



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, 16 June 2022

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) Councillor 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, 16 June 2022
Council Chambers

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** Item includes confidential papers

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 5

16 JUNE 2022

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 IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2022(04) OF 5 MAY 2022**

RECOMMENDATION

That the Minutes of the Meeting held on 5 May 2022 be confirmed.

OFFICERS' REPORTS

2. **IPSWICH CENTRAL REVITALISATION - BETTER BLOCK AND TOWN TEAMS PLACEMAKING EVENT**

International placemaking organisation, Better Block Foundation, has chosen Ipswich as a demonstration site as part of their upcoming Australian tour in August 2022. This report outlines the partnership between Better Block Foundation, Town Team Movement and Council to host a placemaking event to be held in Ipswich Central on Friday 12 August.

RECOMMENDATION

That the report be received and the contents noted.

3. **IPSWICH CENTRAL REVITALISATION - SIX MONTHLY REPORT**

This is report regarding Ipswich Central Revitalisation, a catalyst project identified in the iFuture Corporate Plan for 2021-2026. This report highlights the progress that has been made since the endorsement of the Ipswich Central Revitalisation documents and showcases key activities and case studies.

RECOMMENDATION

That the report be received and contents noted.

4. NICHOLAS STREET PRECINCT - COMMUNICATIONS, ENGAGEMENT AND EVENTS
REPORT MAY 2022

This is a report concerning the communications, engagement and events activity undertaken and planned for the Nicholas Street Precinct in May 2022.

RECOMMENDATION

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

5. NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE MAY
2022

This is a report concerning the May 2022 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 May 2022 Retail Sub-Project Steering Committee Report be received and the contents noted.

NOTICES OF MOTION

MATTERS ARISING

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2022(04)

5 MAY 2022

MINUTES

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

COUNCILLOR'S APOLOGIES: Nil

OFFICERS' ATTENDANCE: Chief Executive Officer (Sonia Cooper), General Manager Infrastructure and Environment (Sean Madigan), General Manager Community, Cultural and Economic Development (Ben Pole), General Manager Planning and Regulatory Services (Peter Tabulo), Chair – Retail Sub-Project Sub Committee (James Hepburn), Communications, Events and Engagement Manager (Karyn Sutton), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Project Manager – Ipswich Central (Erin Marchant), Senior Policy and Communications Officer (David Shaw) and Theatre Technician (Harrison Cate)

ADJOURN MEETING

Moved by Councillor Marnie Doyle
Seconded by Mayor Teresa Harding

That the meeting be adjourned at 12.17 pm to reconvene at 12.30 pm.

AFFIRMATIVE

Councillors:
Doyle
Harding
Kunzelmann
Milligan

NEGATIVE

Councillors:
Nil

Councillor Nicole Jonic was not present for the vote on this matter.

The motion was put and carried.

The meeting reconvened at 12.33 pm with all councillors present.

WELCOME TO COUNTRY/ACKNOWLEDGEMENT OF COUNTRY

Councillor Marnie Doyle (Chairperson) delivered the Acknowledgment of Country.

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. 2022(03) OF 7 APRIL 2022**

RECOMMENDATION

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

That the minutes of the Ipswich Central Redevelopment Committee held on 7 April 2022 be confirmed.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

2. **NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE APRIL 2022**

This is a report concerning the April 2022 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 Mayor Teresa Harding:
Seconded by Councillor Russell Milligan:

That the April 2022 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.

3. **NICHOLAS STREET PRECINCT - COMMUNICATIONS, ENGAGEMENT AND EVENTS REPORT APRIL 2022**

This is a report concerning the communications, engagement and events activity undertaken and planned for the Nicholas Street Precinct in April 2022.

RECOMMENDATION

Moved by Councillor Nicole Jonic:
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.

MOVE INTO CLOSED SESSION

It was moved by Councillor Marnie Doyle and seconded by Councillor Kate Kunzelmann that in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 4 titled Nicholas Street Precinct – Approval of an agreement for lease for Metro B Tenancy 2B03.

The meeting moved into closed session at 12.40 pm.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

MOVE INTO OPEN SESSION

It was moved by Councillor Marnie Doyle and seconded by Councillor Kate Kunzelmann that the meeting move into open session.

The meeting moved into open session at 12.56 pm.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

Jonic

NEGATIVE

Councillors:

Nil

The motion was put and carried.

Item 4 as listed below was referred to the Special Council Meeting of 5 May 2022 for consideration and formal adoption:

4. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR METRO B TENANCY 2B03

This is a report concerning an agreement for lease for council's consideration associated with tenancy 2B03 within the Nicholas Street Precinct's Metro B Building.

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

RECOMMENDATION

Moved by Mayor Teresa Harding:

Seconded by Councillor Kate Kunzelmann:

- A. **That Council enter into an Agreement for Lease and an associated document of the Agreement for Lease with the proposed lessee for Tenancy 2B03 in the Metro B Building (impacting part of Lot 1 on RP157021) ("Tenancy 2B03") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Project Manager dated 26 April 2022).**
- 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 2B03 with the proposed lessee (as detailed in the confidential report and attachments by the Project Manager dated 26 April 2022).**
- C. **That Council note, that in relation to Council's disposal of its leasehold interest in Tenancy 2B03 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 2B03 (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 12.17 pm.

The meeting closed at 12.57 pm.

Doc ID No: A8042197

ITEM: 2

SUBJECT: IPSWICH CENTRAL REVITALISATION - BETTER BLOCK AND TOWN TEAMS
PLACEMAKING EVENT

AUTHOR: PROJECT MANAGER - IPSWICH CENTRAL

DATE: 5 MAY 2022

EXECUTIVE SUMMARY

International placemaking organisation, Better Block Foundation, has chosen Ipswich as a demonstration site as part of their upcoming Australian tour in August 2022. This report outlines the partnership between Better Block Foundation, Town Team Movement and Council to host a placemaking event to be held in Ipswich Central on Friday 12 August.

RECOMMENDATION/S

That the report be received and the contents noted.

RELATED PARTIES

There was no declaration of conflicts of interest.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

International placemaking experts, Better Block Foundation, in partnership with Town Team Movement, are undertaking an Australian tour in August 2022. The tour will showcase the innovative Better Block process which activate public spaces and bring people together. Better Block has been working on projects all over the world for the past decade with this only their second visit to Australia. It is a significant accolade to be selected as a demonstration site and to partner with them in a thought leadership event.

Better Block Foundation and Town Team Movement are innovative organisations that, through this tour, want to educate Queenslanders on how to make changes in their community that benefit residents, places, and drive economic growth. Ipswich was hand-selected for the opportunity to partner after demonstrating a strong ethos of community-led placemaking through the Ipswich Central Revitalisation and specifically the work of the Ipswich Central Partnership.

The event will be in two parts; the first will be a thought leadership summit that provides an opportunity for experts to educate key stakeholders in local and state government, placemakers, the Ipswich Central Partnership (Town Team), local business and community

members on city-shaping. The second part of the day will demonstrate learnings through less talking and more doing by leading an activation of a chosen public space to showcase that everyone has their part to play in the creation of great cities and demonstrate what's possible for Ipswich Central.

Although only for one day this event has a focus on change and thought-leadership with the benefit of upskilling stakeholders to continue the momentum after the demonstration activity. Working with the Ipswich Central Partnership, businesses and the community, this will help encourage the work being undertaken as part of the Ipswich Central Revitalisation.

Outcomes for this event are:

1. Developing Leadership – identify new leadership and give them the tools and resources to affect change.
2. Inspiring Activity – showcase new ways of dusting off old ideas.
3. Influencing Local Government – identifying hurdles or red tape and how to overcome and change them.
4. Advancing Economic Opportunity – working with local entrepreneurs to test out their concepts.

Projects like these can be hard to explain in words; to see how other cities have worked with Better Block watch this video: <https://www.youtube.com/watch?v=ah9-4UajlW0>

Background

Better Block are a non-profit that educates, equips and empowers communities and their leaders to reshape and reactivate built environments to promote the growth of healthy and vibrant neighbourhoods (Attachment 1).

Town Team Movement is based in Western Australia and is building a national movement of positive 'doers'. They enable local communities and governments to connect, organise and act to regenerate the fabric of their neighbourhoods and to create better places through the following actions and activities:

1. Inspire, support, connect and promote local Town Teams
2. Provide consultancy services for local governments, State government agencies, private enterprises and more
3. Host inspiring and interactive events
4. Provide placemaking education and training services

There are almost 100 Town Teams in Australia with the Ipswich Central Partnership being the first Town Team in Queensland.

LEGAL/POLICY BASIS

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

Not Applicable

RISK MANAGEMENT IMPLICATIONS

There are no particular risk management implications arising as a result of this report or its recommendation.

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.

FINANCIAL/RESOURCE IMPLICATIONS

This activity is part of the Economic Development Section budget, 2021-2022.

The approximate \$10,000 cost of this event will be partially recuperated through ticket sales. The current team of Project Manager and Project Officer – Ipswich Central will manage this event in collaboration with relevant departments.

COMMUNITY AND OTHER CONSULTATION

Utilising the extensive community engagement already undertaken for the Ipswich Central Revitalisation and the endorsed Place Plans, this event will be guided by feedback already gathered from the community.

The Place Plans for Ipswich Centre Core and Top of Town were developed by the community for the community and the hands-on part of this event will deliver on items already outlined in the plan.



The Ipswich Central Partnership is already leading the way in authentic citizen-led action, and they will be a key part of this event and the revitalisation of Ipswich Central.

CONCLUSION

The Better Block and Town Team Movement placemaking event is an extension of the Ipswich Central Revitalisation and demonstrates the hands-on community-led activations and opportunities we will continue to encourage within our community.

The project has taken a strong place-based approach which involves working collaboratively with local business the community and internal council stakeholders to drive the change required to see the vision for Ipswich Central come to life.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Overview of Better Block Foundation  
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Erin Marchant

PROJECT MANAGER - IPSWICH CENTRAL

I concur with the recommendations contained in this report.

Cat Matson

MANAGER, ECONOMIC AND COMMUNITY DEVELOPMENT

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”



BETTER BLOCK

THE WHO, WHAT, WHERE, AND WHY OF A BETTER BLOCK

Overview of Better Block Foundation



WHAT IS THE BETTER BLOCK?



The Better Block is a 501(c)3 urban design nonprofit that educates, equips, and empowers communities and their leaders to reshape and reactivate built environments to promote the growth of healthy and vibrant neighborhoods. We work to show neighbors that they have the power and resources to affect change in their communities, and we work alongside city staff to identify hurdles and overcome them to bring this change to life.

Based out of the Oak Cliff neighborhood of Dallas, we work around the world turning empty lots into beautiful plazas; overbuilt streets into markets; and have given run-down, vacant buildings new life. We would never proclaim to know it all or have seen it all, but we have seen a lot and we've learned a lot. We are creative when it comes to roadblocks, tenacious in turning a permitting no into a yes, and adapt at finding fixes.

We also work well alongside communities. So often, when it comes to changes in neighborhoods, the people who are a part of the community feel left out. We find unique ways to bring them into the process turning strangers into neighbors and creating a sense of ownership.

We believe we can work with you to make the changes you want to see, and perhaps propose a few ideas you hadn't thought of.

Plus, our team is pretty fun to work with.



Tuesday



Wednesday



Thursday



Friday

Your Investment Goes Further With Us

Because we're a nonprofit, your investment will continue to aid us in our pursuit of educating the public on good urban design principles and the possible transformation of communities. The old saying, "Do what you love, and you'll never work a day in your life" is very appropriate for our company. We're doing what we love.

Daily, we work to find ways to teach people how they can take control and literally reshape their communities. We work alongside neighbors to transform spaces during a 120-day process, but the actual demonstration happens over the course of a few days. The instant a community member gets to actually live in the space they've created is one of the most special moments of our work. They've imagined and dreamed of this Better Block, and then they get to be in it.

SERVICES

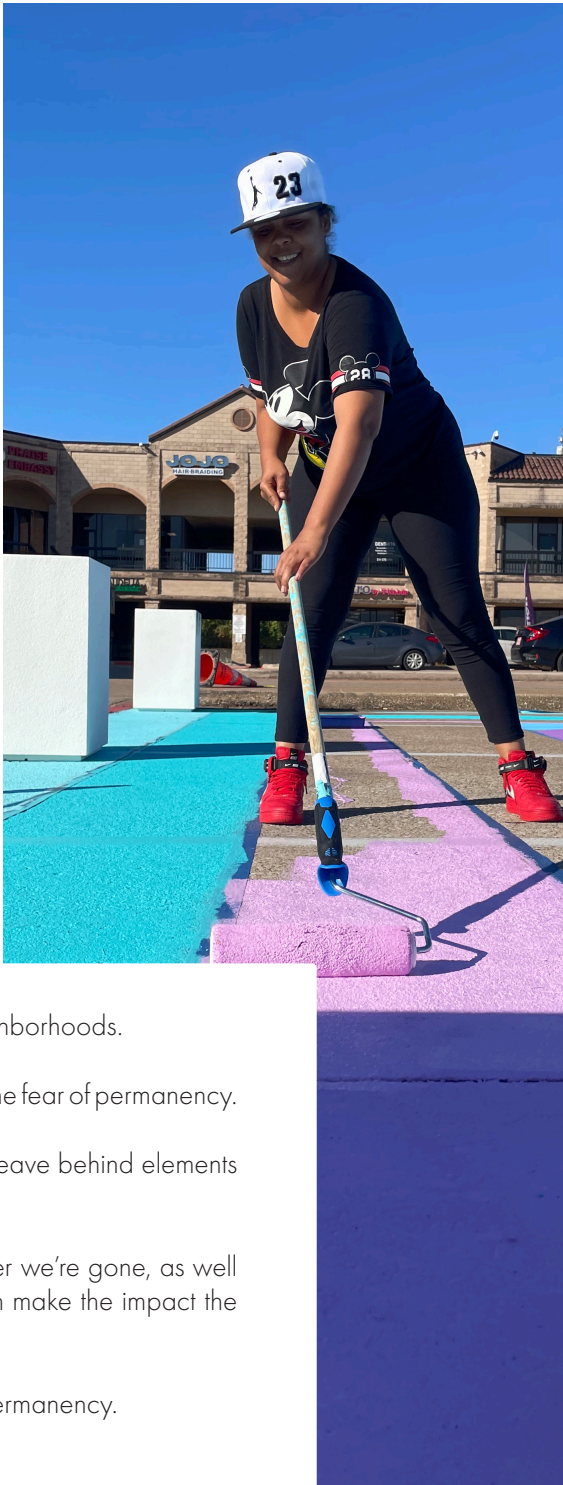
The Better Block Foundation has a wide range of services for all types of neighborhoods.

With our **temporary** projects, we work quickly and use the prototypes to erase the fear of permanency.

With our **semi-permanent** projects, we create the drastic transformation but leave behind elements that the community can continue to reuse to create ongoing projects.

With our **permanent** projects, we're creating elements that can stay long after we're gone, as well as providing programming and management advice so that the elements can make the impact the community would like to see.

Our services range from \$75,000 to \$250,000, depending on the level of permanency.



1

SELECT

2

ORGANIZE

3

DESIGN

4

BUILD

5

EVALUATE

6

ESTABLISH

THE PROCESS

We work quickly at Better Block, with most of our projects happening within 120 days. For this reason, we depend on a local team that is ready to go. Once we are officially onboard, we begin working to find the site, organize the team, design the concept, build the interventions, evaluate how it went, and work on permanency.

Elements of a
BETTER BLOCK

MARKETING

MATERIALS

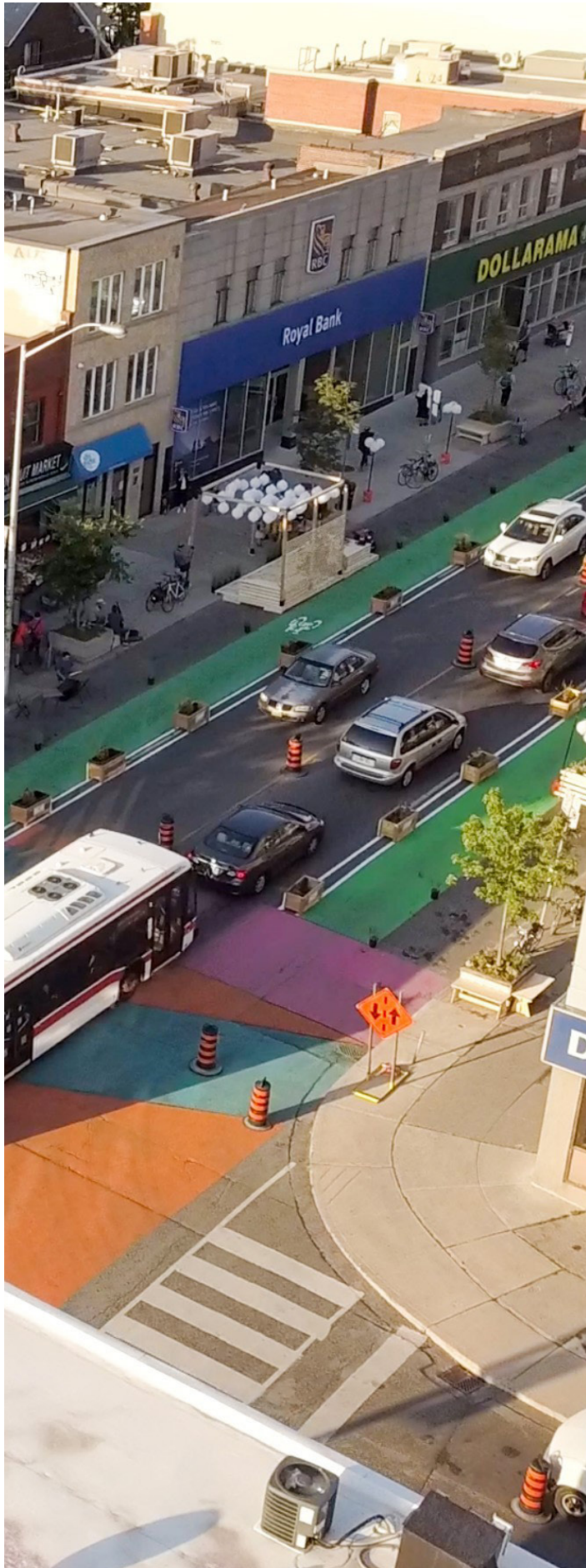
VENDORS
COORDINATOR

CITY
SUPPORT

VOLUNTEERS

PROGRAMMING

FUNDRAISING LEAD



TEMPORARY

8 80 Streets

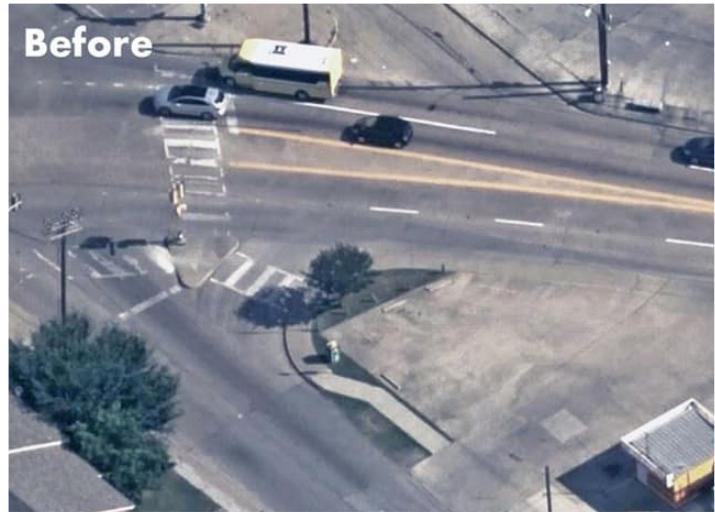
We provided the technical support to create Canada’s first-ever Vision Zero pop-up. The idea behind the Vision Zero policy is very simple: reduce traffic fatalities to zero. With this project, we worked with our friends, 8 80 Cities, to transform a busy section of Danforth Avenue by implementing a road diet, extending the sidewalks, and introducing protected bike lanes.

Obtaining the permitting took several months, but the transformation happened over the course of four days. The implementation lasted for 48 hours, and then was taken down, washed away, and one year later, a version of our design was implemented permanently.

We worked with 880 Cities to create a design for the road that would slow traffic down and create a protected bike lane to connect various parts of the city. We used several Wikiblock designs to activate the sidewalk, and introduced parklets. We worked alongside neighbors to create the transformation, and worked closely with the city councilor on the concept.

The implementation elevated the conversation around Vision Zero and the importance of protecting pedestrians and bicyclists of all ages and abilities.





SEMI- PERMANENT

Safe Spaces for Kids

In the summer of 2019, multiple murders took place on a neighborhood block, which led to it being designated as one of the highest crime areas in the city of Dallas. A year earlier, the area was put under the Project Safe Neighborhood umbrella, which brought more local police surveillance, community engagement, and federal support, but crime still persisted. The lead attorney for the project began researching concepts on how to make an area feel safer outside of the traditional approaches, and came across our work at the Better Block Foundation in rapid transformation of blighted and disinvested areas around the country to promote safety, healthier public infrastructure, and robust community engagement.

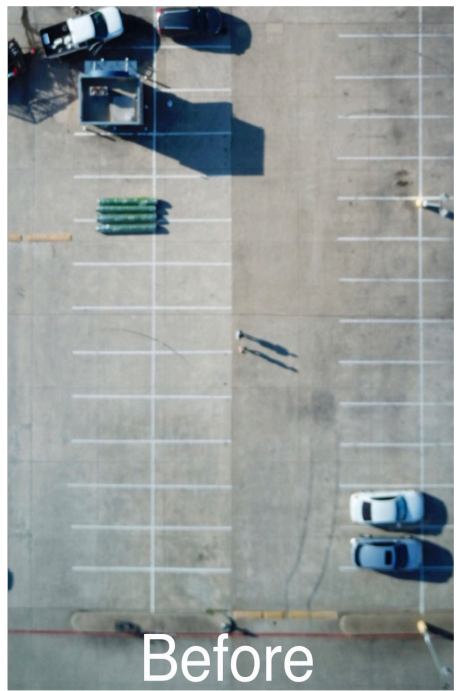
After meeting and listening to area community groups, nonprofits, school staff and students, property owners, and existing businesses, we devised a concept plan made up of multiple interventions that were assembled by the community and remained in place for 12 months to study the impact.

The project has lasted well beyond 12 months. While there have been no violent crime incidents in the Plaza since it was installed, we have also seen a reduction of crime in the PSN area of 16% whereas crime in the City was up 10%.



For this project, we addressed:

- Enhancing sightlines to increase safety
- Removing bars and coverings from windows to enhance visibility, permeability, and safety
- Developing and installing a lighting plan
- Creating a community safe space in the form of a public plaza that can be passively and actively programmed
- Providing enhanced multi-modal access into the area
- Installing community art and landscaping to have the area feel taken care of
- Working with existing businesses to develop an enhanced front door



Before

SAFETY

Semi-Permanent

The Park at Forest-Audelia was launched as a Project Safe Neighborhoods effort, employing concepts to promote safety and vibrancy. Alongside the Dallas Parks Department and a core team of dedicated community leaders, we designed the park to be a community oasis on the newly acquired piece of Parks property in order to test concepts that can be brought forward into the long-term vision for the space. We implemented and then managed programming at the Park for 30 days to test out the concept, and get detailed community feedback.

