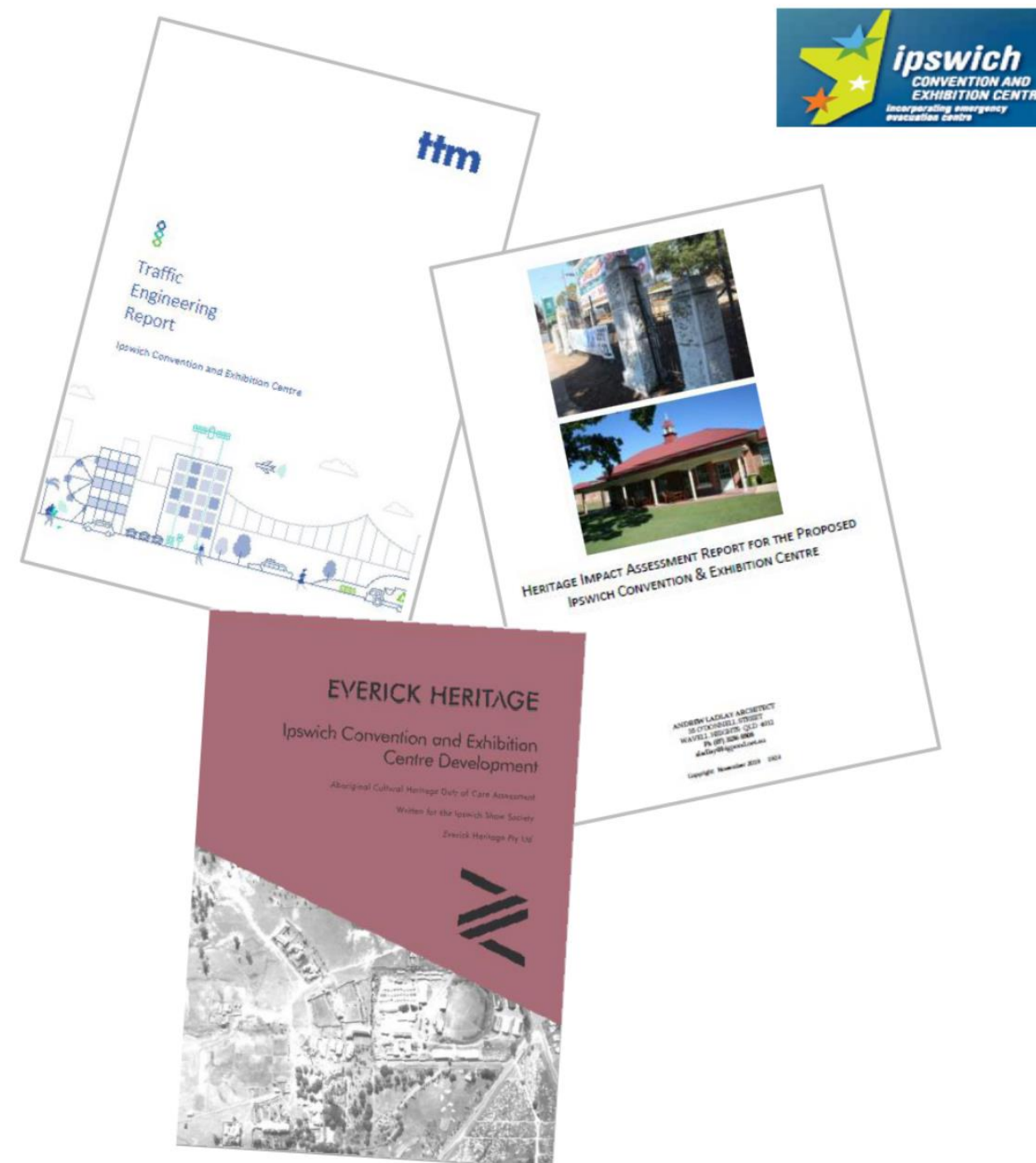


Supporting Technical Studies



Supporting Technical Studies

1. Detailed architectural plans
2. Planning Report
3. Economic analysis
4. Traffic impact assessment
5. Noise impact assessment
6. Civil engineering report
7. Hydraulic services report
8. Heritage impact assessment (State and Local matters)
9. Aboriginal Cultural Heritage Duty of Care assessment
10. Flora and fauna searches
11. Geotechnical investigation
12. Community consultation
13. Preliminary building structural assessment
14. Business case report (for funding)
 - a) Construction funding
 - b) Ownership entity structure (i.e. board)
15. High level construction cost estimate (quantity survey)
16. High level building threat assessment





Next Stages of the Project ...



Next Stages of the Project ...



1. Received Ministerial Infrastructure Designation (MID) – **March 2021**.
2. Securing combined **funding**. Options include seeking funding from a combination of:
 - Federal
 - State
 - Local
 - Private.
3. Establish a '**Heads of Agreement**' between funders.
4. Establish ICEC as a **separate entity** (i.e. board, structure etc). To be operated separately from the Ipswich Show Society.
5. Ipswich Show Society intends to prepare a **Master Plan** for the balance of the showgrounds (in liaison with key stakeholders such as ICC, USQ and Bremer State High School).



Questions



Agenda

Ipswich City Council and Springfield City Group Update on development activity across the Greater Springfield Project

DATE: 14 October 2021

TIME: 1pm

VENUE: Claremont Room, Level 8, 1 Nicholas Street Ipswich

ATTENDEES: **SCG Attendees:**
Bob Sharpless – Deputy Chairman
Raynuha Sinnathamby – Managing Director
Russell Luhrs – Chief Operating Officer
Brett Wilson – Executive General Manager – Planning & Infrastructure
Brian McGuckin – Head of Property
Richard Eden – Executive General Manager – Education & Smart City

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1. Australia Avenue (BW)
 2. Possum Creek Trunk Sewer Duplication (BW)
 3. Silver Jubilee Parkland (BW)
 4. Mater Public Hospital (BW)
 5. City Centre North Sports and Leisure Precinct (BMcG)
 6. Vicinity Projects – National Storage, BP, Zones, QFES (BMcG)
 7. Brisbane Lions Stadium (BMcG)
 8. Springfield Central Vertical School (RE)
 9. Learning Festival (RE)
 10. Brookwater Golf and Country Club and Residential Community 20th year celebrations (RS)