As part of the design, we created a very beloved basketball court, incorporated a green space for kids, and a flex space for programming, complete with a shipping container stage.

When we stepped foot onto the parking lot, we were told that we had to lock every single item up or they would immediately be taken. We also had a passerby inform us that he and his friends were taking bets on how long it would be until someone got shot in the park.

Rather than respond with fear, we responded with love.

During the course of the project, we had countless interactions with neighbors who advocated for the park to last well beyond its 30-day pilot. As one told us, she had no reason to meet her neighbors before, no opportunity to run into them. But at the Park, she brought her kids, and they played with the other kids, and she watched over all of them, because they're neighbors.



PERMANENT

Exchange House

The Exchange House works to engage the international community that exists in Akron, Ohio, and to provide a space that invites additional immigrants to share with the North Hill neighborhood, transfer skills, and bridge barriers between communities.

The idea for the project was conceived during a two-day Better Block, which showcased ways in which the neighborhood could be made better—from bike lanes to pop-up shops to rethinking the use of old buildings. During the project, our Founding Director got to know several of the Bhutanese refugee neighbors. He was inspired by the baby-naming ceremony he was invited to attend and the conversations that took place over tea. “What if,” he wondered, “we could take one of the empty houses in the neighborhood, and show that it can be used as an office space, a cultural exchange, and as a revenue stream?” The idea was to turn one of the floors into rooms that can be rented out via Airbnb and create a bottom floor that was open to programming—ESL classes, sewing classes, space for board meetings, and even just a space to share conversations over tea.

The Exchange House is just that. But the idea was never for the Better Block Foundation to own/manage the house forever. The idea was to get it up and running, put the process and management in place, and then hand it back over to the community. In 2019, we did just that. The house now operates under a CDC, and continues to grow, adapt, and reflect the community it serves.



The house itself serves as a cultural center, as well as has three rooms that are rented out on Airbnb to help offset costs. The back parking lot was transformed into a park for the community. And the house next door is being turned into a space for entrepreneurs.

A Look at the Exchange House’s First Year



DESIGN

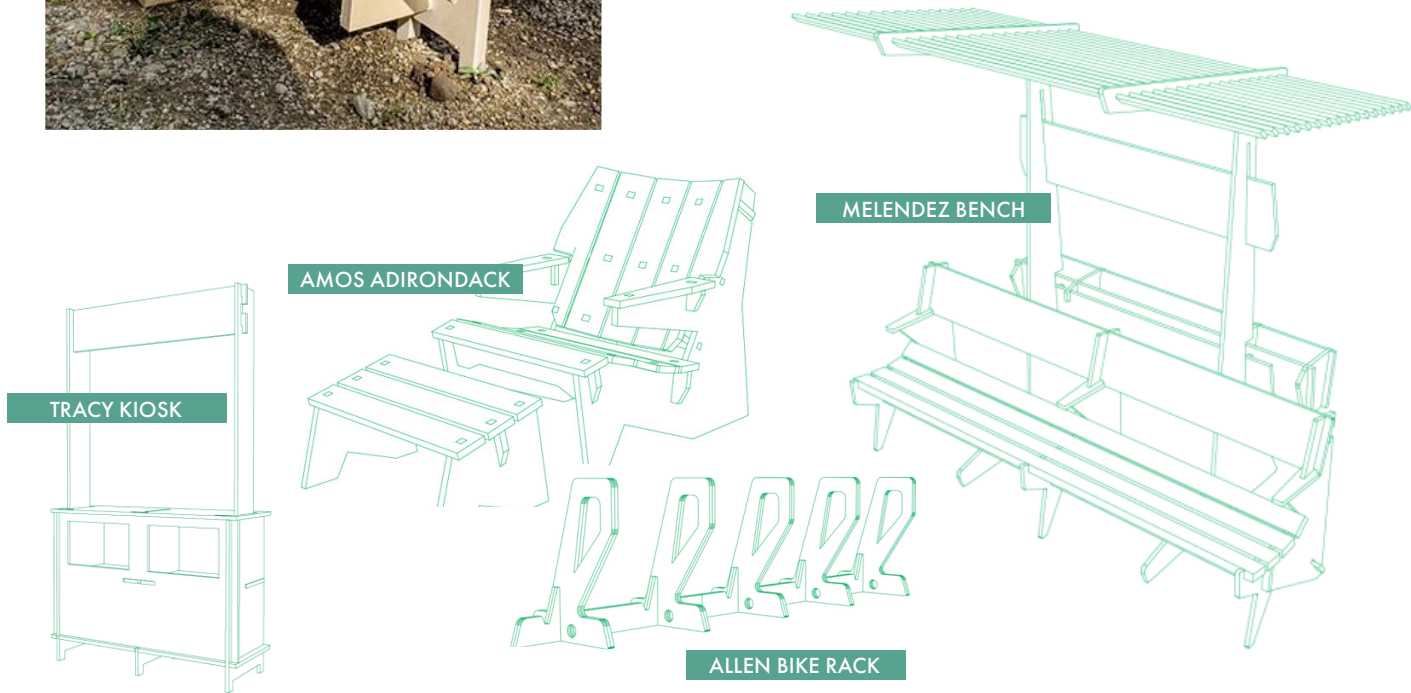
Wikiblock and Fabrication

Launched in 2016, Wikiblock is an open-source toolkit of designs for benches, chairs, planters, stages, bus stops, beer garden fences, and kiosks that can be downloaded for free and taken to a makerspace where a CNC router (a computer-aided machine) can cut them out of a sheet of plywood. Most products can then be assembled without glue or nails, and used instantly to make a block better.

Since its launch, Wikiblock has been used all over the world. It was recently the center of a design competition in Copenhagen, it has popped up in front of municipal buildings in Canada, and multiple students have made Wikiblock a focus of their work during their studies.

Wikiblock has helped us elevate our design and create elements that last longer than the typical two-day event. Many of these elements remain in the neighborhood and are used by businesses and community members.

To learn more, go to betterblock.org/wikiblock.



DESIGN

Better Block in a Box

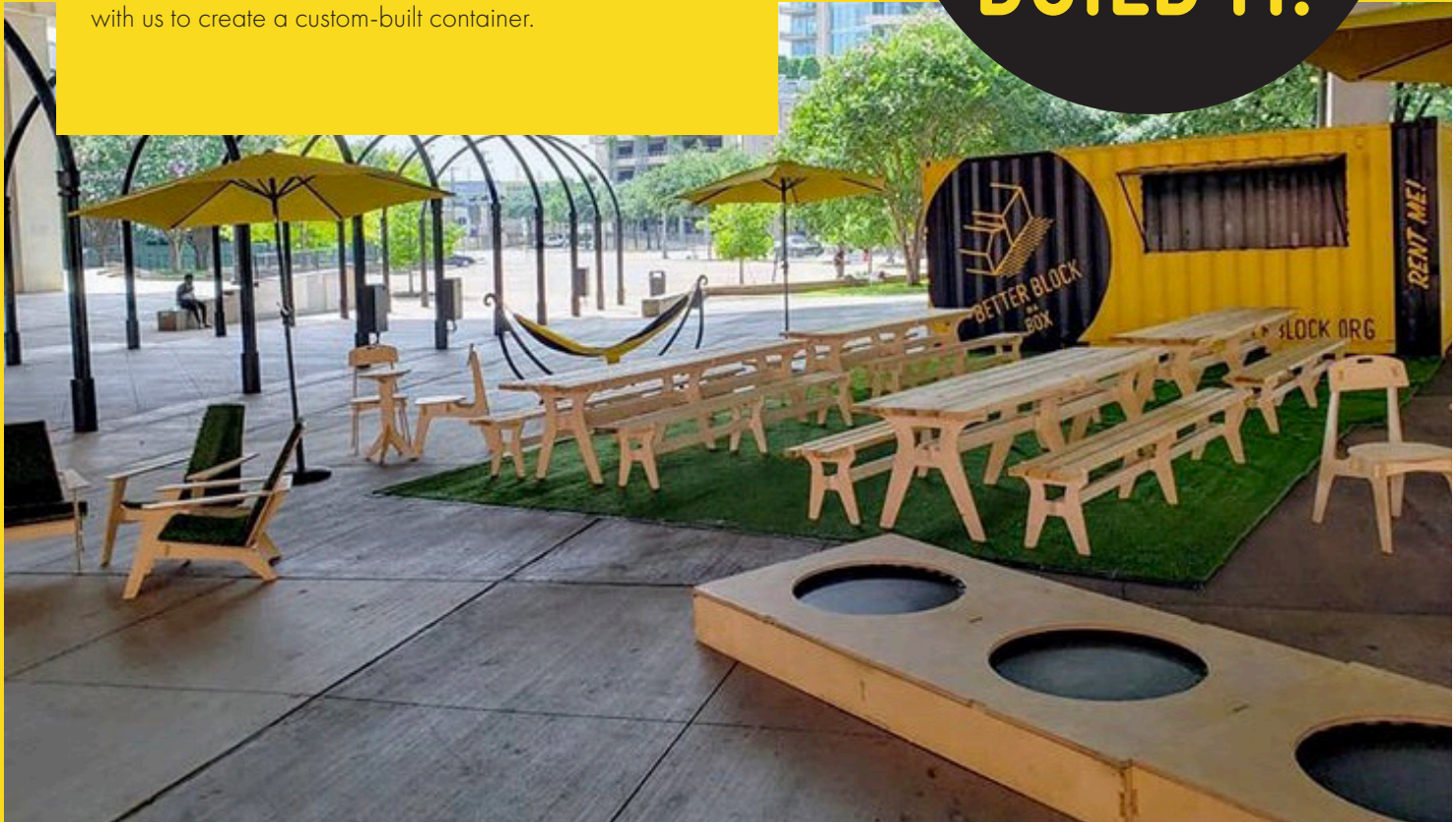
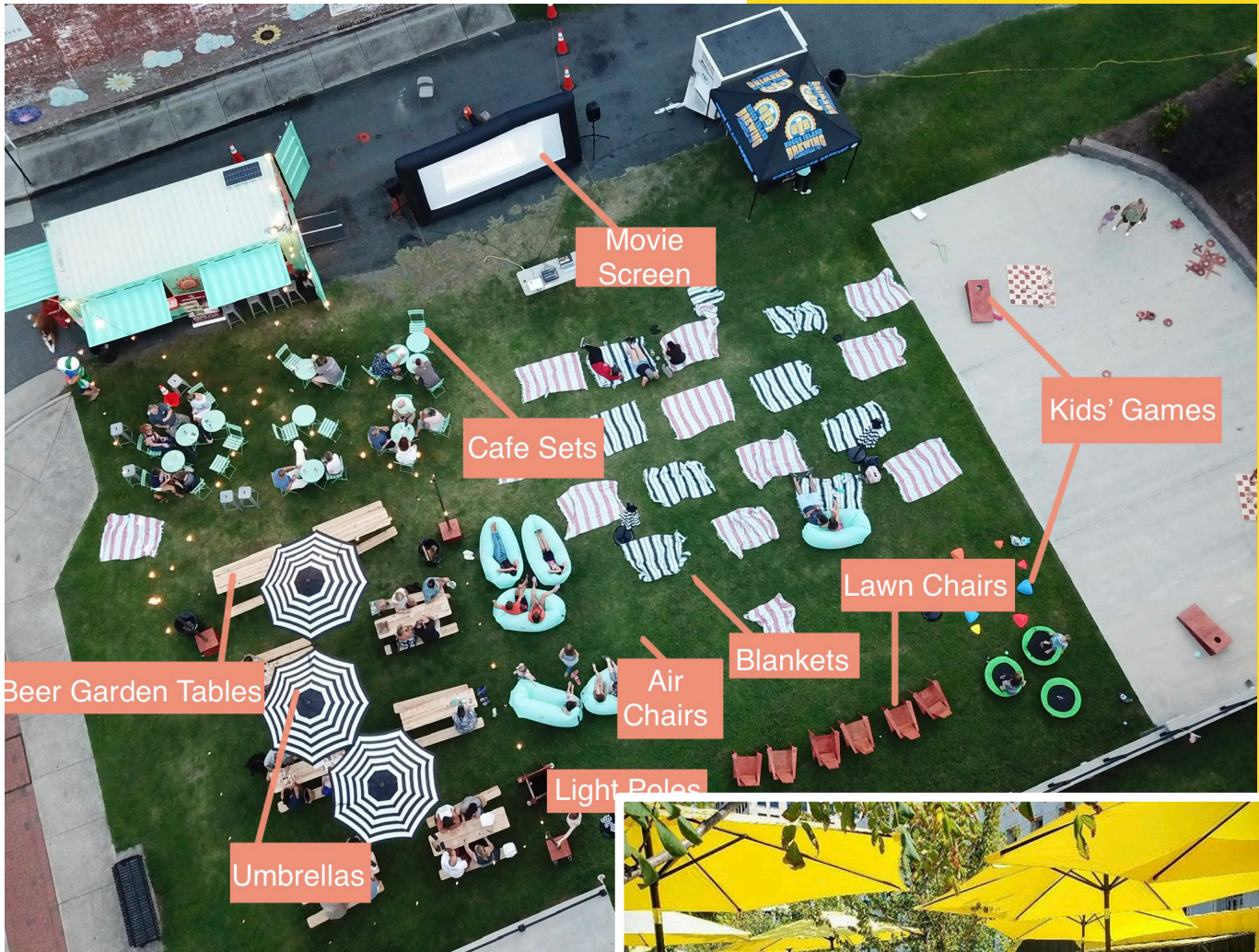
With the Better Block in a Box, you have all the elements you need for your next placemaking event.

Over the past few years, we've found there are a few elements needed to make an event successful: places for people to sit, string lights to add romance, shade for the hot days or rainy ones, and places for people of all ages to play. So we decided to package all these together, organize them into a shipping container, and create a way for them to easily be set up.

Once emptied, the shipping container becomes a bar, a checkin kiosk, or an inside gallery. The elements are built by the community in a couple hours, and then enjoyed by all. When the event is over, everything is packed back up and the container is then used as storage.

For multiple activations, community organizations can work with us to create a custom-built container.

SHIP IT.
DROP IT.
BUILD IT.





DESIGN

Competitions

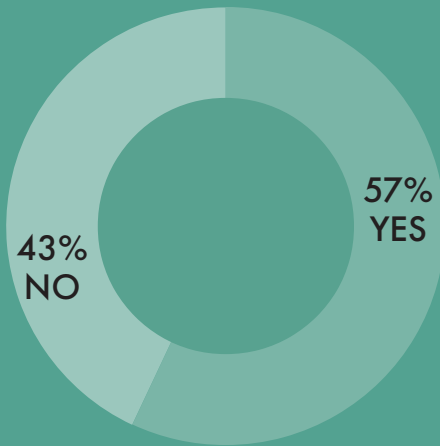
Over the years, we have found that beautiful design can truly speed up change. We're constantly looking for ways to support all types of creative to address the streets, sidewalks, and plazas in our cities.

Through our design competitions, we're doing just that. We have hosted several at our headquarters in Dallas and one with Spin in Denver. We have found that the impact can be quite lasting. Our parklet competition in Denver, which was sponsored by Spin, a Ford-owned company, resulted in a winner from Kansas City, which is now exploring a parklet policy for the City.



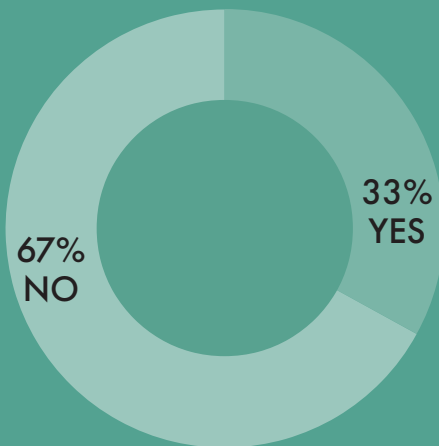
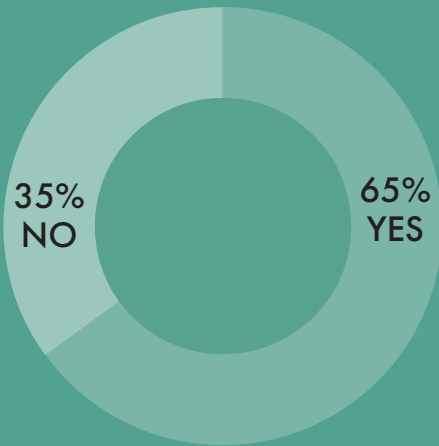
WHAT OUR PARTNERS HAVE TO SAY ABOUT OUR IMPACT

OUR IMPACT



Newly Formed Community Partnerships
Throughout the process of creating and implementing Better Blocks, many community partnerships are formed that last well beyond the activation.

Policy Changes After Project
Generally, policy changes take years. Through our projects, we demonstrate the ways in which policy needs to change; and in a lot of our projects, those changes do happen.



New Businesses After Project
We often work with local businesses and entrepreneurs to test out ideas. One of the best results of our work is seeing some of these businesses become permanent after a project.

In 2020, we asked what impact our past projects had seen on projects ranging from 2016-2020. The pie charts and quotes on the next page are based off the responses from that survey.

Beyond the hard stats, we have also seen an increase in other aspects. A report commissioned by the John S. and James L. Knight Foundation in 2019 found that our work resulted in:

1. Developing Leadership
We often work to identify new leadership, and give them the tools and resources to affect change. Per the report, "Creativity was an additional key ingredient. In interviews with participants, they used the words "joy" or "fun" in describing grantee events. This was particularly common among interviews with ... Better Block participants."

2. Inspiring Activity
Through this inspiration, we showcase new ways to go about dusting off some old ideas. Per the report, "The director of an organization focused on revitalizing downtown says their work with Better Block has changed their approach."

3. Influencing Local Government
While we started out a bit guerilla, we now work alongside many local governments to identify the hurdles, overcome them, and change them. Per the report, "Work by ... Better Block inspired city leaders - including city planners, designers, and engineers - to focus more on public life considerations. They are working to identify ways to better measure public life-related behavior and use that information in developing policies and designing public space infrastructure."

4. Advancing Economic Opportunity
Working closely with local entrepreneurs to test out their concepts is vital in our work. This has been effective, per the report:

In Ottumwa, Iowa: Small businesses sparked by pop-up Better Block events - a bagel store and a boutique - are looking for a permanent home downtown.

In Akron, Ohio: The creation of an incubator for small businesses, called the Northside Marketplace, was inspired by a Better Block event in Cuyahoga Falls. A local real estate developer participated in the event and decided to create a 6,000 square foot site that now hosts 40 local businesses - many of which are the same businesses that were operating on a pop-up basis at the Better Block event.

1
DEVELOPING
LEADERSHIP

2
INSPIRING
ACTIVITY

3
INFLUENCING
LOCAL
GOVERNMENT

4
ADVANCING
ECONOMIC
OPPORTUNITY

OUR IMPACT

“COMMUNITY LEADERSHIP HAS SHIFTED AND MORE PEOPLE WANT TO SEE CHANGE IN THE AREA.”

“WE HAVE TAKEN A MUCH MORE COLLABORATIVE APPROACH TO COMMUNITY ENGAGEMENT, OUT-REACH, AND EVENTS.”

“WE HAVE FULLY IMPLEMENTED THE BIKE LANES ON GREENVILLE AVENUE AND HAVE EVEN FURTHER ENHANCED IT WITH ADDITIONAL VERTICAL SEPARATION, MAKING IT THE LONGEST SEPARATED BIKE LANE IN NORTH TEXAS.”

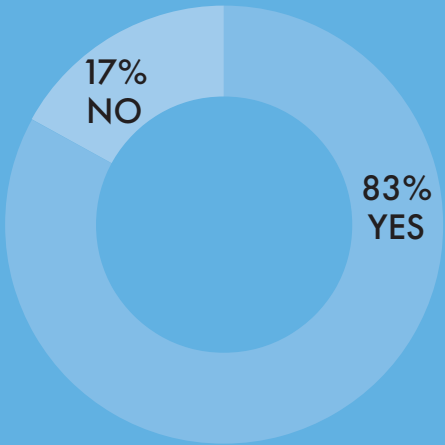
“8 80 STREETS HELPED CHANGE THE TONE OF THE CONVERSATION. PRIOR TO 8 80 STREETS, THE QUESTION WAS IF BIKE LANES WERE EVER GOING TO BE BUILT. NOW, IT’S A QUESTION OF WHEN WILL THEY BE BUILT.”

“I think there is a perception that the current intersection situation can be changed and there is a will to change it.”

“I believe that the event has given hope to the community to a vacant space that was forgotten. The event really made a lot of noise in the community and showed the residents and the property owner that there is a lot of potential on the vacant property. I also believe that it improved the sense of community in Burtonsville due to the number of visitors who came to the event. Also, due to the success of the event, the community has expressed interest in changes to the vacant land to happen sooner than later.”

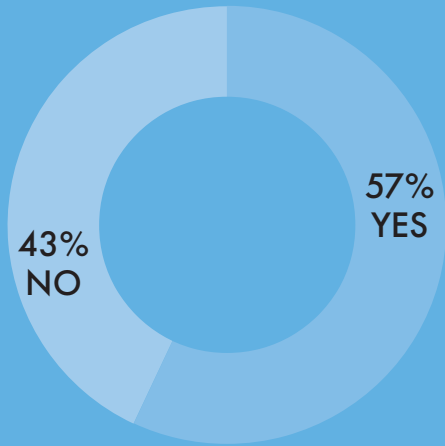
“We haven’t permanently made changes yet, but it has helped give us the confidence to experiment in other neighborhoods and we have now budgeted for permanent improvements in this neighborhood.”

“WE HAVE SEEN \$2.6 MILLION IN BUILDING ACQUISITION SINCE OUR BETTER BLOCK BUILD.”



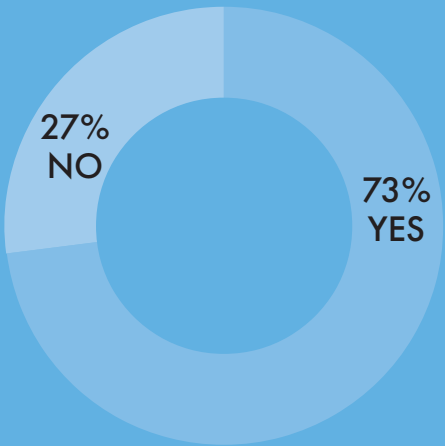
Programming Continuation

During a Better Block, programming ideas are brought to life (and many more are dreamed up). Because of this, a portion continues on, both in the spot we transformed as well as in other parts of the neighborhood.



Street Changes After Project

As we all know, street changes (including road diets and bike lanes) can take years. But we’ve seen that the process speeds up after our projects as people want to see the permanent change.



Increase in Community Engagement

Unsurprisingly, after a Better Block, there is an increase in community engagement. This begins at the kick-off and builds throughout the design and implementation of the project.

For more information, email krista@betterblock.org.



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Doc ID No: A8061361

ITEM: 3
SUBJECT: IPSWICH CENTRAL REVITALISATION - SIX MONTHLY REPORT
AUTHOR: PROJECT MANAGER - IPSWICH CENTRAL
DATE: 17 MAY 2022

EXECUTIVE SUMMARY

This is report regarding Ipswich Central Revitalisation, a catalyst project identified in the iFuture Corporate Plan for 2021-2026. This report highlights the progress that has been made since the endorsement of the Ipswich Central Revitalisation documents and showcases key activities and case studies.

RECOMMENDATION/S

That the report be received and contents noted.

RELATED PARTIES

There was no declaration of conflicts of interest.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

Significant progress has been made since the creation and endorsement of the Ipswich Central Revitalisation documents in November 2021. Working collaboratively with government, key stakeholders, and the community, we are progressing towards the vision outlined in 'Revitalising Ipswich Central: A prospectus to guide change' (Attachment 1);

"Ipswich Central is the cultural hub and beating heart of the Ipswich community"

and ensuring that we deliver on the six principles:

1. A cultural destination
2. Alive
3. Green and connected
4. A home
5. Prosperous
6. Future focused

The progress made in each of these principles is outlined below, illustrated with case studies. Attachment 2, 'Ipswich Central Visual Showcase', complements the notes below, with photos and visual references.

In addition to this is Attachment 3, 'Ipswich Central Place Plans Measurement', which outlines activity to date and the stage each they are in. This should be read in conjunction with Attachment 4, 'Ipswich Central Top of Town and Centre Core Place Plans' for further detail on each of the projects.

Progress Indicators

- 21 new businesses have opened in Ipswich Central since June 2021
- 22 investor meetings on new or expanded businesses in Ipswich Central
- Eight of the 22 investors were interested in and directed to Nicholas Street Precinct
- 12 building improvements worth \$752,326 via the Façade Improvement Program
- 60 local business and community members forming the Working Bee on Bell
- Eight Ipswich Central Partnership meetings held
- Six bench seats painted by first nation artist, Tallman
- Five schools engaged to paint boards for the CBD Tavern, Bell Street
- Three planter boxes painted by community members on Bell Street
- Main Streets of Australia Week
- Increased positive media coverage of the broader precinct (Attachment 5)

1. A Cultural Destination

The goal of profiling Ipswich Central as a cultural destination with a thriving art, performance and music scene is underpinned by the successful implementation of the Top of Town and Ipswich Centre Core Place Plans.

Activities Implemented: Ipswich Central Partnership, Place Plans

Case Study: Bell Street - Living Breathing Gallery

The Ipswich Central Partnership was formed as a conduit between Council and the community to partner in the delivery of the Place Plan activities. This can be seen with the Lead Project: Living Breathing Gallery on Bell Street (page 33 of Place Plans).

Starting with a Working Bee on Bell Street in November 2021, Ipswich Central Partnership (ICP) rallied 60 passionate stakeholders to pick up rubbish, remove graffiti, paint buildings and plant garden beds. This created a new canvas for future art and a sense of arrival for people coming into Ipswich Central.

In January 2021, the Partnership wanted people who use Bell Street regularly to be engaged with any interventions made to the street. To achieve this people using the street were encouraged to join in the painting of new planter boxes. This small art project led to the meeting of local First Nations artist Tallman who offered his services to the ICP.

Tallman has now taken on the mammoth task of painting the street furniture with unique and unifying designs. Each seat represents an animal important to other First Nations people who spend time using Bell Street. Tallman's presence and work has reduced graffiti, decreased anti-social behaviour and significantly improved the aesthetics on the street.

In addition to Tallman's art, the rundown CBD Tavern has been secured by the owners for safety, with boards fixed to the front entrance. Four Ipswich Central high schools, Ipswich State High, St Edmund's College, Ipswich Grammar School and Ipswich Girls Grammar School have each submitted designs for one of the boards creating a gallery of art works down Bell Street.

What was once just a public transport thoroughfare is now becoming an art and cultural experience. The transformation of Bell Street through art shows the benefit of culture to Ipswich Central and how it can bring strangers together and more connected to community and place.

2. Alive

Building on the work by the Ipswich Central Partnership, creating streets and public spaces that connect businesses to the community and make Ipswich Central streets alive with activity day and night has been progressed through supporting and working with our local businesses.

Activities Implemented: Façade Improvement Program and Small Business Resilience and Growth Program

Case Study: The Rusty Nail

The Façade Improvement Program continues to be another support for our businesses in Ipswich Central. There was a 25% increase in the number of applications received in the 2021-2022 round and for every \$1 council invested, private stakeholders have invested \$2.40. Of the 12 applications funded in this round seven of those are heritage in nature, therefore investing back into one of Ipswich's unique qualities.

The Rusty Nail, a craft beer, wine and a tapas bar located in one of the private tenancies in the top of Nicholas Street has significantly contributed to building the night-time economy in Ipswich Central.

The Rusty Nail quickly developed a strong following and has boosted the economy by not only their delicious food and drink offering, but by partnering with other local businesses and suppliers and employing Ipswich residents.

As a recipient of Council's Façade Improvement Program, they were able to convert an empty jewellery store into a popular dining experience. The Rusty Nail opened their doors in November 2021 and were booked out almost every night capitalising on the St Nicholas Christmas Festival in the Nicholas Street Precinct. They were the first business in Nicholas Street to get a permit for outdoor dining and their customers can be seen enjoying the outdoor space on a regular basis.

In February 2022 they received support from Council's Small Business Resilience and Growth Program adding artwork to their already charming space. This piece of art not only showcases the theme behind their business but celebrates the support that this business offers our local economy in the form of a map on the wall detailing out locations where their produce comes from. In April 2022 they added the cultural element of live music into their already thriving offering.

They were recently featured on Channel 7's 'Weekender' program in May 2022 and have cemented themselves as a local place to be.

3. Green and Connected

Work continues to provide businesses, residents, and visitors to Ipswich Central access to a connected network of shady green streets and public spaces that are comfortable and easy to get around throughout the day and night.

Activities Implemented: Green Walkable Streets and Façade Improvement Program
Case Study: JKR Commercial

JKR Commercial, a new investor in Ipswich has purchased 94-100 Brisbane Street tenanting part of the space with a new office for business Image Realty.

Through the Façade Improvement Program, JKR Commercial formed a relationship with multiple departments in Ipswich City Council providing an opportunity to align the owner's vision to the principle of green and connected. The development application was submitted in April and includes a laneway and atrium that connects Brisbane Street to Limestone Street. This connection will significantly improve the linking of two major Ipswich streets and provide a physical refresh to a previously derelict part of Ipswich Central.

Activities Implemented: iGo ATAP, Place Plans
Case Study: Cross department community engagement

Collaborating with the internal working group to build on the momentum of Ipswich Central Revitalisation, the Ipswich Central Revitalisation team have focused on a number of key engagements under the principle of Green and Connected.

In February 2022 the Ipswich Central team supported the *Speed Limits in Ipswich Central* community engagement, by having this as a feature on the Ipswich Central page, presenting the engagement to the Ipswich Central Partnership and sharing with Ipswich Central Shape Your Ipswich followers and email subscribers. This engagement was about encouraging economic activity and an enhanced community experience by understanding the communities' views on speed limits in Ipswich Central.

In March 2022 the Ipswich Central team supported the *Cycling through Ipswich Central* community engagement in the same way. This engagement focused on putting the right

pedestrian and cycle facilities in place across Ipswich Central, which is essential for building liveable, connected and sustainable communities.

4. A Home

Having Ipswich Central as a desirable and vibrant place to live, work and play is essential to the revitalisation. With major investment in significant developments in both the Ipswich Hospital and Ramsay Health, the opportunity to embrace industry and liveability is key.

Activities Implemented: State Government partnerships

Case Study: Healthy Places, Healthy People Ipswich Central pilot and Tree Planning and Planting

Working in a collaborative partnership with West Moreton Hospital, Department of Health, Queensland Government Architects Office and Department of Transport and Main Roads the *Healthy Places, Healthy People Ipswich Central pilot* was formally established in January 2022.

This project is centred around the walkability in Ipswich Central and understanding the influences that impact on our city centre. Through an evidenced based approach, the vision is to create great places in Ipswich Central to support locals to live a healthy and active lifestyle.

Targeted stakeholder workshops have commenced, with the most recent one held in May 2022. Additional meetings will ensure the project scope, methodology and development is relevant to future plans, policies and initiatives. By working together with the state government to improve our built and natural environment we can positively influence the health of people in Ipswich Central.

In addition to this initial project, a secondary pilot project has been established with the Department of Health Preventive Branch called 'Tree Planning and Planting – guidelines for the provision of tree shade on suburban nature-strips'.

This project will identify which tree species and their characteristics provide optimal protection for public footpaths. Understanding how trees protect us from harmful UV radiation will shape how we design healthy places for healthy people for future generations.

These two Ipswich Central projects connect back to other principles including Alive, Green and Connected, and Future Focused. These partnerships are a great stimulant to deliver the fourth principle of the project, A Home, and supports Ipswich Central being a place to live, work and play.

5. Prosperous

There is a strong drive to create a prosperous place of activity that leverages and delivers economic benefit for all stakeholders; Ipswich Central is well on the way to achieving that.

Activities Implemented: Small Business Resilience and Growth Program and Small Business Friendly Council

Case Study: Baked by Joseph and Ann

At the end of January 2022 Council launched the Small Business Resilience and Growth Program. This was a successful program with 156 businesses receiving funding. Of those businesses funded 52 of them were in Ipswich Central.

Baked by Joseph and Ann is a prime example of the success businesses are having in Ipswich Central. With their store opening on 17 September 2021 at 173 Brisbane Street in Top of Town, this business traded just three days a week, Friday to Sunday.

The owners, Ben and Sherie were operating this business in addition to their full-time jobs and were selling out most days before lunch time. By the end of 2021 they said that when they started on this project, they could have never anticipated how much support they would receive from everyone.

In January 2022 they were advertising for additional staff and in February this year, after some support from Council's Small Business Resilience and Growth Program, they expanded their floor space and shopfront to double the size and installed a new counter. This allowed them to showcase their products and provide some seating.

By April 2022, Ben resigned from his other job and from June will make Baked by Joseph and Ann his only place of employment. Baked are working on scaling up the business and from June will open one more day. For Ben this has been a ten-year journey to building a sustainable business and the Ipswich community are looking forward to seeing how this continues to grow for them.

6. Future Focused

The commercial and cultural vitality of Ipswich Central will be strong and sustained due to participation and presence of a diverse and engaged young community. The activity in the city centre attracts and supports entrepreneurship and fosters partnerships between business and the area's young people.

Activities Implemented: Façade Improvement Program, Place Plans, Small Business Friendly

Case Study: Youth employment by hospitality businesses.

Since the endorsement of the Ipswich Central Revitalisation document hospitality businesses have taken advantage of opportunities to receive incentives to support their business, in return creating several job opportunities for the youth of Ipswich.

UB's Milk Bar opened in March this year in Ellenborough House, a past recipient of Façade Improvement Program funding. UB's owner, Danny Ungermann has reported employing 24 local people, a large proportion of those under the age of 30.

Strictly Coffee received funding to refresh their entrance as part of the second round of the Façade Improvement Program. To celebrate their anniversary of the business opening and the completion of their renovations they operated a 'Mini-Market' engaging a mix of young entrepreneurs, creators and musicians from South East Queensland. The event was a huge success and Strictly Coffee look forward to more event opportunities in the future.

Ipswich Subway has been a staple of Ipswich Central for a number of years. Now owned and operated by Amanda Claire she has used her experience in a Subway store to successfully operate her own. Utilising the 2021-2022 Façade Improvement Program, Subway Ipswich was funded to install a food delivery pick up drawer in the front window of the store. This drawer allows for the business to safely trade 24 hours for food delivery businesses and a catering option for local businesses with a rostered night shift. These additional revenue streams support the employment growth of the business.

A relative newcomer, *Sushi Hwa* converted an old locksmith business in West Street into an inviting Japanese restaurant in just a few months. In the Courier Mail, Aaliyah Xu owner of Sushi Hwa said the feedback from the Ipswich community had been overwhelmingly positive. In addition to the employment of Ms Xu's two teenage sons, Sushi Hwa has already employed additional staff to keep up with demand and extended its opening hours five nights a week until 7.30pm to cater for night-time trade. In addition to this they have diversified their offering and have created an online store to order from.

Industry Recognition

The Ipswich Central Revitalisation project has been presented as a case study by consultants, Fourfold, at the:

- Australian Placemaking Summit, Melbourne
- Planning Institute of Australia, Planning Congress, Hobart
- Urban Change Festival, online (Brisbane)

In addition to this the Chair of the Ipswich Central Redevelopment Committee, Cr Doyle, spoke at the Property Council of Australia event in Townsville in March 2022 about the project.

The Ipswich Central Revitalisation Project has been nominated for several awards including:

- Australian Institute Landscape Architects (AILA) - Landscape Planning (Finalist)
- Local Government Management Australia (LGMA) – Collaboration (Ipswich Central Revitalisation)
- Local Government Management Australia (LGMA) - Team work (Façade Improvement Program)

- Local Government Management Australia (LGMA) - Community Shaping (Ipswich Central Partnership)
- International Association for Public Participation (IAP2) – Planning (Ipswich Central Revitalisation)
- Urban Design Institute of Australia (UDIA) – Excellence in Community Engagement (Ipswich Central Revitalisation)

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:
Not Applicable

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report and its recommendation.

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.

FINANCIAL/RESOURCE IMPLICATIONS

There are no financial or resource implications associated with this report and its recommendation.

COMMUNITY AND OTHER CONSULTATION

Community is the largest asset of any revitalisation project, and this has been demonstrated in spades in Ipswich Central. The Ipswich Central Partnership (ICP) have been key to the success of this project through building place attachment, encouraging local place leadership and community innovation.

ICP hold regular monthly meetings to discuss projects in the Place Plans as well as other opportunities, including applying for funding and individual passion projects they are looking for support on. ICP were also the first Town Team to be registered in Queensland and the 90th in Australia.

As part of the Precinct Wide Actions outlined in the Place Plans the Place Team have created an 'Out and About' page on www.shapeyouripswich.com.au/ipswich-central. This is a 'What's On' page where local businesses can submit their events or programs to be promoted. The Ipswich Central team are responsible for updating this page and keep across all things happening in Ipswich Central.

Since the commencement of this project in late 2019 we have seen a steady increase in the number of followers on the Ipswich Central page on Shape your Ipswich and the emails sent out have a more than 50% open rate.






The Ipswich Central team have been invited to present on the project to Ipswich Chamber of Commerce events and for private businesses. Meetings to discuss the projects visions and principles have regularly taken place with a variety of commercial real estate agents, investors and business leaders.

CONCLUSION

Positive progress has been made since the endorsement of the Ipswich Central Revitalisation documents in November 2021, with momentum building to deliver even more substantive progress in the next twelve months and beyond.

Ipswich Central Revitalisation is building on what really matters to our community, while protecting and building on strengths and investing in priorities. Places become magnets, when they offer the intangible qualities and experiences that serve and attract a wide variety of people throughout the day, week, and year.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Revitalising Ipswich Central: A prospectus to guide change ↓ 
2.	Ipswich Central Visual Showcase ↓ 
3.	Ipswich Central Place Plans Measurement ↓ 
4.	Ipswich Central Top of Town and Centre Core Place Plans ↓ 
5.	Ipswich Central Media Coverage ↓ 

Erin Marchant

PROJECT MANAGER - IPSWICH CENTRAL

I concur with the recommendations contained in this report.

Cat Matson

MANAGER, ECONOMIC AND COMMUNITY DEVELOPMENT

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”



REVITALISING IPSWICH CENTRAL

A PROSPECTUS
TO GUIDE CHANGE

ipswich.qld.gov.au



ACKNOWLEDGEMENT OF COUNTRY

Ipswich City Council respectfully acknowledges the Traditional Owners as custodians of the land. The Traditional Owners whose earth, winds and water we share, and have had a deep spiritual and cultural connection to country for thousands of years. We pay our respects to their elders, past, present and emerging, as the keepers of the traditions, cultures and stories of a proud people.

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FOREWORD



MAYOR TERESA HARDING
CITY OF IPSWICH

Big things are happening in Ipswich, and it's only just beginning. We've been on a journey with the community to plan our 20-year vision – iFuture – and we're just starting out on the road to delivering.

Our Council and community's vision is of a city of centres where we can enjoy creative pursuits and active recreation. A city with a thriving economy with businesses ranging from the bespoke and entrepreneurial to the international and established.

To achieve this vision, we need a vibrant city centre that is the cultural hub and beating heart of the broader Ipswich community. The transformation of Ipswich Central is well underway and momentum will continue to build in the coming months and years.

It is important to get it right, which is why we've redefined and reframed a strategy to guide change across the Ipswich Central area. At the heart of this new approach are six principles – a cultural destination; alive; green and connected; a home; prosperous and future focused.

There is also a commitment to meaningful conversations with stakeholders and increased community participation. This document sets out how council and the community can work together to continue to transform Ipswich Central in the years ahead, driving our city forward.

Collaboration will be key to the realisation of our community's shared vision. I encourage you to take a look and join with us on this exciting journey.



CR MARNIE DOYLE
CHAIR - IPSWICH CENTRAL
REDEVELOPMENT COMMITTEE

A prosperous and vibrant city needs a strong heart. The work that Ipswich City Council, in close collaboration with the community, is undertaking to revitalise Ipswich Central is about ensuring our city's heart beats strongly now and into the future.

It is about creating an environment that attracts investment to our city centre and beyond, and in turn builds confidence in our city's economic future. Great places are not made through grand gestures, but by a series of small actions made by many over time. That is why collaboration with community is at the centre of our efforts to revitalise Ipswich Central.

It is also about accelerating change in line with other major investment in Ipswich Central including the West Moreton Health Master Plan, which will see further investment and the delivery of much-needed additional health services for the community.

As exciting new opportunities continue to advance our city for many years to come, I would like to thank all who have helped develop this prospectus. I am confident this document will play an important role in aligning our vision for the community's needs at the forefront.



ABOUT THIS DOCUMENT

THE FOUNDATIONS FOR CHANGE

In 2010 Council endorsed and adopted the Ipswich Regional Centre Master Plan. These documents and the iFuture Corporate Plan 2021- 2026 emphasise the opportunity to capitalise on the existing strengths of Ipswich and the passion of the community as a way of building the momentum for change.

Both documents were prepared with a framework of collaboration. Drawing on the passion and commitment of government, key stakeholders, and the people of Ipswich it establishes a comprehensive and rigorous platform from which the future physical planning and development of the city is being guided. The Ipswich Central Revitalisation Project is one of the catalyst projects identified in Theme 1: Vibrant and Growing in iFuture.



ADVANCING THE PLAN

The Ipswich Regional Centre Master Plan set out a vision for the city centre 'To be the vibrant and prosperous Regional Activity Centre for the Western Corridor of South East Queensland'. It defined five principles as the foundations for action, and detailed associated strategies and actions, to create a framework to guide the implementation of the vision.

THE FIVE PRINCIPLES FOR A GREAT CITY

1. A working centre
2. A connected centre
3. A living centre
4. A centre of celebration and place
5. A centre that fosters community, health, education and well-being

Since the endorsement of the Ipswich Regional Centre Master Plan, The City of Ipswich and its community have experienced economic and political change. This change has slowed the regeneration process.

With a newly formed Council, the reorganisation of Council departments, continued growth projections for the population and prosperity of the Region, there is significant opportunity to reset, reconnect and refresh the revitalisation process with renewed resources, a new approach and new focus.

Council is seeking to reignite community spirit, build on the passion and capacity of local business and the development industry to advance the transformational journey begun with the Ipswich Regional Centre Master Plan. Working to collaboratively transform Ipswich Central into a regional destination loved by both locals, the community and visitors.

A NEW FOCUS - REVITALISING IPSWICH CENTRAL

The Ipswich community are proud of Ipswich Central. It is a place of significant heritage, commercial and community value, and plays an important cultural and civic role within the region. It is also an area identified as an important catalyst for future community, economic growth and development.

The significant transformation of Ipswich Central is well underway, with the Ipswich Central Redevelopment Committee overseeing this process. Private and public investment is already occurring, including:

- Pilot Façade Improvement Program (Ipswich Central)
- Ipswich Central to Springfield Central Public Transport Corridor (Business Case)
- Nicholas Street Precinct
- North Ipswich Sport and Entertainment Precinct (Business Case)
- West Moreton Health Master Plan

The growth in Ipswich Central is supported by our key industries of:

- Health care and social assistance
- Public administration and safety
- Professional and technical services
- Education and training
- Arts, culture and recreation services

As part of a new and reprioritised focus for action, investment and change within Ipswich Central, there is the opportunity to strengthen the contribution and role of the community in the revitalisation process, elevating community involvement as significant contributors to spatial change, to inform and guide the quality and character of outcomes.



A PROSPECTUS TO GUIDE CHANGE

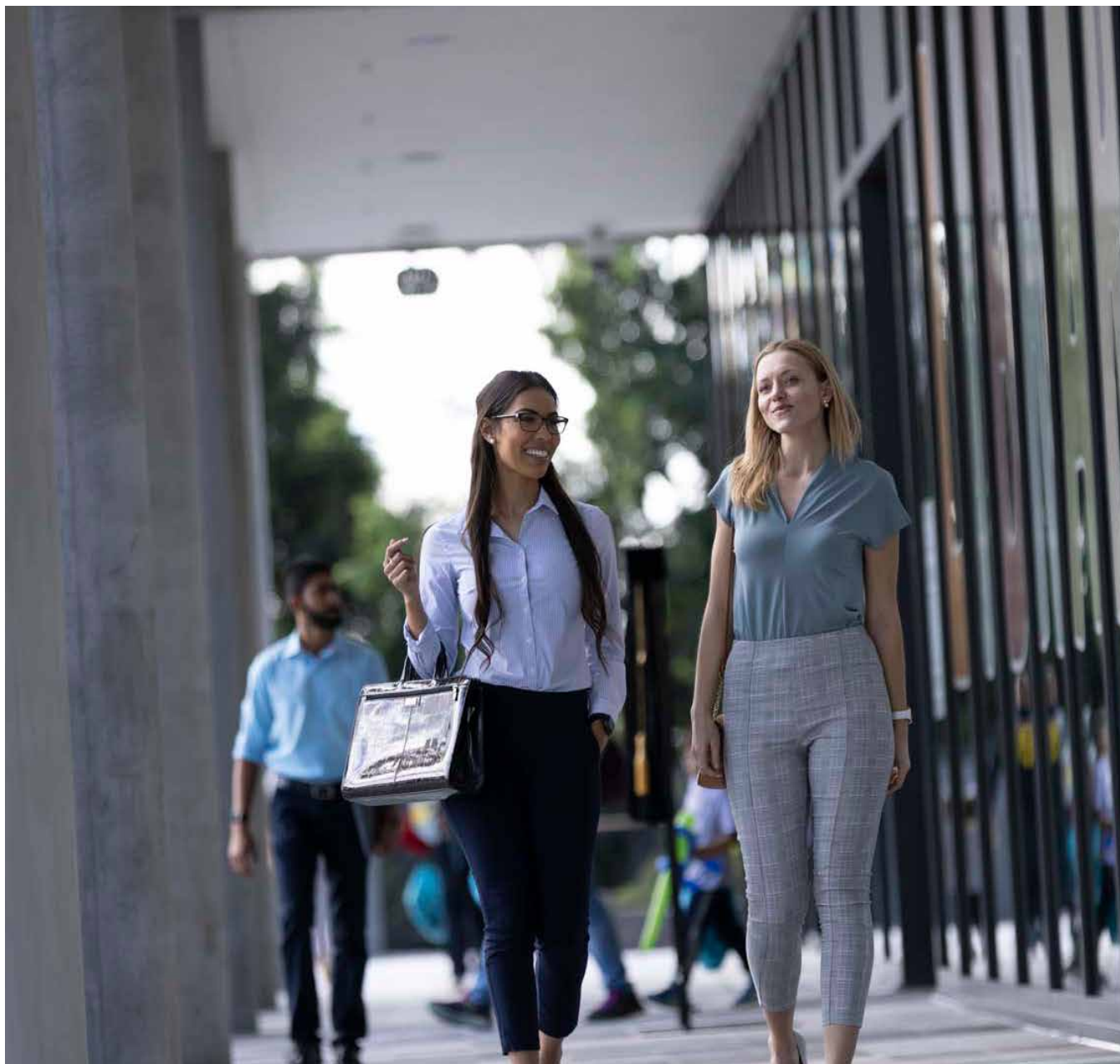
This document redefines and reframes a strategy to guide change across the Ipswich Central area. It draws on established directions, as well as new inputs and investment from stakeholders, to look forward and reprioritise action.

It defines:

- A refreshed 'Ipswich Central vision' to guide the future growth of the Ipswich Central area
- Six priority principles aligned to the vision, to guide decision making, align ideas and investment, and embed the valued qualities and characteristics of Ipswich in the future experience of the city
- Priority spatial opportunities associated with each principle .

This document is a resource for the whole community, it has been developed to:

- Unite stakeholders
- Start conversations
- Guide and align action and investment
- Reveal opportunities
- Measure success
- Build confidence.



ABOUT IPSWICH

A GROWING REGION

Spanning an area of 1,090 km², Ipswich enjoys a prime location in South East Queensland, located between the Gold Coast to the south, Toowoomba to the west, Brisbane to the east, and the Sunshine Coast to the north.

It is an area experiencing significant growth. It is the fastest-growing city in Queensland and one of the top 10 nationwide. With its population of over 231,000 projected to more than double in the next two decades.

In many ways, Ipswich Central is the nexus of the region's centres. The combination of entertainment, cultural venues and industry, anchors the network of centres surrounding Ipswich Central.

Ipswich is rich in cultural history. It is home to varying sectors including health care, defence, manufacturing, education, retail and construction. All these industries provide an array of employment opportunities.

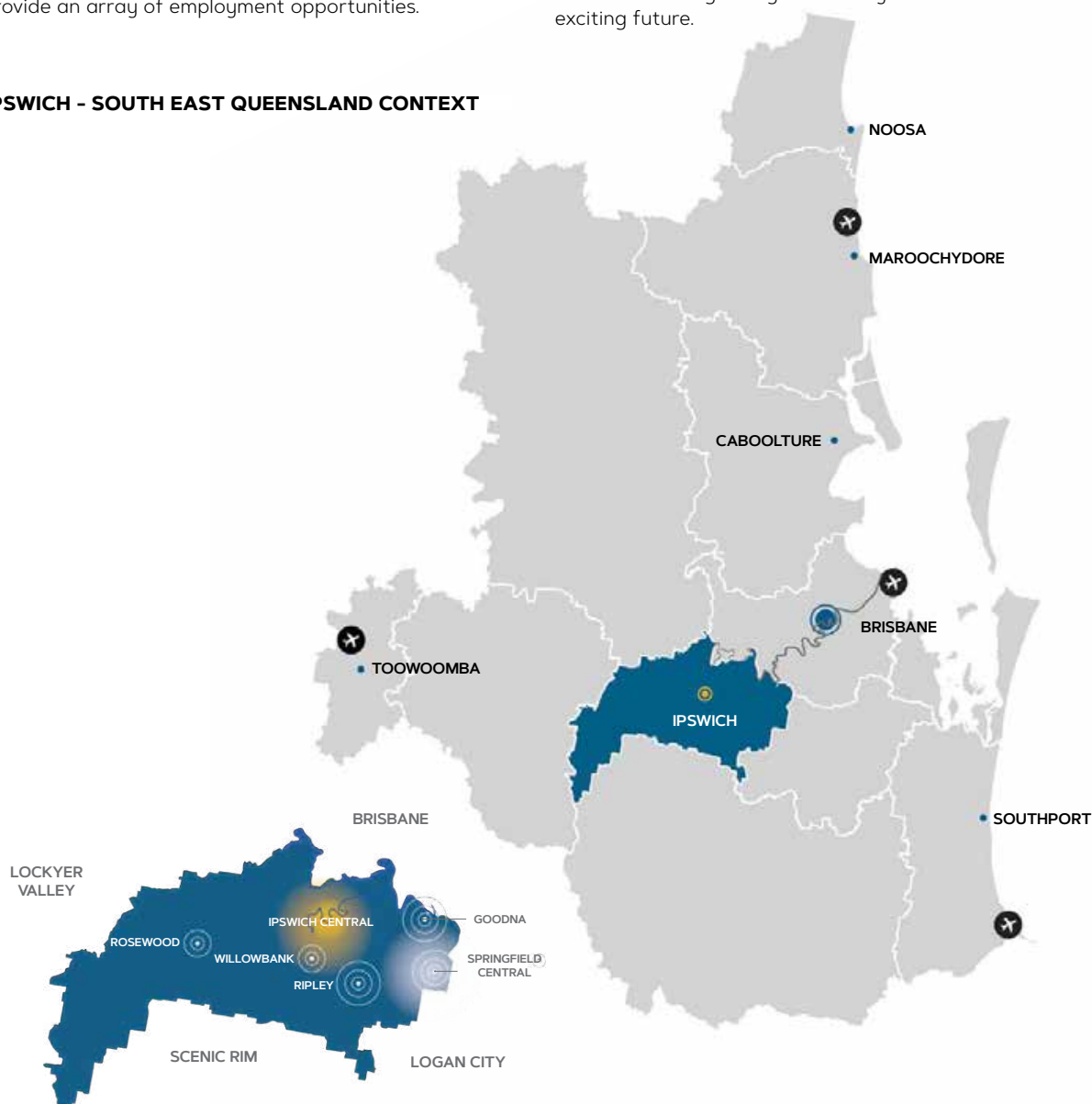
A DYNAMIC MIX OF OLD AND NEW

Ipswich is a culturally diverse city, with its residents originating from 163 countries and speaking a collective 152 languages. Ipswich is home to South-East Queensland's youngest population – median age just 32 – with young families making up close to half of the near 80,000 households. More and more people are moving to the area to enjoy one of the most liveable cities in the state.

Ipswich Central has benefited from significant recent investment with the opening of the \$250 million Nicholas Street Precinct, a new civic space - Tulum Place, new libraries and 1 Nicholas Street, the Ipswich City Council administration building. All of which are bringing new life into the city centre.

Ipswich is a dynamic mixture of old and new. It has culture, creativity and history and a passionate, industrious and growing community with an exciting future.

IPSWICH - SOUTH EAST QUEENSLAND CONTEXT





IPSWICH CENTRAL - SHAPING CHANGE

THE REVITALISATION RESOURCES

The document sets out:

THE IPSWICH CENTRAL VISION

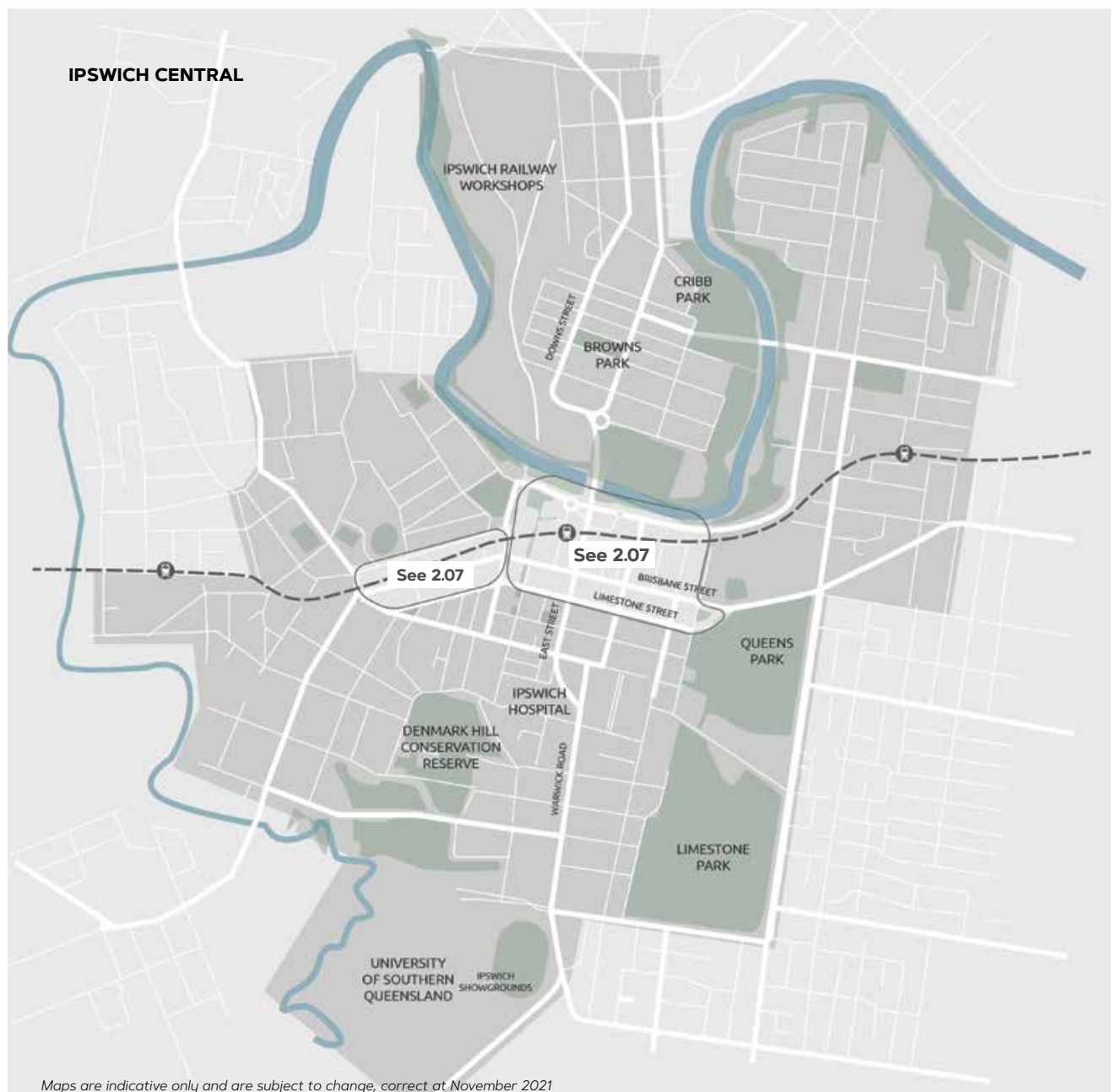
A refreshed 'vision' statement to guide the future growth of the Ipswich Central area. The vision states clearly and succinctly the desired future character and qualities of the Ipswich Central area.

THE IPSWICH PRINCIPLES FOR REVITALISATION

Six principles have been identified to describe the collective place attributes and priority areas of focus required to achieve the Ipswich Central vision.

Each principle is accompanied by:

- A concise list of the key objectives, required to deliver the outcomes described in the principle.
- A simple diagram that spatially locates and illustrates the activity and investment already underway, as well as other initiatives identified, to support the delivery of the objectives and by extension the principle.



Maps are indicative only and are subject to change, correct at November 2021

VISION AND PRINCIPLES

Unique Ipswich qualities

Three key qualities, that combined, set Ipswich Central apart from other cities or towns.



The Ipswich Central vision

A statement of the desired future.



Heritage and culture

Ipswich Central has a rich and tangible cultural and built history.

Commerce and civic administration

Ipswich Central is a key centre for business and commerce and is the focus for civic administrative activity for the region.

Parks and public spaces

Ipswich Central is green, benefitting from numerous significant parks and public spaces.

**IPSWICH
CENTRAL IS THE
CULTURAL HUB
AND BEATING
HEART OF
THE IPSWICH
COMMUNITY.**

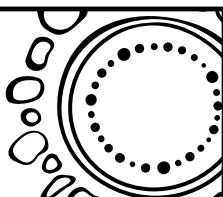


The Ipswich Central Principles for Revitalisation

Six principles describe the place attributes and priority areas of focus required to achieve the Ipswich Central vision.



1. A cultural destination



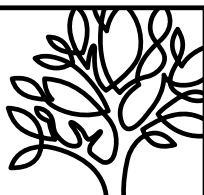
Ipswich Central is a favoured entertainment and cultural destination for the local community and visitors to the city - both day and night.

2. Alive



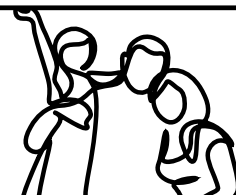
The streets of Ipswich Central are alive with activity. They are memorable places that prioritise the safety and comfort of pedestrians and cyclists all year round.

3. Green and connected



Businesses, residents and visitors to Ipswich Central enjoy access to a connected network of shady green streets and public spaces that make it comfortable and easy to get around throughout the day and throughout the year.

4. A home



Ipswich Central is home to a diverse community. The compact city centre is neighbourly, friendly and inclusive. It is a place where all generations are able to comfortably and affordably make a home.

5. Prosperous




Ipswich Central is home to a prosperous business community that leverage economic benefit from their proximity, clustered within the distinctive historic fabric of the centre.

6. Future focused



The commercial and cultural vitality of Ipswich Central is strengthened due to the strong participation and presence of a diverse and engaged young community.



IPSWICH CENTRAL IS THE CULTURAL HUB AND BEATING HEART OF THE IPSWICH COMMUNITY

It is a **CULTURAL DESTINATION**
with streets that are **ALIVE** with activity.

It is **GREEN AND CONNECTED.**

It is **HOME** to a proud community.

It is a thriving hub for supporting
PROSPEROUS and
FUTURE FOCUSED enterprise.

It is Welcoming to all.



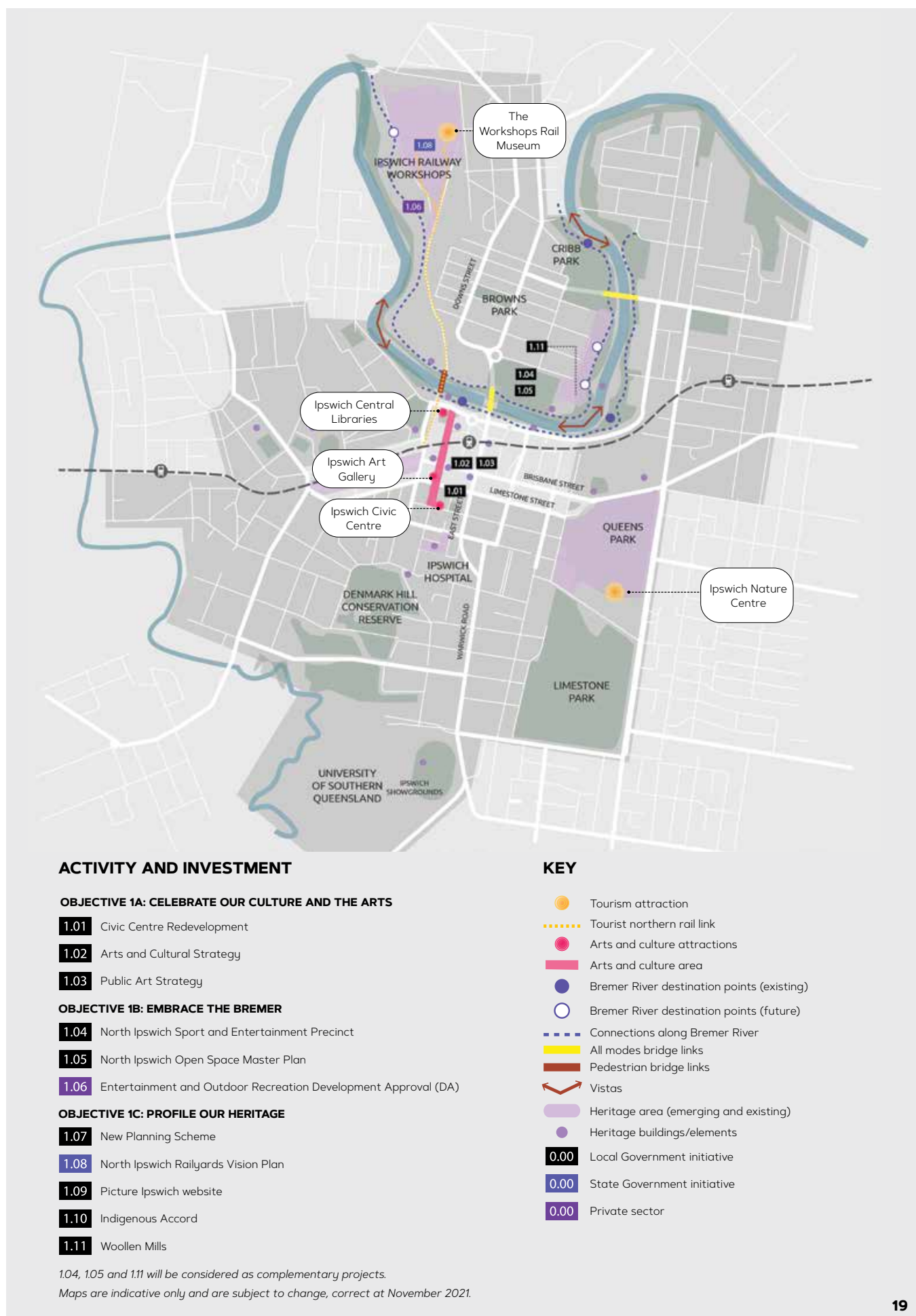
A CULTURAL DESTINATION

Ipswich Central is a favoured entertainment and cultural destination for both the local community and visitors to the city - both day and night. It is a place that cherishes, celebrates and shares its heritage and home to a thriving art, performance and music scene that is vital and visible within the city streets.

KEY OBJECTIVES

- 1A. Celebrate our culture and the arts
- 1B. Embrace the Bremer
- 1C. Profile our heritage



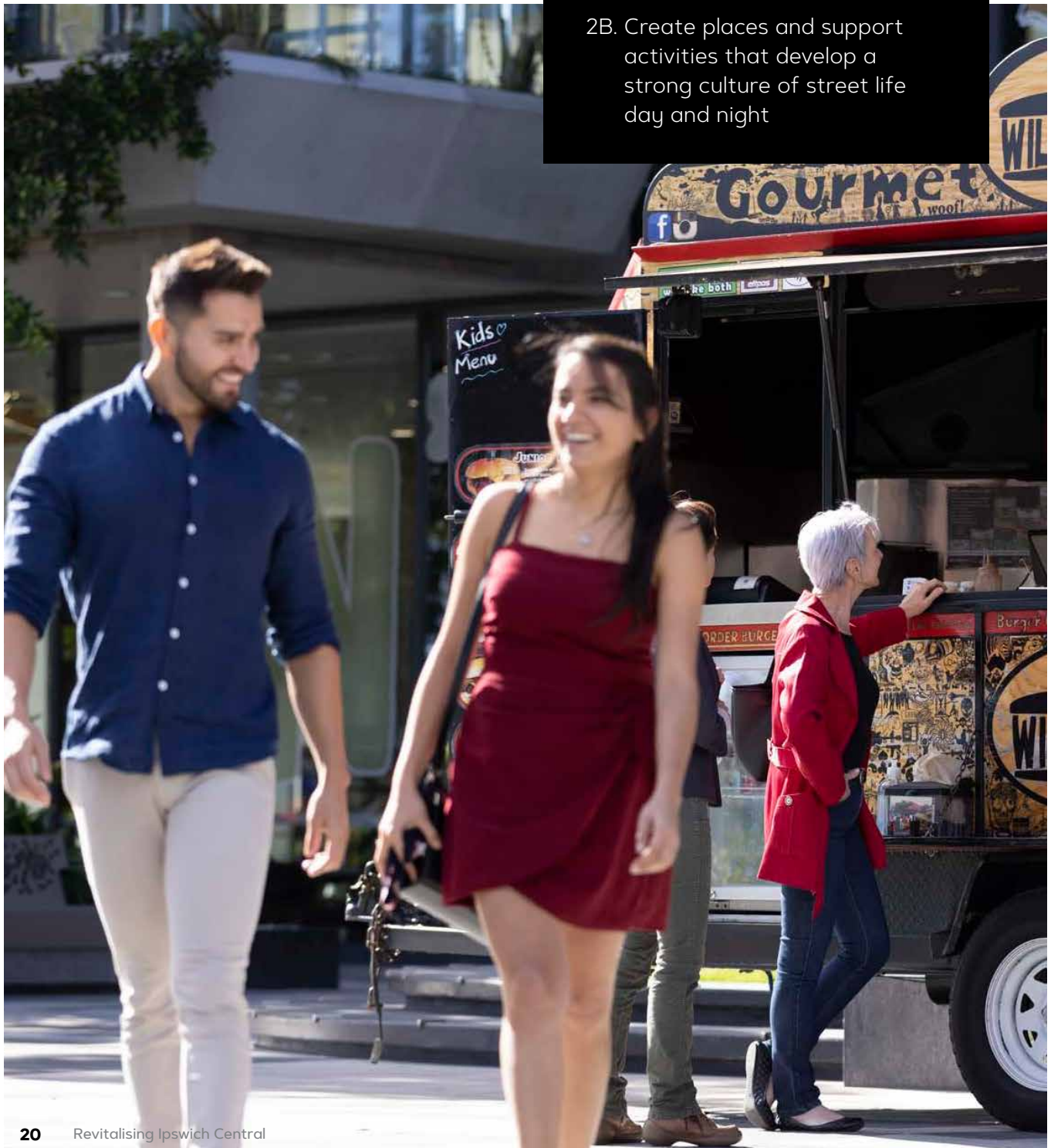


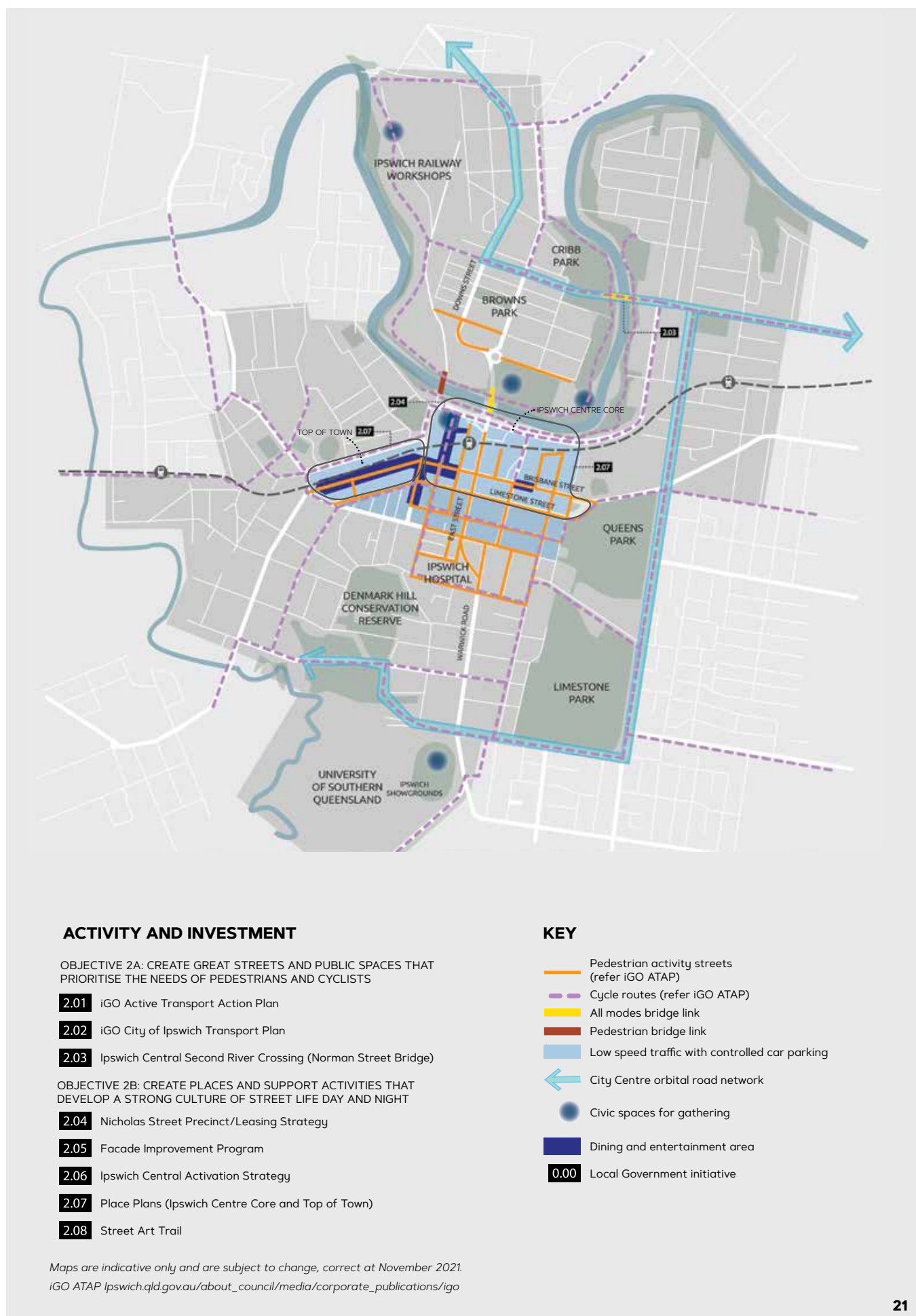
ALIVE

The streets and public spaces of Ipswich Central are alive with activity. They are memorable places that prioritise the safety and comfort of pedestrians and cyclists all year round. They connect businesses to the community they serve and support a thriving daytime and night-time café culture in the heart of the city.

KEY OBJECTIVES

- 2A. Create great streets and public spaces that prioritise the needs of pedestrians and cyclists
- 2B. Create places and support activities that develop a strong culture of street life day and night



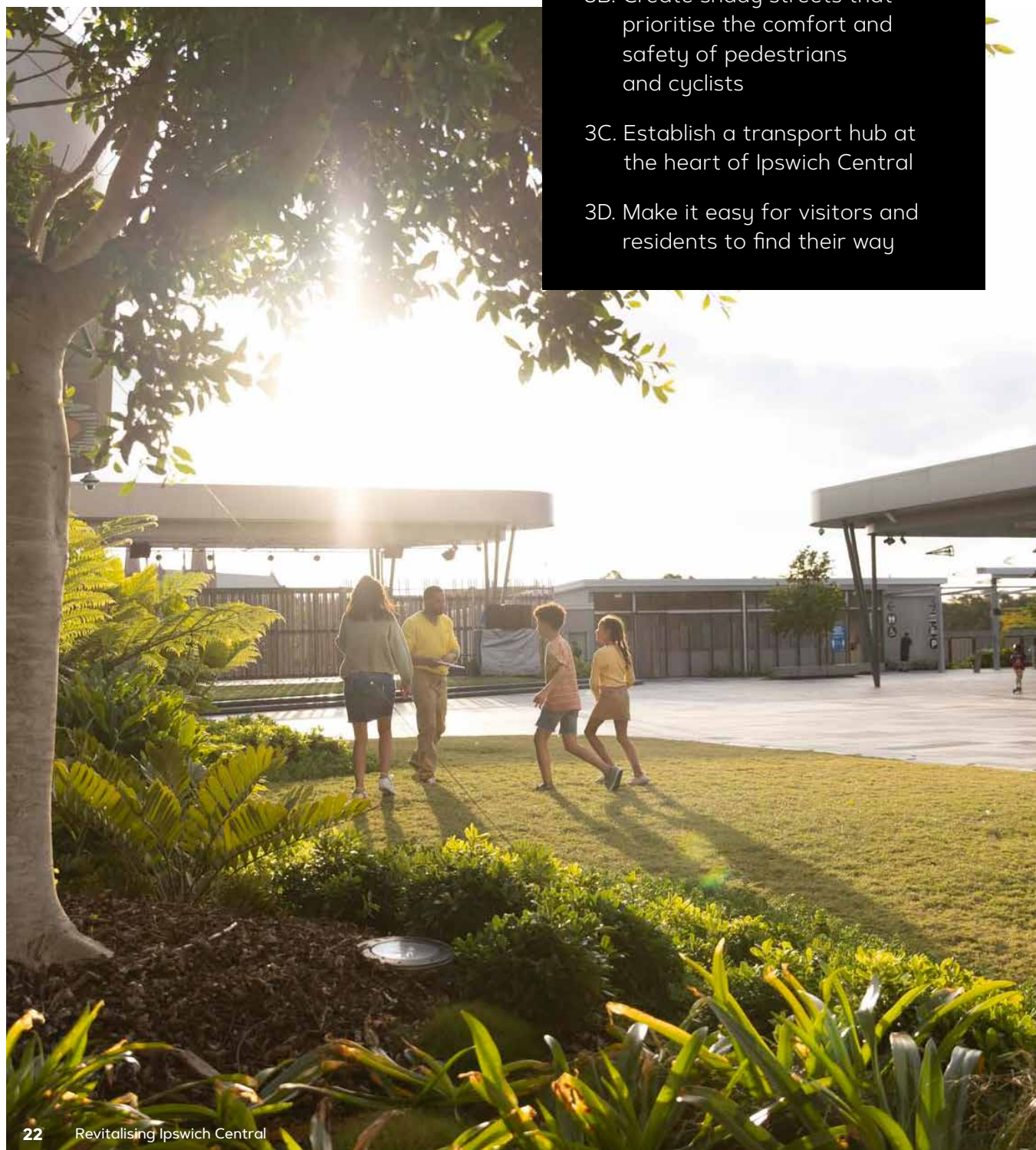


GREEN AND CONNECTED

Businesses, residents and visitors to Ipswich Central enjoy access to a connected network of shady green streets and public spaces that make it comfortable and easy to get around throughout the day and throughout the year. The city is known nationally for being clean and green.

KEY OBJECTIVES

- 3A. Create a city that is connected to nature
- 3B. Create shady streets that prioritise the comfort and safety of pedestrians and cyclists
- 3C. Establish a transport hub at the heart of Ipswich Central
- 3D. Make it easy for visitors and residents to find their way





ACTIVITY AND INVESTMENT

OBJECTIVE 3A: CREATE A CITY THAT IS CONNECTED TO NATURE

- 3.01** Limestone Park Upgrade
- 3.02** Ipswich Nature Centre and Discovery Hub Masterplan

OBJECTIVE 3B: CREATE SHADY STREETS THAT PRIORITISE THE COMFORT AND SAFETY OF PEDESTRIANS AND CYCLISTS

- 3.03** Green Walkable Streets
- 3.04** Urban Heat Island Study
- 3.05** Urban Greening Plan

OBJECTIVE 3C: ESTABLISH A TRANSPORT HUB AT THE HEART OF IPSWICH CENTRAL

- 3.06** Ipswich Central to Springfield Central Public Transport Corridor (I2S)
- 3.07** Public Transport (timetabling route updates and frequency)
- 3.08** Ipswich Central Train Station and Bell St Transport Hub
- 3.09** Transit Centre Redevelopment
- 3.10** East Ipswich Station Accessibility upgrade

OBJECTIVE 3D: MAKE IT EASY FOR VISITORS AND RESIDENTS TO FIND THEIR WAY

- 3.11** Ipswich Central Wayfinding Strategy

KEY

- Cycle routes (refer iGO ATAP)
- All modes bridge link
- Pedestrian bridge link
- ||||| Investigate new pedestrian bridge links
- Parks and greenspace
- Public transport hub
- ||||| High frequency public transport spine
- Ipswich Central to Springfield Central Public Transport Corridor
- Major city gateway
- Minor city gateway
- 0.00 Local Government initiative
- 0.00 State and or Federal Government initiative

Maps are indicative only and are subject to change, correct at November 2021.
iGO ATAP ipswich.qld.gov.au/about_council/media/corporate_publications/igo

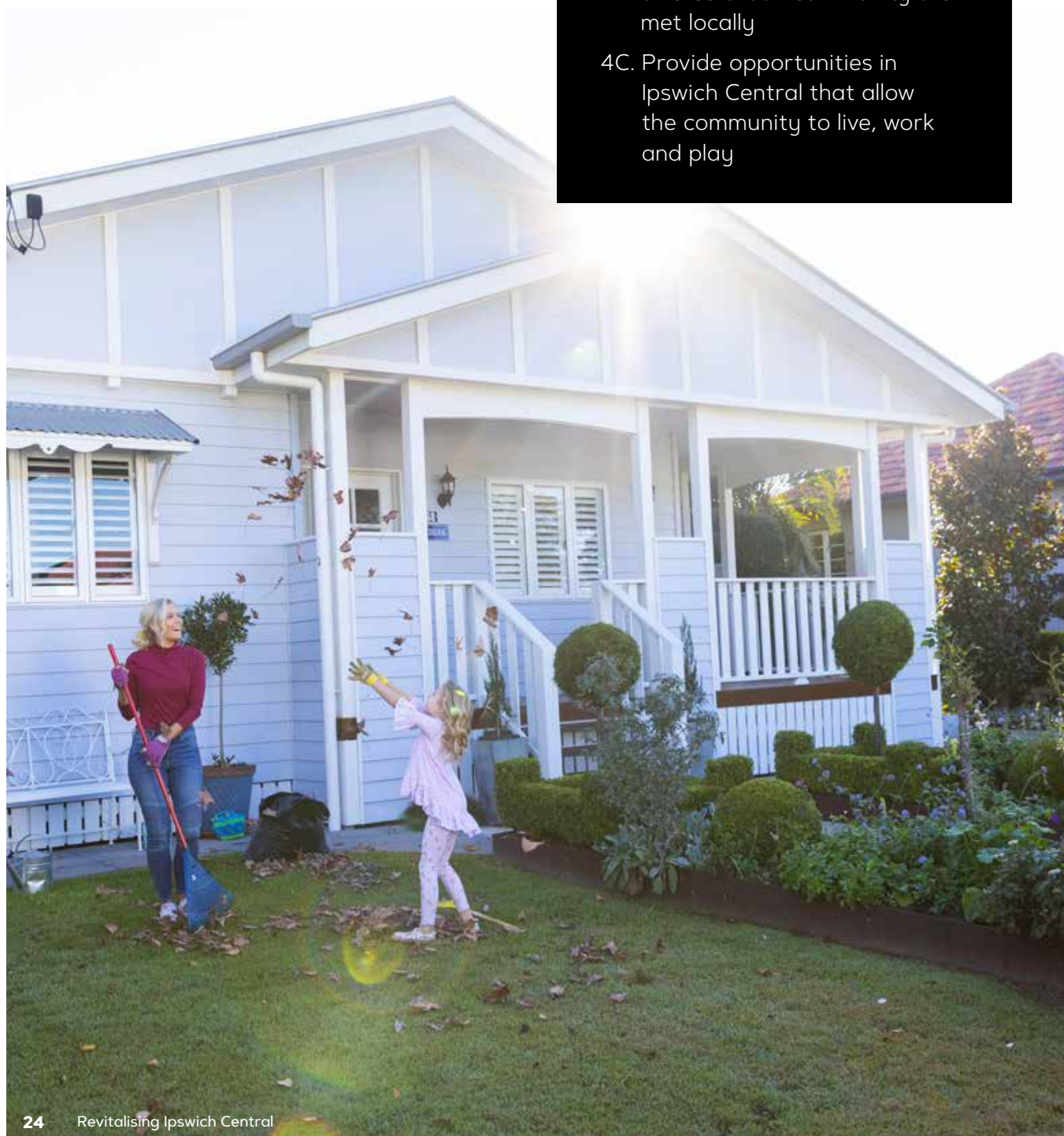
A HOME

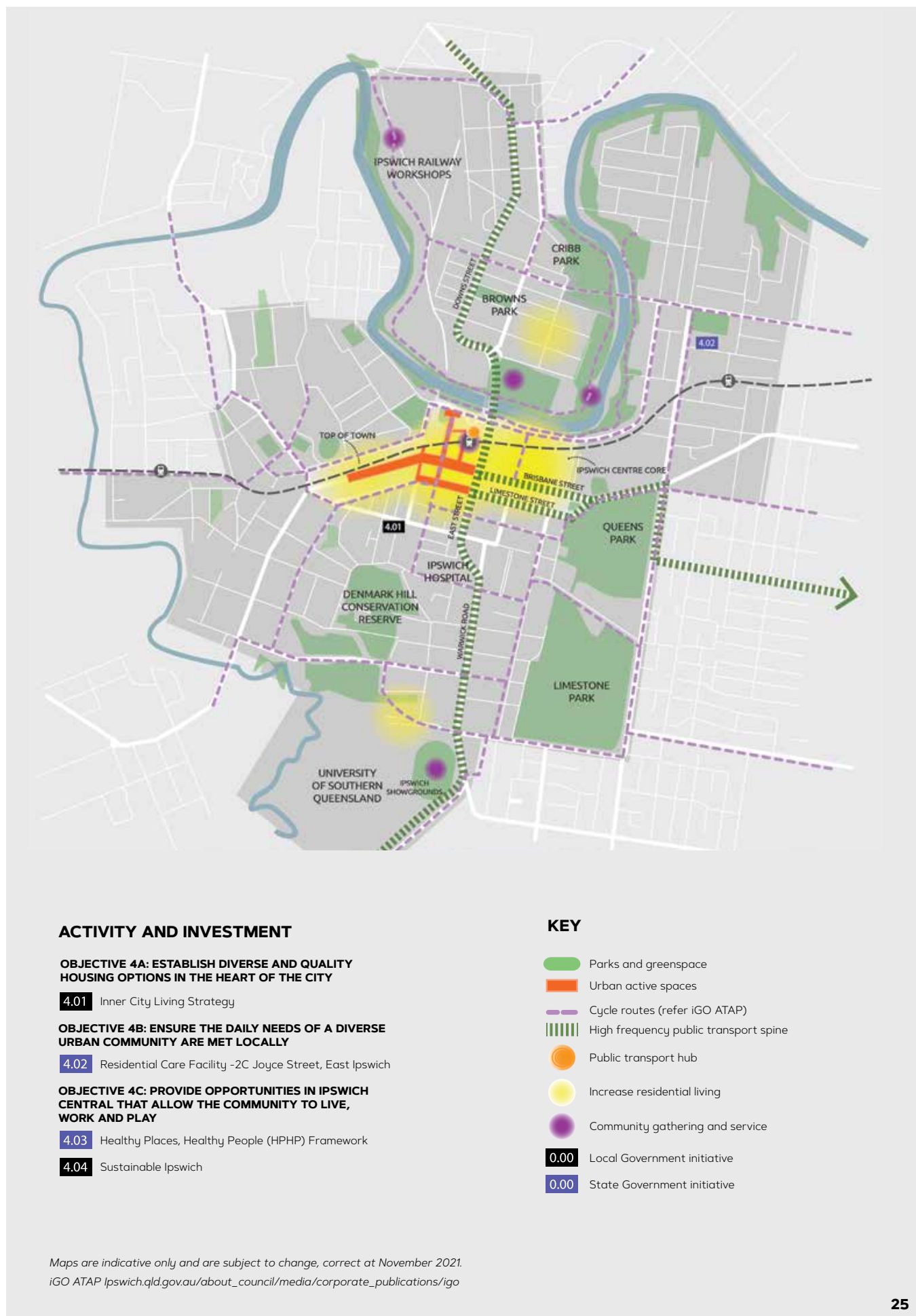
Ipswich Central is home to a diverse community. The compact city centre is neighbourly, friendly and inclusive. It is a place where all generations are able to comfortably and affordably make a home.

It is a place to live, work and play and offers a rich mix of housing choices and amenities to accommodate the changing needs of the community throughout life.

KEY OBJECTIVES

- 4A. Establish diverse and quality housing options in the heart of the city
- 4B. Ensure the daily needs of a diverse urban community are met locally
- 4C. Provide opportunities in Ipswich Central that allow the community to live, work and play





PROSPEROUS

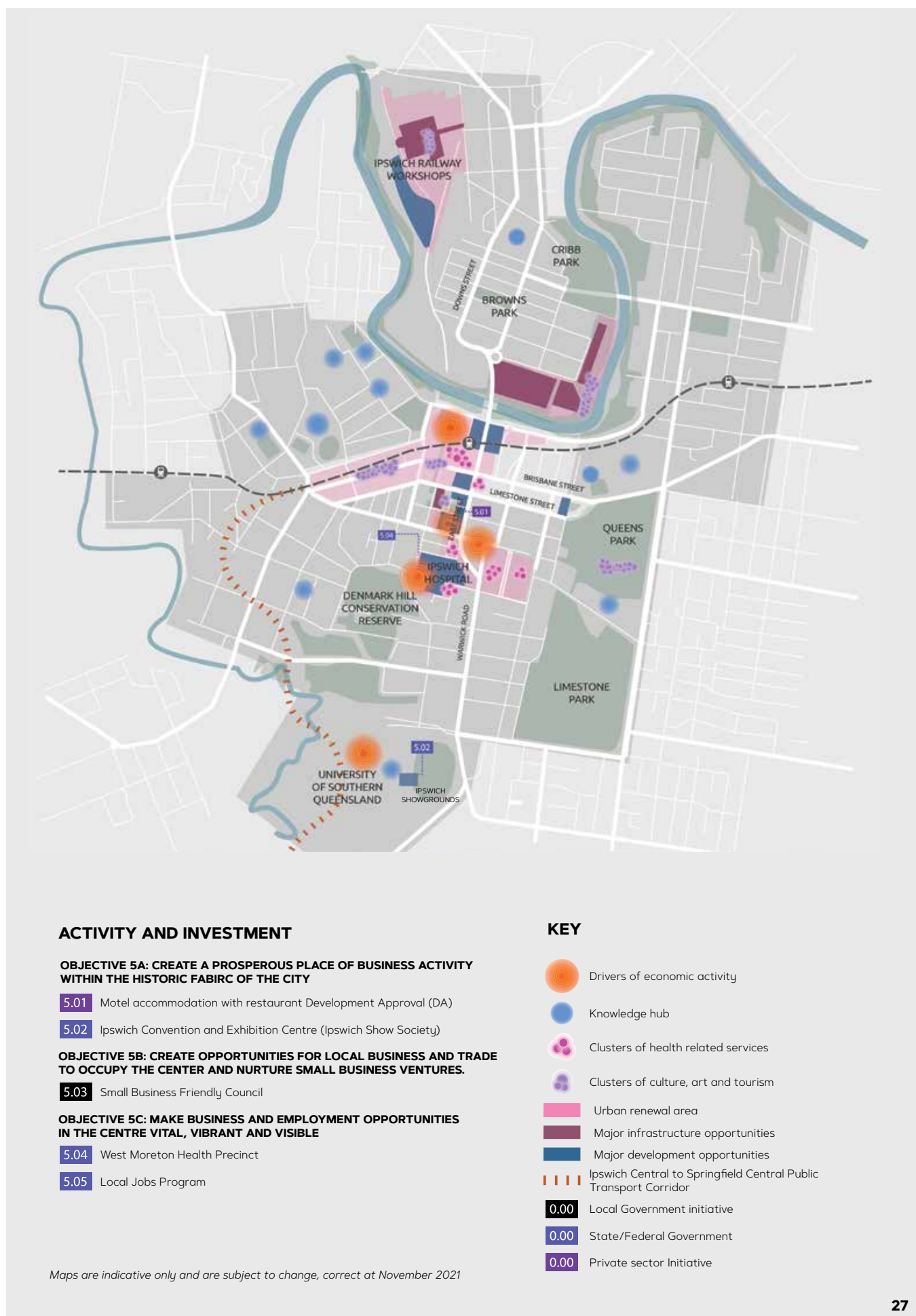
Ipswich Central is home to a prosperous business community that leverages economic benefit from their proximity clustered within the distinctive historic fabric of the centre.

Ipswich Central has a strong history of employment generation. At the heart of this principle is the desire to create a prosperous place of business activity within the attractive historic fabric of the city.

KEY OBJECTIVES

- 5A. Create a prosperous place of business activity within the historic fabric of the city
- 5B. Create opportunities for local business and trade to occupy the centre and nurture small business ventures
- 5C. Make business and employment opportunities in the centre vital, vibrant and visible



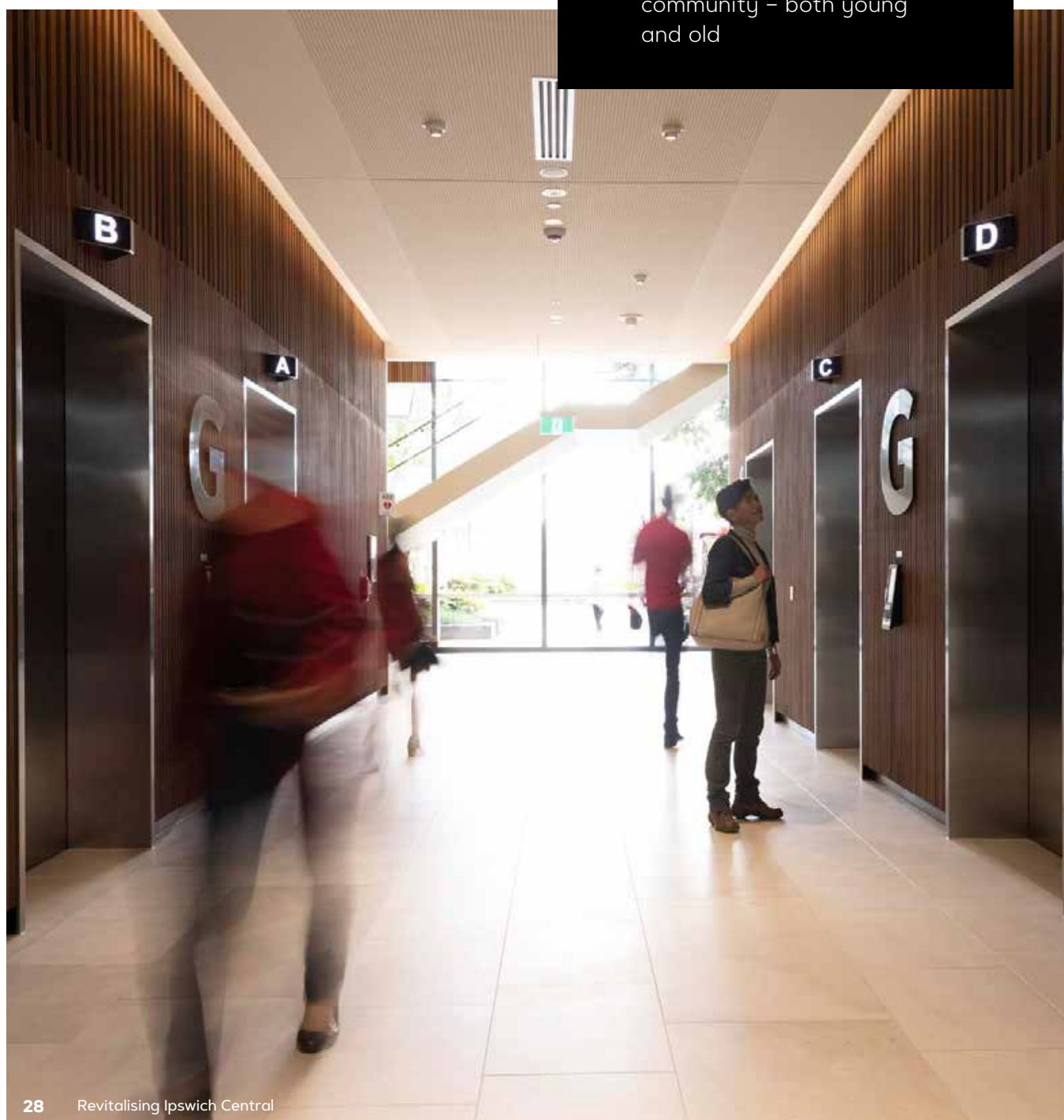


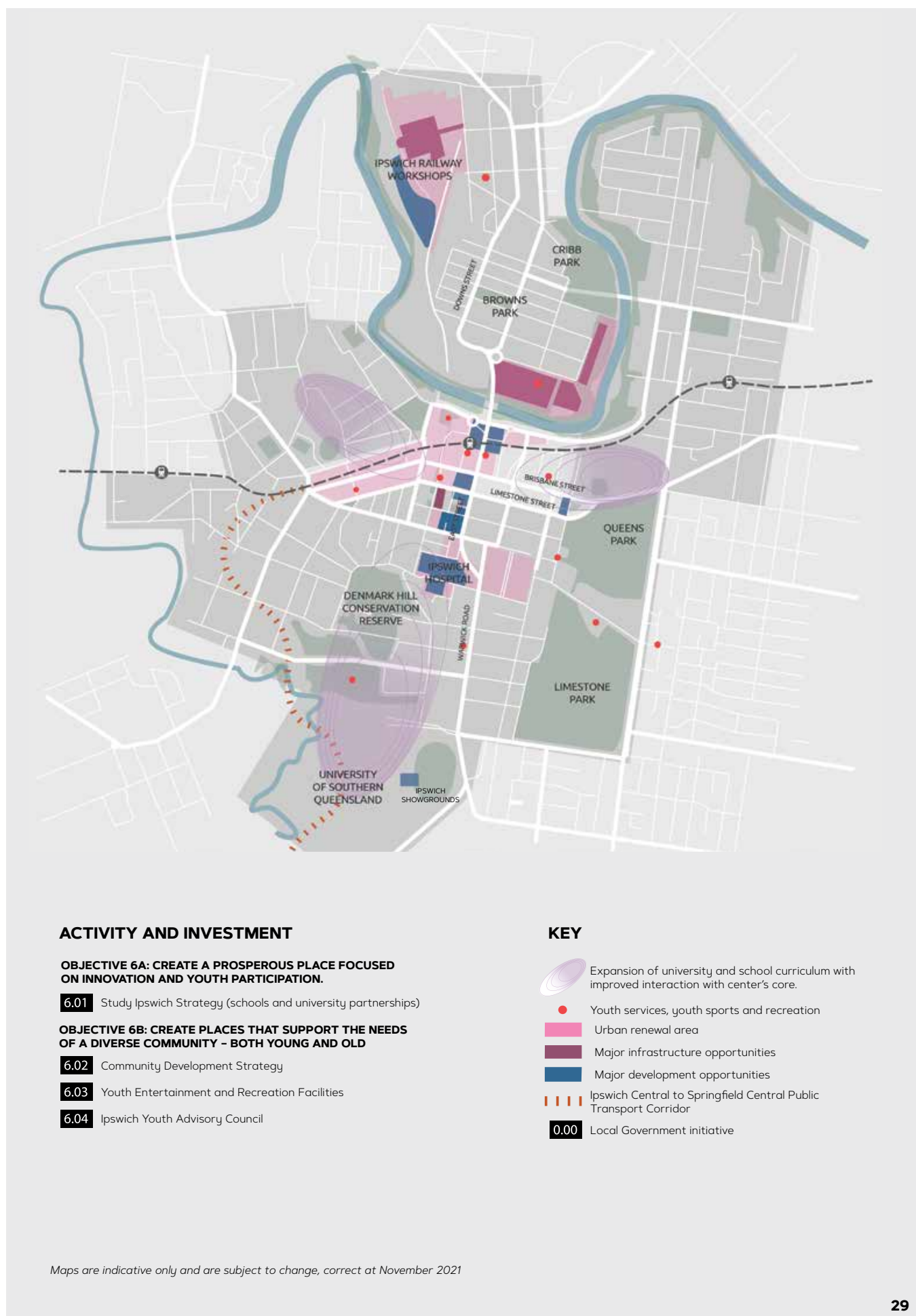
FUTURE FOCUSED

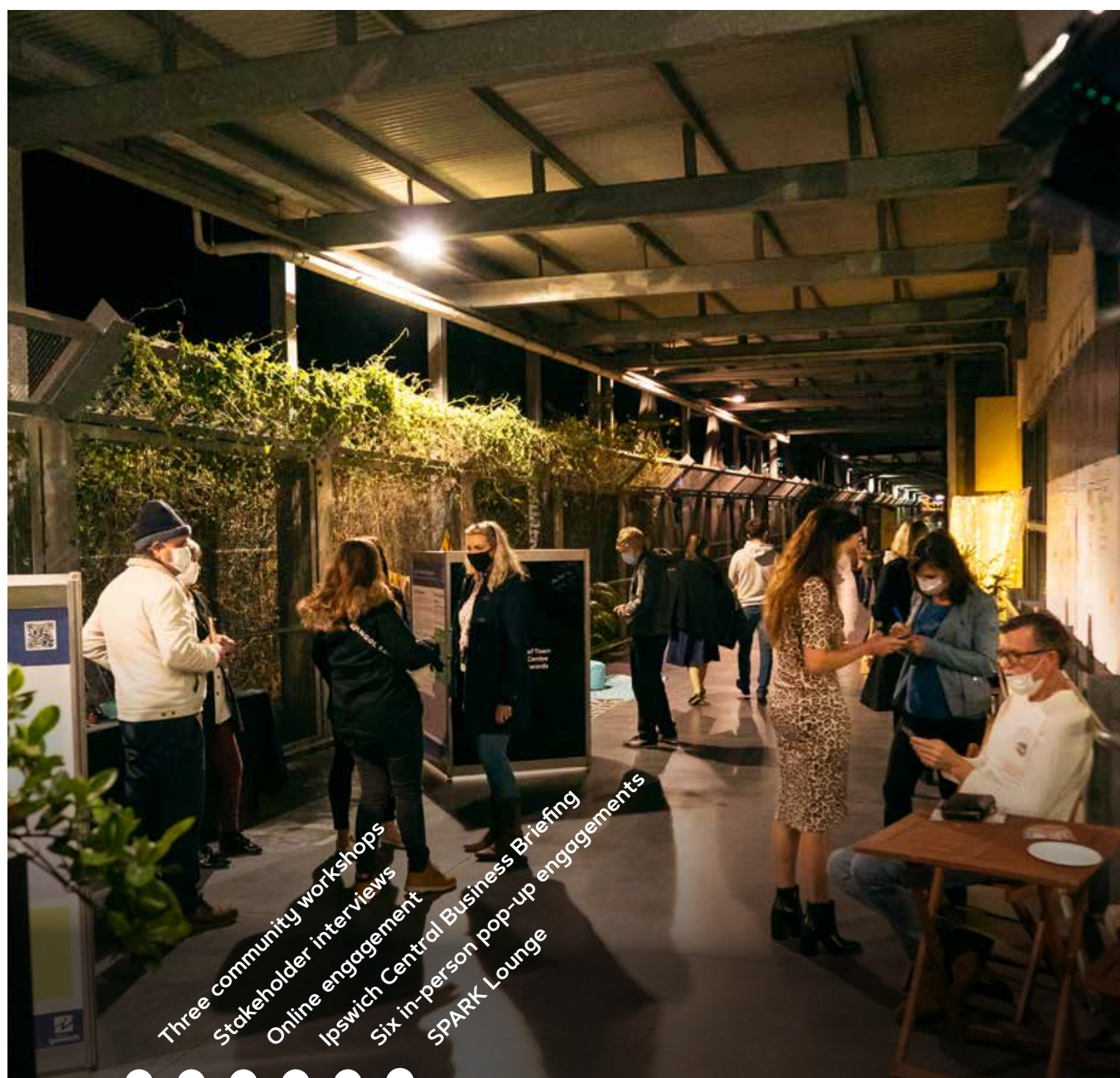
The commercial and cultural vitality of Ipswich Central is strengthened due to the strong participation and presence of a diverse and engaged young community. Activity in the centre attracts and supports entrepreneurial ventures and fosters partnerships between business and the areas young people.

KEY OBJECTIVES

- 6A. Create a prosperous place focused on innovation and youth participation
- 6B. Create places that support the needs of a diverse community – both young and old







ENGAGEMENT JOURNEY

A PLACEMAKING APPROACH

Ipswich City Council have embarked on an innovative placemaking journey to create this shared vision for Ipswich Central.

A placemaking approach recognises that everyone has a role to play in the transformation of great places. This approach adopted for this project puts local community and stakeholder voices at the centre of decision-making through a highly engaging and collaborative program - where local people have the opportunity to be actively involved in shaping change. This vision has been informed by those who know and understand the unique opportunities and challenges of Ipswich Central best.

From its outset, this project aimed to engage with key stakeholders and community to strengthen the project teams understanding of the factors at play in Ipswich and build project buy-in for the adoption of a placemaking process.

Across all discussions it was clear there is strong support for the adoption of a coordinated approach to revitalising Ipswich Central, and that this positioning framework is essential to align the ambitions of existing documentation and delivering an action-oriented resource for both Council and community.

This project did not start from a blank canvas. Rather, it built on and advanced established work, ideas and initiatives and harnessed the power and passion of the local community.

Revitalising Ipswich Central will continue to build on the new and strengthened relationships. The implementation of an innovative place governance model has been a key outcome of the project to coordinate public sector, private sector and community contributions toward the revitalisation of Ipswich Central.

200 
Businesses visited

400
Approx. **Postcards**
distributed at local businesses

 **6**
 **Pop ups**

20
Local businesses
SPARK Lounge Event

40 
Stakeholder
interviews
12 external, 28 Council officers

660  **57%**
Email recipients **Open rates**



SPARK Lounge live illustration results

ENGAGEMENT SNAPSHOT



Online views
2,600+



43 Local business and stakeholders attended the
Business Network Briefing



Members joined the
25 Ipswich Central Partnership

962
First time website visits

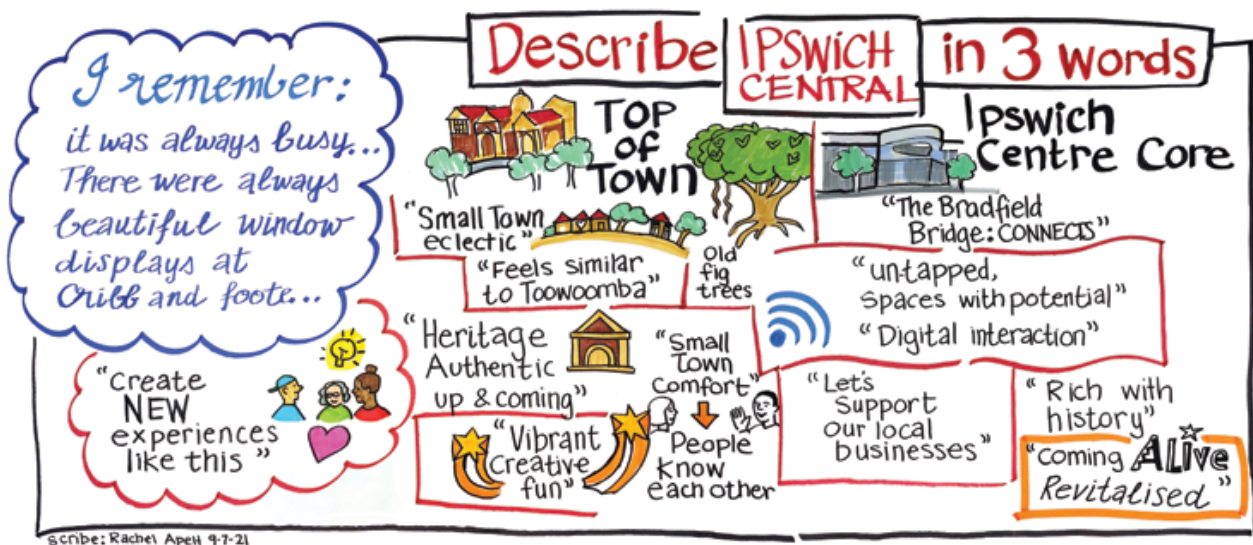
159 
Engagement contributions online

over **660** 
People participated in an engagement

206 
Project followers

2,000+ 
Dots added to the dotmocracy activity





SPARK Lounge live illustration results

ENGAGEMENT IDEAS

IDEAS FOR IPSWICH CENTRE CORE

“

We have a unique opportunity to make this area like the old town it was when I grew up. Lovely little shops, friendly staff, bakeries. A place you just popped to when you wanted something special but something classy.”

“

It would be great to see the city centre become an arts and culture hub and be an attraction to showcase our local talent. It would become a sought after tourist destination.

IDEAS FOR TOP OF TOWN

“

I would like to see the top of town street scape changed with a focus on trees, greenery and no through traffic.

“

Close some streets for a day and run a food and wine festival in town amongst the backdrop of historical buildings with live music scattered throughout.

IPSWICH CENTRAL PARTNERSHIP

Ideas captured throughout engagement have informed the creation of Place Plans for Ipswich Centre Core and Top of Town. A Place Plan is a vision and action plan developed in partnership with community and stakeholders with shared implementation responsibility between private sector, public sector and community.

To support and drive implementation of the actions within the Plans, the Ipswich Central Partnership has been formed. The Ipswich Central Partnership is a volunteer group of passionate local business owners, landowners and residents who will provide a conduit between Council and the community.

The Partnership will get hands-on in the delivery of authentic citizen-led action. They may be called upon to provide advice to Council, share updates with their networks and rally community support.

Council will endeavour to support the community to deliver on actions. This may be via guidance, funding, or other initiatives either in part or full.

GET IN TOUCH

FROM PLAN TO ACTION

The revitalisation of Ipswich Central will be delivered over many years and by many hands.

This document sets in place a simple spatial and action-based framework to guide the transformation of Ipswich Central. It synthesises both Council's and community's long-term ambition and defines six priority principles to guide investment and focus collective action to achieve ambitious change.

Ipswich City Council is committed to realising the community's vision for the area and invite you to join them on this transformational journey to deliver a future where:

Ipswich Central is the cultural hub and beating heart of the Ipswich community

GET INVOLVED

As part of the renewed Revitalisation process Council has already initiated a project for key areas of the Ipswich Central area. The place plans establish a vision and action plan in partnership with the community and stakeholders, with shared implementation responsibility between private and public sector. The process is designed to:

- Enable these key precincts to become more self-sufficient and prosperous over time
- Leverage private sector investment
- Build a sense of responsibility and ownership over place
- Drive visitation through quick win actions.

Place Plans were developed for Ipswich Centre Core and Top of Town precincts.

If you are a member of the community, interested business or part of the broader private sector contact us to be part of this journey.





For more information, and to get involved contact:

THE IPSWICH CENTRAL REVITALISATION PROJECT TEAM




Economic and Community Development Branch
Community, Cultural and Economic Development Department
Ipswich City Council

Telephone (07) 3810 7534
E-mail business@ipswich.qld.gov.au



Ipswich City Council
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Phone (07) 3810 6666
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ipswich.qld.gov.au

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 [/IpswichCityCouncilTV](https://www.youtube.com/IpswichCityCouncilTV)

Subject: Ipswich Central Revitalisation – six monthly report.
Attachment 2- Ipswich Central visual showcase

1. A Cultural Destination

Activities Implemented: Ipswich Central Partnership, Place Plans

Case Study: Bell Street- Living Breathing Gallery



Before and after of graffiti removal as part of the Ipswich Central Partnership Working Bee on Bell Street.



Youth engaged on Bell Street to participate in an art project to bring people together and create respect on Bell Street.



First-nation artist Tallman completing painting of a bus seat on Bell Street. The art represents an animal of significance to different people who use the street.



The mock up of the CBD Tavern and the designs submitted by four local high school's from Ipswich Central.

Subject: Ipswich Central Revitalisation – six monthly report.
Attachment 2- Ipswich Central visual showcase

2. Alive

Activities Implemented: Façade Improvement Program, Small Business Resilience and Growth Fund

Case Study: The Rusty Nail



The Rusty Nail before and after receiving the Façade Improvement Program funding in the 2021. Owner's John and Emma leased a private tenancy in Nicholas Street converting an old jewellery store into a tapas, beer and wine bar.



The Rusty Nail increasing activity in Ipswich Central through outdoor dining, live music and improving the night time economy.



Murals painted inside The Rusty Nail showing the background of the business and a map showing all of the suppliers used by the business, as part of the Small Business Resilience and Growth Program.

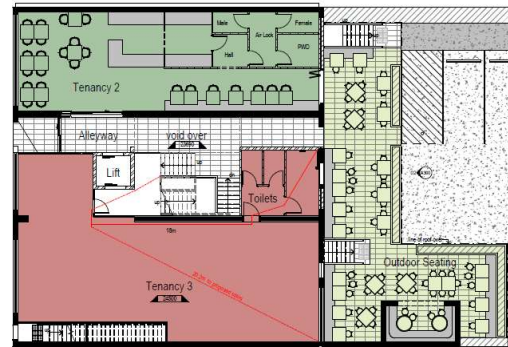
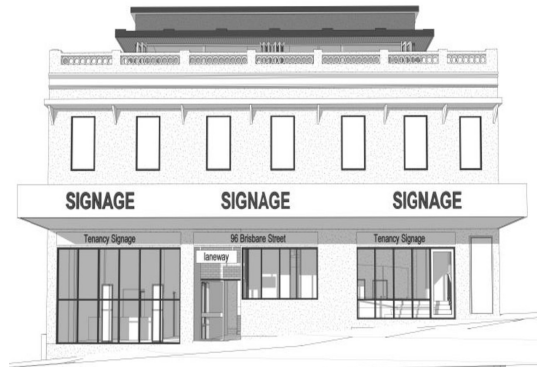
Item 3 / Attachment 2.

Subject: Ipswich Central Revitalisation – six monthly report.
Attachment 2- Ipswich Central visual showcase

3. Green and Connected

Activities Implemented: Green Walkable Streets, Façade Improvement Program

Case Study: JKR Commercial



JKR Commercial, a new investor in Ipswich has purchased 94-100 Brisbane Street tenancing part of the space with a new office for business Image Realty. Development Application was submitted in April and includes a laneway and atrium that connects Brisbane Street to Limestone Street. JKR Commercial is also a recipient of the Façade Improvement Program.

4. A Home

Activities Implemented: State Government partnerships

Case Study: Healthy Places, Healthy People, Tree Planning and Planting



Bull + Bear consultant, Marcus Brown presenting data from Place Intelligence on the main walking routes as part of Healthy Places, Healthy People Ipswich Central pilot.



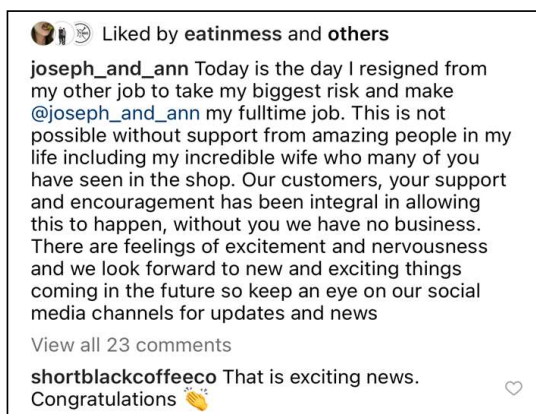
The principles of the Queensland Government's Healthy Places, Healthy People Framework.

Subject: Ipswich Central Revitalisation – six monthly report.
Attachment 2- Ipswich Central visual showcase

5. Prosperous

Activities Implemented: Small Business Resilience and Growth Program, Small Business Friendly Council

Case Study: Baked by Joseph and Ann



Owner Ben sharing with his Instagram followers that the business has grown to a size that will allow him to work full time in the business.

Signage to advertise the opening of the new shop from in Brisbane Street's Top of Town.



Before and after of Baked by Joseph and Ann, expanding to a second shop front. Baked were a recipient of the Small Business Growth and Resilience Program which paid for the new large counter top.

Subject: Ipswich Central Revitalisation – six monthly report.
Attachment 2- Ipswich Central visual showcase

6. Future Focused

Activities Implemented: Façade Improvement Program, Place Plans, Small Business Friendly

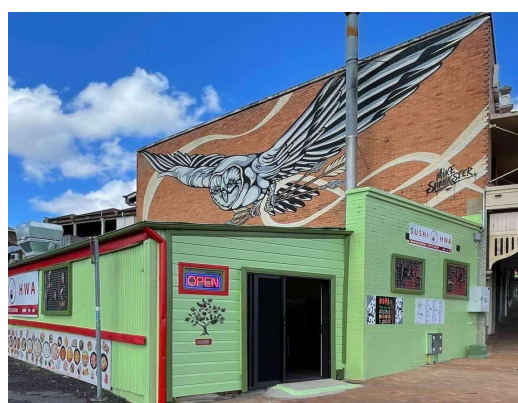
Case Study: Youth employment by hospitality businesses



Ellenborough House before and after receiving the Façade Improvement Program funding in the pilot round. Since the renovation of the building, new businesses have now tenanted the empty shops including UB's Milk Bar and Carolyn Mclean Architects.



Strictly Coffee's advertisement for their Mini Market organised at the rear of the café supporting local small businesses and young entrepreneurs.



Sushi Hwa, a new sushi restaurant on West Street Ipswich. The business open in a converted locksmith shed and has already extended opening hours to keep up with demand.

Item 3 / Attachment 3.

Subject: Ipswich Central Revitalisation - Six Monthly Report

Attachment 3: Ipswich Central Place Plans Measurement

For more detail read in conjunction with

Attachment 4: Top of Town and Centre Core Place Plans

		New	Open	In Progress	Significant progress	Completed
		Project has been identified, but not commenced	Initial planning and investigations are underway	Implementation has commenced	Implementation has commenced and some deliverables achieved	Implemented successfully, results accomplished
Place Plan Projects	Precinct					
1 Creating a sense of arrival	Ipswich Centre Core					
2 Network of Living Boulevards	Ipswich Centre Core					
3 Develop the Cultural Heart of Ipswich	Ipswich Centre Core					
4 Activating the Bell Street Green	Ipswich Centre Core					
5 Community Ideas for catalyst development sites	Ipswich Centre Core					
6 Activating Ipswich's Laneways	Ipswich Centre Core					
7 Improving connectivity for active transport	Ipswich Centre Core					
8 Activating Vacant Storefronts	Ipswich Centre Core					
9 Sunday Farmers Market	Ipswich Centre Core					
10 Pop-Up Laneway Bar	Ipswich Centre Core					
11 Cycle and Scoot Ipswich	Ipswich Centre Core					
12 Night Markets	Ipswich Centre Core					
13 Picnic in the Park	Ipswich Centre Core					
14 Ipswich Eisteddford moves outdoors	Ipswich Centre Core					
15 Co-Designing Youth Events	Ipswich Centre Core					
16 Handmade Expo Markets	Ipswich Centre Core					
17 Christmas in Ipswich	Ipswich Centre Core					
1 Creating a sense of arrival	Top of Town					
2 Brisbane Street Refresh	Top of Town					
3 Creating a comfortable pedestrian environment	Top of Town					
4 Showcasing the local identity	Top of Town					
5 Facilitating temporary use and pop-ups	Top of Town					
6 Creating places for people, not cars	Top of Town					
7 Activating Ipswich laneways	Top of Town					
8 Exploring Top of Town	Top of Town					
9 Light up the Top of Town	Top of Town					
10 Build on works to date	Top of Town					
11 Pop-Up creative enterprise	Top of Town					
12 Local Business Showcase	Top of Town					
13 Twilight Wine and Dine Soiree	Top of Town					
14 Shop Front Competition	Top of Town					
15 Modern Flea Market + Good Exchange	Top of Town					
16 Long Table Event	Top of Town					
17 Car enthusiast meet-ups, Lapping	Top of Town					
18 Projection Festival to activate and showcase facades	Top of Town					
19 Historical Open House	Top of Town					
1 Digitise the Ipswich Central Plans	Precinct Wide					
2 Spending money locally	Precinct Wide					
3 New Business Incentives	Precinct Wide					
4 Shop-top living	Precinct Wide					
5 Creating the Enabling Environment	Precinct Wide					
6 Promoting Ipswich, Adventure Mapping	Precinct Wide					
7 Enabling Footpath Dining and Trading	Precinct Wide					
8 Explore Strategic Partnerships for Activations	Precinct Wide					
9 Measure the impact and change over time	Precinct Wide					
10 Exploring Public, Private Partnerships	Precinct Wide					
11 Community-led Placemaking Handbook	Precinct Wide					
12 Review events processes for Tulumur Place	Precinct Wide					

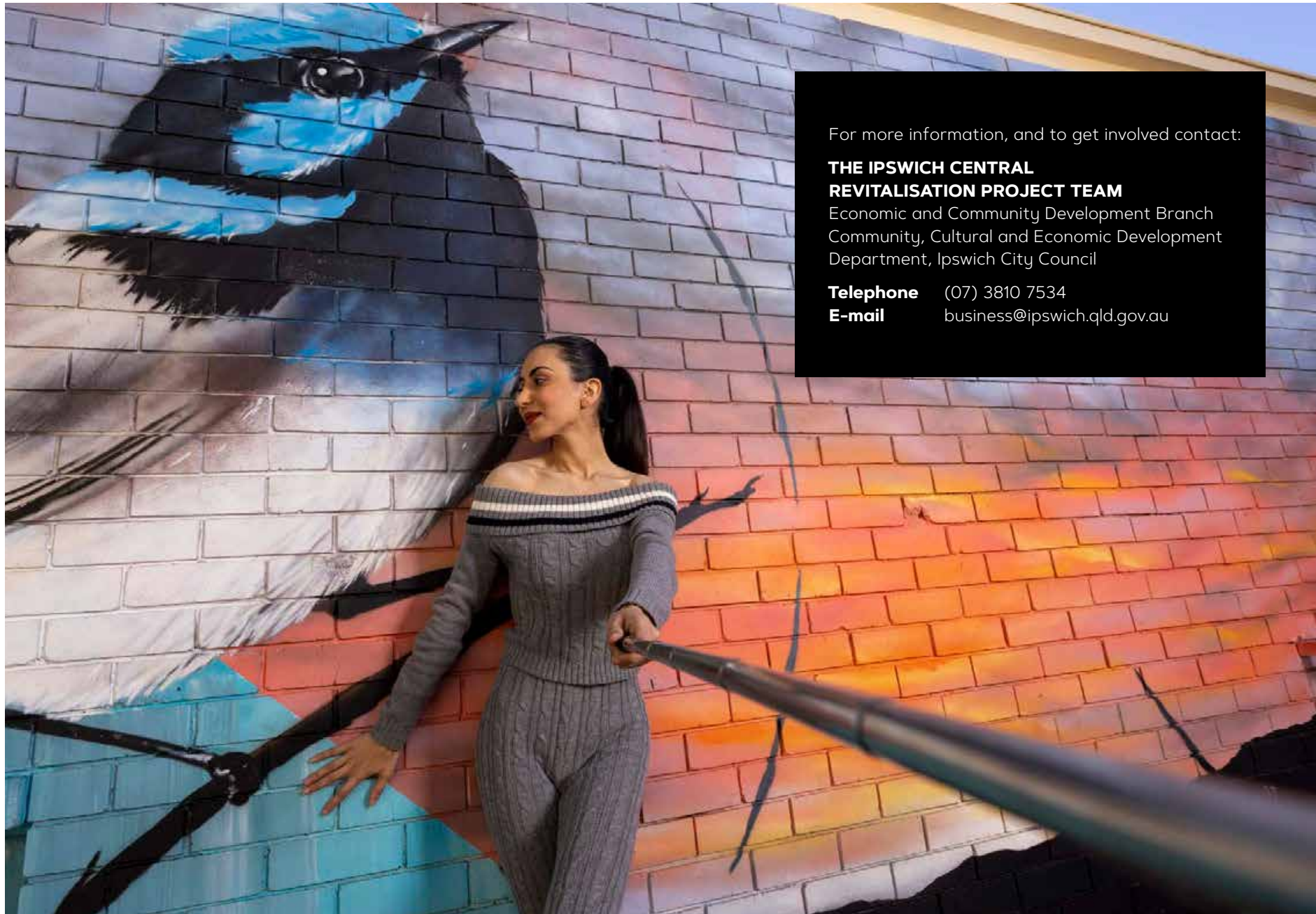


TOP OF TOWN AND CENTRE CORE PLACE PLANS

WORKING DOCUMENT

ipswich.qld.gov.au





For more information, and to get involved contact:

**THE IPSWICH CENTRAL
REVITALISATION PROJECT TEAM**

Economic and Community Development Branch
Community, Cultural and Economic Development
Department, Ipswich City Council

Telephone (07) 3810 7534

E-mail business@ipswich.qld.gov.au

INTRODUCTION

The Ipswich community is proud of Ipswich Central. From its amazing heritage facades, to its passionate local businesses, Ipswich Central has significant community value and plays an important cultural role within the wider region. Recent rapid growth in population has meant there has been significant investment in the region with opportunities already underway that will catalyse growth. However, at the same time our main streets and activity centre have been in decline for some time now. This has been further exacerbated by COVID-19 restrictions to retail and businesses' operations and interstate travel. In light of this, now is the right time for Ipswich City Council to work collaboratively with local businesses and community to create a roadmap for the future of Ipswich Central ensuring the creation of a place that reflects local ideas, aspirations and retains the unique character of Ipswich Central.

The Revitalisation of Ipswich Central will require action at all levels; from Council to local businesses and the community. In 2021, the 'Ipswich Central Revitalisation' project was commissioned. The project has taken a place making approach to revitalisation which has involved working collaboratively with local people to unpack the challenges experienced in local centres and explore opportunities for a community-led responses. An important part of this approach was ensuring that the unique identity and character of Ipswich Central is retained and showcased through actions in the project.

The key deliverables for this scope of work includes:

- **Ipswich Central Positioning Framework** unites existing strategies to influence the future of Ipswich Central to create a united roadmap for the future success of, and future investment in the city.
- **Ipswich Central From Plans into Actions**
Establishes a strategic focus for investment and deployment of resources.
- **Ipswich Central Place Plan** captures actions to be delivered by the community and supported by Council to facilitate the activation and revitalisation of Ipswich Centre.
 - Ipswich Centre Core
 - Top of Town

WHAT IS A PLACE PLAN?

A Place Plan captures community ideas and aspirations for the future of Ipswich and uses them to create a roadmap for future use, activation and development of spaces. This includes a series of short, medium and long-term actions aligned to the three place pillars, Shape, Activate and Manage. The document is intended to be accessible to all. From Council staff, to local businesses and community members, all Ipswich stakeholders have the ability to action recommendations made within these documents and contribute to the cities revitalisation.

To date, Place Plans have been created for Ipswich Centre Core and Top of Town precincts. Following the roll out of this approach within these two precincts, there is an opportunity to adopt a similar approach in other precincts in the future.

WHAT IS THE IPSWICH CENTRAL PARTNERSHIP?

The Ipswich Central Partnership is a volunteer group of passionate local business owners, landowners and residents who will provide placemaking outcomes in their local centres. They form a conduit between Council and the community with the objective of building support and leading implementation of the Place Plans, in partnership with other local community members, businesses, private sector, schools and landowners.

They may also be called on to provide advice to Council, share updates with their networks, rally community support and, where relevant, get hands-on in the delivery of actions that have been identified within the Place Plans. Council will endeavour to support the community to deliver on the actions. This may be via guidance, funding, or other initiatives either in part or full.

The Ipswich Central Partnership is currently an informal group, however this may be reviewed with the group in due course and either a formal Terms of Reference may be instituted or the group may wish to apply to become incorporated.



IPSWICH CENTRE CORE

PRECINCT IDENTITY

To strengthen the Ipswich Centre Core precinct as the civic and community heart of Ipswich Central. It is a place where people live, work and gather, where local history and heritage is celebrated and future Ipswich culture forged.

PRECINCT CHARACTER

- Civic heart of Ipswich
- Strong links to local features and assets
- Places to meet and gather
- Centre for culture and arts
- Key centre for civic administration, business and commerce.



TOP OF TOWN

PRECINCT IDENTITY

A place to showcase local hospitality with a touch of historic elegance and charm. Where locals take friends and visitors for breakfast, lunch and dinner, a place where you feel at home day or night with laneways offering local destinations and hidden delights.

PRECINCT CHARACTER

- Local gathering with heritage flair
- Meet with friends for breakfast, lunch and dinner
- Come alive at night every day of the week
- Comfortable and safe
- Laneways with hidden local delights
- Showcase local hospitality
- boutique retail shopping
- Local festivals.



PLACE PLAN PILLARS: SHAPE, ACTIVATE, MANAGE

Great places are not made through grand gestures, but by a number of small actions made by many over time. The most successful places have been ones that have avoided business-as-usual approaches to place creation. They have instead considered innovative ways to mobilise local energy and have actively involved local people in how you **Shape, Activate** and **Manage** a place. It is through this process that we create places people love and feel connected to.

The three pillars for place creation:

SHAPE

Design and build the private and public realm in collaboration with stakeholders. This is the place canvas.

ACTIVATE

Prototyping products, delivering interim uses and facilitating events to bring life to spaces of all sizes. This is the incubator model.

MANAGE

Empower place leaders to take ownership of the sense of place and sustain activity. This is the engine room.



PLACE PLAN PROJECTS

The following section provides a summary of recommended actions for the Ipswich Centre Core and Top of Town Precincts. Recommended actions have been developed using findings from the Ipswich Central Revitalisation engagement, discussions with the Ipswich Central Partnership, Ipswich City Council, stakeholders and additional research and insights from the project team.

A number of actions recommended as part of this strategy are interrelated and have adopted a test, trial and scale approach. For example, a proposed action may suggest a short-term event or pop-up to test a concept prior to investing in a more permanent upgrade or change.

Guiding implementation is the following timeframes and estimated costs.

TIMING

- Short < 12-months
- Medium 1-2 years
- Long 2-4 years

COST

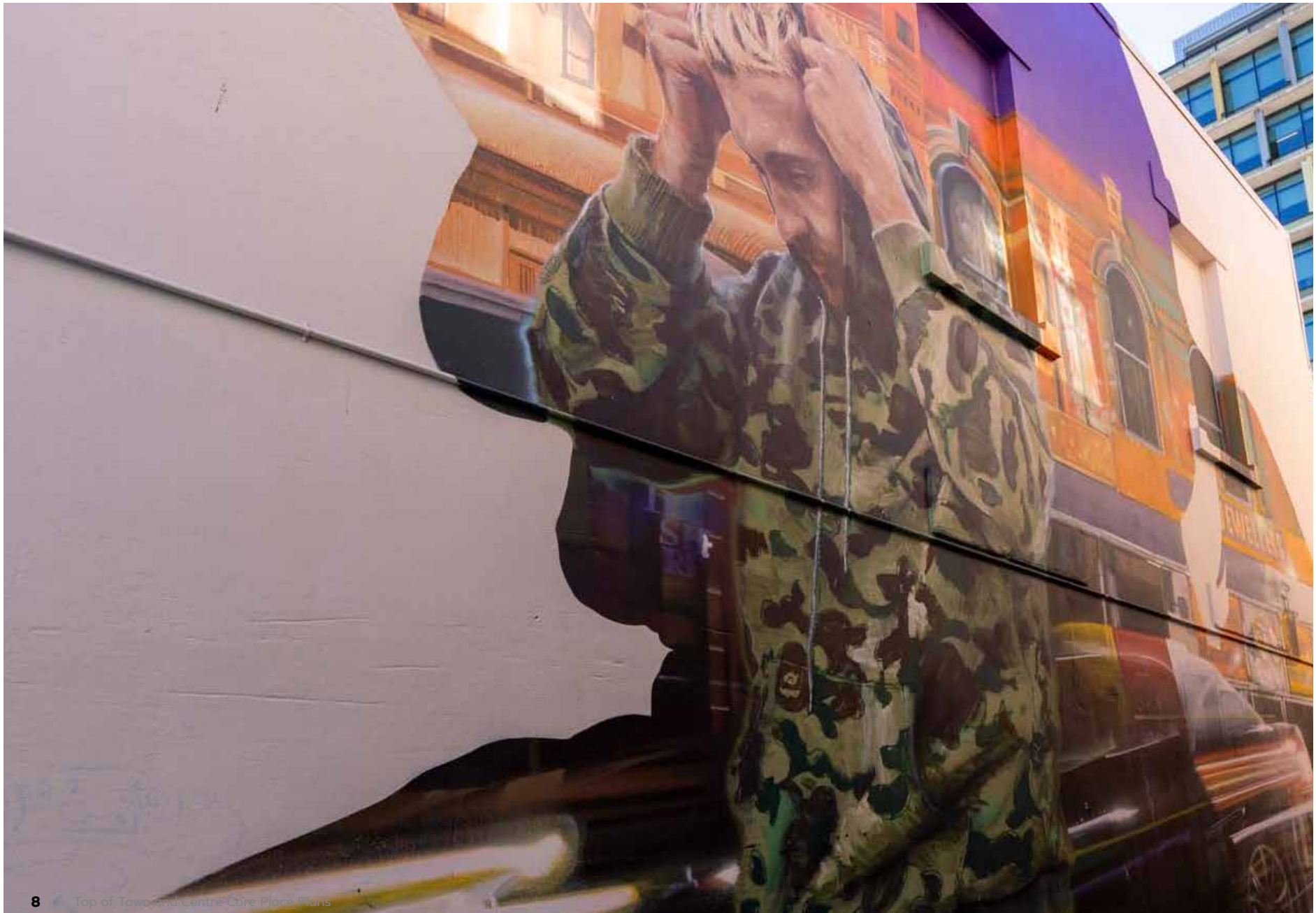
- \$ = < \$10,000
- \$\$ = \$10,000 - \$25,000
- \$\$\$ = \$25,000 +

Project cost refers to monetary funds required to bring the project to fruition. It does not include time Council staff will provide through assisting project delivery or latent social capital which may be unlocked through project volunteering.

PROJECT EVALUATION

To ensure implementation of each Place Plan is evaluated and refined on an ongoing basis, it is proposed that the following regular evaluations occur:

- Place Management Team: Implementation evaluation to occur quarterly. This includes specifying the status of each action four times a year. As the conduit between Council and the Community, the Place Management Team will have a detailed understanding of the priorities from both parties.
- Ipswich Central Partnership: Reflect on implementation, in partnership with the Place Management Team, twice a year.
- Ipswich Central Internal Working Group: Progress reviews to be undertaken twice yearly to align with the Partnership review.



PLACE PLAN PROJECTS - IPSWICH CENTRE CORE

#	Recommendation	Proposed location	Partners	Timing	Cost
SHAPE					
1	<p>Creating a sense of arrival</p> <p>Defined gateways to mark arrival into the Ipswich Centre Core precinct. Opportunities to explore creating a sense of arrival include:</p> <ul style="list-style-type: none"> Small or large art installations or structures Landscaping Feature lighting including on structures Pavement and surface treatments Directional signage and wayfinding Landmarks Public art 	<p>Intersection of:</p> <ul style="list-style-type: none"> End of David Trumpy Bridge and Bremer Street Brisbane and East Street Queens Park, Brisbane and Limestone Streets Limestone Street and East Streets 	<p>Council</p> <p>State Government</p> <ul style="list-style-type: none"> Department of Transport and Main Roads <p>Ipswich Central Partnership</p> <p>Local Businesses</p> <p>Local creatives and artists</p> <p>Universities and TAFE's</p>	Short - Medium	\$ - \$\$\$
2	<p>Network of Living Boulevards</p> <p>Streetscape improvements to Brisbane, Bell, East and Limestone Streets to reinforce the unique identity of Ipswich and it's Centre Core, to promote pedestrian comfort, amenity and activation.</p> <p>Develop a Living Boulevards Strategy in collaboration with the Ipswich Central Partnership. The objective of the strategy will be to define the role, look and feel of each of these key Ipswich Boulevards and document actions to promote activation.</p> <p>There is an opportunity to test and trial some of these initiatives through small scale tactical projects before progressing to more permanent infrastructure change.</p>	<p>Brisbane Street</p> <p>Bell Street</p> <p>East Street</p> <p>Limestone Street</p>	<p>Council</p> <p>Developers</p> <p>Private Industries</p> <p>Ipswich Central Partnership</p> <p>Local Businesses</p>	Short - Medium	\$ - \$\$\$

PLACE PLAN PROJECTS - IPSWICH CENTRE CORE continued

#	Recommendation	Proposed location	Partners	Timing	Cost
3	<p>Develop the Cultural Heart of Ipswich</p> <p>The strategic positioning of d'Arcy Doyle place makes it a key spine connecting thoroughfare for the Centre Core and the perfect place to promote creative activation. Renew d'Arcy Doyle Place to enhance access and awareness of surrounding historical buildings, entry to the Ipswich Art Gallery and Ipswich Civic Centre. The aim is to showcase Ipswich's heritage and culture and to promote d'Arcy Doyle Place, Ipswich Art Gallery, Ipswich Civic Centre and the Nicholas Street Spine (South of Brisbane Street) as the Cultural Heart of Ipswich. Promote the activation of d'Arcy Doyle Place for art exhibitions, installations or cultural performances and continue promoting the area for art, performance and culture. An initial light-touch activation could include a temporary outdoor gallery or performances.</p>	<p>d'Arcy Doyle Place</p> <p>Nicholas Street Spine</p>	<p>Ipswich Art Gallery</p> <p>Ipswich Central Partnership</p> <p>Council</p> <p>Ipswich Civic Centre</p> <p>Ipswich Community Art Gallery</p> <p>Local Businesses</p>	Short - Medium	\$ - \$\$\$
4	<p>Activating Bell Street Green</p> <p>Utilise the "Bell Street Green" site (corner of Bell Street and Bremer Street) to improve pedestrian connectivity between Tulmur Place and River Heart Parklands.</p> <p>Explore opportunities to codesign this space with members of the community to understand their ideas and aspirations of the space, but also what sorts of programming and activation could bring this key designation to life. *Currently this site is used for construction purposes.</p>	Bell Street Green	<p>Council</p> <p>Ipswich Central Partnership</p> <p>Local businesses</p> <p>Developers</p> <p>Community</p>	Long	\$ - \$\$\$
5	<p>Community ideas for priority development sites</p> <p>Explore opportunities to run a local community ideas competition for key redevelopment sites. Locations could include:</p> <ul style="list-style-type: none"> Transit Centre to maximise the pedestrian and green link between Bell Street and River Heart Parklands Refurbishment of the Ipswich Train Station, the Health Plaza Building and Bell Street to establish an improved public transport hub Olga Street precinct as a signature redevelopment site to facilitate improved pedestrian connectivity between Bell Street, Ipswich Train Station and River Heart Parkland 	<p>Bell Street, Bremer Street,</p> <p>King Edward Parade</p>	<p>Ipswich Central Partnership</p> <p>Community</p> <p>Council</p> <p>Developers</p> <p>Local creatives and artists</p>	Medium - Long	\$ - \$\$\$

PLACE PLAN PROJECTS - IPSWICH CENTRE CORE continued

#	Recommendation	Proposed location	Partners	Timing	Cost
6	<p>Activating Ipswich's Laneways</p> <p>Establish a network of laneways to promote interblock connectivity and opportunities for outdoor dining.</p> <p>Enhance the user experience of travelling via these spaces through small-scale place improvements and locally and trader-led activations along with creative wayfinding that encourages you to move through the network. This action could follow after some initial trial events as more people return to the Centre Core.</p>	<ul style="list-style-type: none"> ▪ Bell Street ▪ Cribb & Foote lane ▪ Bottle Alley ▪ Lane between Brisbane Street and the Ipswich Art Gallery 	<p>Ipswich Central Partnership</p> <p>Local Businesses</p> <p>Developers</p> <p>Local artists and creatives</p> <p>Council</p> <p>Ipswich Region Chamber of Commerce</p>	Medium	\$\$ - \$\$\$
7	<p>Improving connectivity for active transport</p> <p>Codesign process between Council and community to determine priorities and preferred routes, building upon the strategies already being developed by Council</p> <ul style="list-style-type: none"> ▪ Improve cycle connectivity from Bradfield Bridge through to Denmark Hill and Queens Park without having to negotiate the Nicholas Street Precinct. ▪ Encourage pedestrians to move through Nicholas Street Precinct to improve economic benefit for local businesses. ▪ Improve pedestrian connectivity between Tulmur Place and Bremer Street and onto River Heart Parklands. ▪ Improve pedestrian connectivity and amenity along Bremer Street, maximising its proximity to the Bremer River and River Heart Parklands. ▪ Establish a pedestrian bridge link between North Ipswich Reserve and King Edward Parade to improve connectivity between these two future developing precincts. 	Whole of precinct	<p>Council</p> <p>Ipswich Central Partnership</p> <p>State Government</p> <ul style="list-style-type: none"> ▪ Department of Transport and Mains Road ▪ Qld Government Architect's Office <p>Local Businesses</p>	Medium - Long	\$\$\$

Item 3 / Attachment 4.



12 Top of Town and Centre Core Place Plans

PLACE PLAN PROJECTS - IPSWICH CENTRE CORE continued

#	Recommendation	Proposed location	Partners	Timing	Cost
ACTIVATE					
8	Activating Vacant Storefronts Improve the aesthetics of vacant storefronts and their contribution to the public realm through the use of sticker decal activations. This can be done either as purely aesthetic improvements by engaging local artists to design large scale sticker decals or installations for display in vacant stores. Alternatively, windows can be used to display the wares of online makers and retailers. Quick Response (QR) codes accompanying the installation can be used by passers by to find out more about the products, services or to make a purchase via their online store.	Precinct wide	Local real estate agents Building owners Creatives and local artists Schools Ipswich Central Partnership Council Ipswich Region Chamber of Commerce	Short	\$\$
9	Sunday Farmers Market Enjoy a morning in Ipswich Central, whilst completing your weekly shop and supporting local growers and suppliers. Encourage a regular, fortnightly, farmers market to operate in the Centre Core. There is also an opportunity to explore Walking Markets, a series of smaller markets in key locations linked by pedestrian orientated paths and streets that could complement those more centrally located. Regular markets should be coordinated with existing brick and mortar stores. This could include encouraging them to have a stall, or to open during the markets. A further suggestion to scale the initiative could be to expand the area the markets can take place.	Nicholas Street Precinct Market Square Park Brisbane Street Limestone Street	Ipswich Central Partnership Market Operators Council Ipswich Region Chamber of Commerce	Short - Medium	\$\$

PLACE PLAN PROJECTS - IPSWICH CENTRE CORE continued

#	Recommendation	Proposed location	Partners	Timing	Cost
10	<p>Pop-up Laneway Bar</p> <p>Explore an opportunity to engage a local business or community group to operate a temporary, pop-up bar in one of the Ipswich Laneways. This initiative will test the use of the laneway spaces for events and will provide evening activation in Ipswich Central. To improve the appeal of these spaces creative lighting options will need to be explored. It will also provide an opportunity for a business to test the business idea before investing in a permanent brick and mortar premises. Should it be deemed that the Ipswich Laneways are not an appropriate location, the group could consider other locations including local open spaces or in vacant stores.</p>	<p>Cribb & Foote Lane</p> <p>Bottle Alley</p> <p>Lane between Brisbane Street and Art Gallery</p>	<p>Local Business or entrepreneur</p> <p>Council (for permit approvals)</p> <p>Ipswich Central Partnership</p>	Short - Medium	\$ - \$\$
11	<p>Cycle and Scoot Ipswich</p> <p>What better way to explore Ipswich Central than on two wheels. This cycling tour not only encourages physical activity, it also encourages people of all ages to explore the hidden gems in and around Ipswich Central. This can be self-organised and coordinated by volunteers informally.</p> <p>Work with local bike shops and transport authorities to engage locals and visitors in the initiative and to ensure that the infrastructure provided is supportive of these activities. E.g. making sure there are bike racks in appropriate locations.</p>	Whole of precinct	<p>Volunteers</p> <p>Ipswich Central Partnership</p> <p>Council</p> <p>Local Businesses</p> <p>Community Groups</p> <p>Bicycle User Groups (BUG)</p>	Short	\$
12	<p>Night Markets</p> <p>Promote the trial of a pop-up night market in Ipswich Central area with food stalls and music. This trial event will be for all ages and will encourage evening visitation to the area. There is an opportunity to involve local businesses in the event by encouraging them to have a pop-up stall. Explore different spaces for this to take place that are weather appropriate.</p>	<p>Public car parks</p> <p>Vacant Sites</p> <p>Nicholas Street Precinct</p>	<p>Market Operator</p> <p>Local Businesses</p> <p>Council</p> <p>Ipswich Central Partnership</p> <p>Ipswich Region Chamber of Commerce</p>	Short - Medium	\$\$

PLACE PLAN PROJECTS - IPSWICH CENTRE CORE continued

#	Recommendation	Proposed location	Partners	Timing	Cost
13	<p>Picnic in the Park</p> <p>Host an event where the community can visit Market Square Park with a picnic. Invite local theatre groups, music ensembles or dance schools to put on a performance in the space. Not only will it allow these groups to practice playing to crowds, it will showcase local Ipswich talent.</p> <p>This event could also be hosted as a fundraiser through a gold-coin donation on arrival or to cover the costs associated with bumping in a temporary stage.</p> <p>After an initial trial, an 'Event Plan in a Box' guide could be created to streamline the process and make it easier for community groups to roll out events without Council needing to be heavily involved.</p>	<p>Market Square Park</p> <p>Timothy Moloney Park</p> <p>d'Arcy Doyle Place</p>	<p>Ipswich Central Partnership</p> <p>Dance schools</p> <p>Council</p> <p>Local Business</p> <p>Performing Arts Schools/Theatre Groups</p> <p>Musicians/Musical Groups</p> <p>Ipswich Region Chamber of Commerce</p>	Medium	\$
14	<p>Ipswich Eisteddfod moves outdoors</p> <p>Ipswich has a wonderful Eisteddfod, but we would like to activate the Centre Core by taking their performances outdoors and showcasing their talent.</p> <p>This event will include music and performance but also work with local businesses and have pop-up food stalls for patrons to enjoy. Also encourage businesses to stay open to support the event and it could encourage visitation from the wider Ipswich area.</p> <p>* Suggested term 3, 2022.</p>	<p>Nicholas Street Precinct</p> <p>Market Square Park</p> <p>d'Arcy Doyle Place</p>	<p>Eisteddfod Organisation</p> <p>Dance schools</p> <p>Schools</p> <p>Musicians/Musical Groups</p> <p>Performing Art Schools/Theatre Groups</p> <p>Council</p>	Medium	\$



PLACE PLAN PROJECTS - IPSWICH CENTRE CORE continued

#	Recommendation	Proposed location	Partners	Timing	Cost
15	<p>Co-Designing Youth Events</p> <p>Engage the young people of Ipswich in a co-design session to understand what sorts of events and activations they would be interested in participating in.</p> <p>This will assist in refining actions that youth are not only interested in attending, but that they may be interested in getting involved in the programming or delivering. Suggestions raised during project engagement included arcade style games or DJ events.</p>	Whole of Precinct	<p>Ipswich Youth</p> <p>Ipswich Youth Advisory Council</p> <p>Local schools</p> <p>Sports teams</p> <p>Youth-focused community service providers</p> <p>Ipswich Central Partnership</p> <p>Council</p> <p>Universities/TAFE</p>	Short	\$
16	<p>Handmade Expo Markets</p> <p>Continue supporting local handmade markets to operate in the Nicholas Street Precinct monthly. This highly successful market not only attracts people into the, but supports local creatives and makers. Explore opportunities to involve creatives who participate in the markets in other initiatives proposed within the Place Plans. Also explore opportunities to link this event with other activations in Ipswich including pop-up food stalls and music.</p>	<p>Nicholas Street Precinct</p> <p>Brisbane Street</p> <p>Bell Street</p> <p>Limestone Street</p>	<p>Market Operators</p> <p>Local creatives and artists</p> <p>Local Businesses</p> <p>Council</p>	Short	\$
17	<p>Christmas in Ipswich</p> <p>Explore opportunities to host christmas oriented events in Ipswich Centre Core. To ensure the event is well attended and resonates with the local community, it is important to involve them in the planning and delivery of the event. Recommendations include working with local businesses and creatives to host a Christmas market accompanied by live music, food and beverage opportunities. This will promote people to come and visit Ipswich Central and support traders as locals are encouraged to shop from Ipswich businesses rather than opting to purchase online. It is also recommended that complementary events are explored that can run alongside this main event in other precincts. The process of developing the initiative will ensure it resonates with the community of Ipswich.</p>	Whole of Precinct	<p>Local Businesses</p> <p>Ipswich Central Partnership</p> <p>Market Organisers</p> <p>Council</p> <p>Ipswich Region Chamber or Commerce</p>	Medium	\$ - \$\$\$

PLACE PLAN PROJECTS - TOP OF TOWN

#	Recommendation	Proposed location	Partners	Timing	Cost
SHAPE					
1	Creating a sense of arrival Defined gateways to mark arrival into the Top of Town precinct. Opportunities to explore for creating a sense of arrival include: <ul style="list-style-type: none"> ▪ Small or large art installations or structures ▪ Landscaping ▪ Feature lighting including on structures ▪ Pavement and surface treatments ▪ Directional signage and wayfinding ▪ Landmarks ▪ Public art 	Intersection of: <ul style="list-style-type: none"> ▪ Brisbane and Burnett Streets ▪ Brisbane and Waghorn Streets ▪ Brisbane and Ellenborough Streets 	Council Department of Transport and Main Roads Ipswich Central Partnership Local Businesses Local creatives and artists Universities	Short - Med	\$\$ - \$\$\$
2	Brisbane Street Refresh Refresh the look and feel of Brisbane Street and improve the street aesthetic through streetscape embellishments that will reinforce the precinct's unique identity. Embellishments could include a mixture of: <ul style="list-style-type: none"> ▪ Pavements ▪ Furniture ▪ Planters ▪ Landscape walls There is an opportunity to test and trial some of these initiatives through small scale tactical projects before progressing to more permanent infrastructure change.	Brisbane Street	Council Local Businesses Ipswich Central Partnership State Government <ul style="list-style-type: none"> ▪ Department of Transport and Main Roads ▪ QLD Government Architect's Office 	Medium	\$\$ - \$\$\$

PLACE PLAN PROJECTS - TOP OF TOWN continued

#	Recommendation	Proposed location	Partners	Timing	Cost
3	<p>Creating a comfortable pedestrian environment</p> <p>Improve pedestrian amenity along Limestone Street with increased provision for shade. Explore a range of interventions including canopy trees, living arbours or similar planted structures.</p>	Limestone Street	<p>Council</p> <p>Ipswich Central Partnership</p> <p>Local Businesses</p> <p>State Government</p> <ul style="list-style-type: none"> Department of Transport and Main Roads 	Medium	\$\$ - \$\$\$
4	<p>Showcasing the local identity</p> <p>The Top of Town Precinct is well known for its heritage building facades and awnings. Reinforce this identity and create streetscape consistency through hard elements such as including furniture and pavement treatments. Uniformity in design can be achieved on a range of scales including small changes and it is important to align this with the local identity of the area.</p>	Whole of Precinct	<p>Council</p> <p>Ipswich Central Partnership</p> <p>Local Businesses</p> <p>Ipswich Region Chamber of Commerce</p>	Medium - Long	\$\$ - \$\$\$
5	<p>Facilitating temporary use and pop-ups</p> <p>Explore opportunities to install pop-up bollards in different locations throughout the precinct. This will better enable the temporary closure of streets or sectioning off of areas for events and activations.</p> <p><i>"Food and wine festival in town amongst the backdrop of historical buildings with live music scattered throughout. Have pop up stalls through the streets where people can taste and buy local and regional produce and enjoy the day in an almost 'picnic in the city' style setting."</i></p>	Whole of Precinct	<p>Council</p> <p>Ipswich Central Partnership</p> <p>Local Businesses</p> <p>Ipswich Region Chamber of Commerce</p>	Medium - Long	\$\$ - \$\$\$



PLACE PLAN PROJECTS - TOP OF TOWN continued

#	Recommendation	Proposed location	Partners	Timing	Cost
6	<p>Creating places for people, not cars</p> <p>Explore opportunities for the reallocation of spaces currently designated for cars, to be places for people. This could include the reconfiguration of some car parking bays to create spaces for siting and dining.</p> <p>It is recommended that a tactical urbanism approach is adopted to test and trial alternative configurations before investing in permanent infrastructure change. This could also include temporarily closing streets for one-off events to test parking requirements and creating more space for pedestrians. This also presents an opportunity to gain stakeholder support and refine the design before investing in permanent infrastructure change. Ensure detailed consultation is done with businesses and community prior to making these changes. This will also assist in identifying appropriate locations for the project pilot. Pilot initiatives could tie in with larger global events including Park(ing) Day.</p>	Whole of Precinct	<p>Council</p> <p>Ipswich Central Partnership</p> <p>Local Businesses</p> <p>Ipswich Region Chamber of Commerce</p> <p>State Government</p> <ul style="list-style-type: none"> Department of Transport and Main Roads 	Short - Long	\$\$ - \$\$\$
7	<p>Activating Ipswich laneways</p> <p>The Top of Town laneways and carparks create a unique opportunity not only to create an enjoyable experience for people using them as thoroughfares, but as a space for activation. Encourage the use of laneways and rear car parking for permanent and temporary uses such as outdoor dining and bars, trader events and pop-ups. Small scale place improvements including lighting, facade treatments and furniture will improve the aesthetic appeal of these spaces. There are also opportunities to link in other project actions and involve the local community in the design and activation of these spaces.</p>	Whole of Precinct	<p>Building owners</p> <p>Local Business</p> <p>Ipswich Central Partnership</p> <p>Schools</p> <p>Local creatives and artists</p> <p>Council</p>	Short - Medium	\$\$ - \$\$\$

PLACE PLAN PROJECTS - TOP OF TOWN continued

#	Recommendation	Proposed location	Partners	Timing	Cost
8	<p>Exploring Top of Town</p> <p>Develop and implement an Art, Interpretation and Wayfinding strategy across the precinct to reinforce local history, heritage, arts and culture. For example, explore creative ways to encourage visitors to explore and learn more about the rich rail history in Ipswich.</p> <p>Designated Art and Heritage trail supported by creative wayfinding, QR code signage and audio trails. Explore opportunities to have a QR code activated historical tour throughout Ipswich. Explore the heritage and history of businesses, buildings and people within Ipswich Central. This could include history that is well documented and known, but also more nuanced personal stories from locals. The first iteration of this could be done in a light-touch way, with more permanent fixtures coming in future stages. Static signage could also be accompanied by interpretive artworks or audio story trails. In addition, explore opportunities for creative wayfinding and signage to encourage pedestrians to move through less highly trafficked areas including laneway thoroughfares. This could include the backs of buildings and grittier areas of Ipswich which are often just as interesting as the front.</p>	Whole of Precinct	<p>Building owners and tenants</p> <p>Local Businesses</p> <p>Picture Ipswich</p> <p>Historical groups</p> <p>Ipswich Historical Society</p> <p>Council</p> <p>Ipswich Central Partnership</p>	Short - Medium	\$ - \$\$\$
9	<p>Light up the Top of Town</p> <p>Develop and implement a feature lighting strategy across the precinct to bring Brisbane Street to life in the evening. Feature lighting embellishments may include catenary lighting, bud lighting to trees, façade lighting and projection lighting. Work with the Ipswich Central Partnership and local businesses to identify where these lights would be best positioned. This partnership will also assist in gaining permissions should some of the lighting need to be fixed onto existing buildings. The process could also encourage individual businesses to light up their building.</p> <p>In the short term explore opportunities to use fairy lights to light up the top, middle and bottom of Brisbane Street.</p>	Whole of Precinct	<p>Building owners</p> <p>Local Business</p> <p>Ipswich Central Partnership</p> <p>Council</p> <p>Ipswich Region Chamber of Commerce</p>	Short - Medium	\$ - \$\$\$

PLACE PLAN PROJECTS - TOP OF TOWN continued

#	Recommendation	Proposed location	Partners	Timing	Cost
10	Build on works done to date Build upon the success and momentum of the façade improvement program with a follow-up program to assist in activating and enhancing the streetscape environment.	Whole of Precinct	Council Local Businesses Building Owners Ipswich Region Chamber of Commerce	Short	\$\$ - \$\$\$
ACTIVATE					
11	Pop-up creative enterprise Opportunity for a small enterprise hub to be established in one of the empty storefronts. The project could begin by being coordinated by Council in the first six (6) months. Once the project gains momentum, Council could take a step back with someone stepping into the role as an independent coordinator. It is recommended to have one manager to facilitate the project and coordinate creatives. Note: The premises will need to be accessible and highly visible to passing foot traffic.	Whole of Precinct	Local real estate agents Building owners Local creatives and artists Small businesses Ipswich Central Partnership Council Ipswich Region Chamber of Commerce	Short	\$
#	Recommendation	Proposed location	Partners	Timing	Cost
12	Local Business Showcase Small businesses know better than anyone that a picture tells a thousand words. Run a photography competition where local photographers are encouraged to take pictures of businesses in the Top of Town precinct. Images will be shown through an exhibition and can be used by Council for promotion material as well as to develop short trader profiles to promote each of the participating organisations. Putting a face to the business will help to build local rapport amongst the community and encourage people to shop local. Outcomes from this exercise can also be used to reach out to promotional platforms.	Whole of Precinct	Local photographers Ipswich Region Chamber of Commerce Local businesses Ipswich Central Partnership Discover Ipswich	Short	\$



PLACE PLAN PROJECTS - TOP OF TOWN continued

#	Recommendation	Proposed location	Partners	Timing	Cost
13	Twilight Wine and Dine Soiree Host a twilight food and wine market in partnership with local businesses and producers. Enjoy a glass of wine and a bite to eat while browsing local providers offering take-home goods. With the backdrop of the Brisbane Street historic facades, the bespoke event will include pop-up stalls and live music, attracting attendees from Ipswich and beyond. Explore creative and temporary opportunities to do this including roaming dinners where local businesses are encouraged to partner to create a three-course dining experience across Top of Town. An additional suggestion was to also include music or short films as part of the project.	Brisbane Street or West Street	Council Ipswich Central Partnership Independent event organiser Local businesses	Medium	\$\$
14	Shop Front Competition Collaborate with traders in the Top of Town precinct to run a shop front competition. Coordinated by the Ipswich Central Partnership, this event could be a great way to bring activation to the streets of Ipswich, within the boundaries of private property. It could also be run as a competition with a guest panel of judges to incentivise participation. Work collaboratively with locals to determine what the theme is and it could rotate yearly.	Whole of Precinct	Local Businesses Ipswich Central Partnership Ipswich Region Chamber of Commerce	Short	\$
15	Modern Flea Market + Goods Exchange Host a flea market event in Top of Town. Not only is this an opportunity to give your unused belongings a second life, but it also improves the activation of the main streets as people flock to the local area. The nature of the event will have a vintage, bespoke feel to tie in with the identity of the precinct. Local creatives could also be encouraged to use the day as an opportunity to sell home made goods, potentially testing a business idea. Additionally, businesses open on the day benefit due to the increased foot-traffic to the centre. Should the event reach a scale where it is feasible to do so, explore opportunities to temporarily close the street to through traffic.	Brisbane Street West Street	Local Business Community Ipswich Central Partnership Council	Medium	\$

PLACE PLAN PROJECTS - TOP OF TOWN continued

#	Recommendation	Proposed location	Partners	Timing	Cost
16	Long Table Event Host a long table event in different locations throughout Top of Town and the Ipswich Central area. This could begin as an annual ticketed event. The dinner itself would feature local produce and local restaurants and cafes. Explore options on ticketing and sponsorship. Work with Council to explore unique locations the dinner could take place create a memorable experience for attendees.	Brisbane Street West Street	Local Businesses Event organiser Ipswich Central Partnership Council	Medium	\$\$
17	Car Enthusiast Meet-ups, Lapping During consultation, the history of 'lapping' was raised on a number of occasions. Celebrate the proud local car culture in Ipswich through regular events. This will be an opportunity for like-minded car enthusiasts to come together, connect and share their common interest. Work with local police and event organisers to specify a route for participants. Complement the event with live music and engage local businesses to provide food specials. Explore opportunities for a car spares swap and sell events and temporary activations to complement this. Leverage the Planes, Trains and Automobiles event already organised by the Ipswich City Council Events team.	Public Car Parks West Street Brisbane Street	Local car enthusiasts Police Local Businesses Ipswich Central Partnership Council Car Clubs	Short - Medium	\$
18	Projection Festival to activate and showcase heritage building facades Tying in with the Spark Festival, expand the opportunities to light up the heritage facades in the Top of Town through temporary projections. Work with local businesses to provide complementary offerings to the festival and capture the increased footfall that the festival brings.	Whole of Precinct	Spark Festival Local Businesses Ipswich Central Partnership Council Building Owners Local creatives and artists	Short	\$\$
19	Historical Open House Encourage participation of Ipswich Central businesses and building owners in the annual Open House program. This would include tours of historical buildings and infrastructure in and around the Top of Town precinct as well as showcasing heritage cars, clothing and other relevant products.	Whole of Precinct	Open House Ipswich Central Partnership Building Owners Council Local Businesses	Short	\$\$

PLACE PLAN PROJECTS - PRECINCT WIDE ACTIONS

#	Recommendation	Partners	Timing	Cost
MANAGE				
1	Digitise the Ipswich Central Plans Create an independent, interactive project page for the Ipswich Central Place Plans. This page will not only house project documents, but will be a place for locals to come to learn about what is happening in Ipswich and to track the plan's implementation over time. Other capabilities that could potentially be included as part of the platform: <ul style="list-style-type: none"> Map displaying where projects have been implemented including project pictures. A What's On page where local businesses can submit their events or programs to be promoted. Shop local campaign where traders can share their businesses offering and events and projects that are happening in and around town. Ability for community to 'volunteer' to be involved generally or with a specific project of interest. 	Council Ipswich Region Chamber of Commerce Local Businesses Ipswich Central Partnership Discover Ipswich	Short	\$\$
2	Spending money locally Explore creative initiatives that encourage people to shop locally. This could be a traditional shop local campaign including brochures and online material that showcases the offerings of different stores. More creative initiatives could include the creation of Ipswich Dollar tokens. Examples of this include the Brixton Pound where a community created their own currency aimed at keeping money invested locally.	Council Local Businesses Ipswich Region Chamber of Commerce	Medium	\$\$ - \$\$\$
3	New Business Incentives Support new businesses to move into empty buildings. Review regulation requirements which may currently be preventing businesses from opening in Ipswich Central.	Council Local Businesses Ipswich Region Chamber of Commerce	Short	\$

Item 3 / Attachment 4.



28 Top of Town and Centre Core Place Plans

PLACE PLAN PROJECTS - TOP OF TOWN continued

#	Recommendation	Partners	Timing	Cost
4	Shop-Top Living Encourage the activation of second story tenancies for shop-top living or short-term rental accommodation. Council to review heritage requirements to better incentivise refurbishment by landlords and tenants.	Council Building Owners Local Businesses	Medium	\$
5	Creating the Enabling Environment Revise processes and barriers to better enable and support community-led initiatives. This includes opportunities to better facilitate temporary pop-ups and activations as well as more permanent infrastructure change including the refurbishment of heritage buildings for appropriate reuse. Work with the Ipswich Central Partnership and local businesses to understand barriers they face and what red-tape should be addressed.	Council Ipswich Central Partnership Local Businesses Building Owners Ipswich Region Chamber of Commerce	Short	\$
6	Promoting Ipswich, Adventure Mapping Create a short promotional flier detailing businesses and organisations in Ipswich. This could build off the work done in the Top of Town Place Plan to document local businesses along with activities and attractions in and around town. This flier can be made available in local retailers and also online to encourage people to come and explore Ipswich.	Ipswich Central Partnership Ipswich Region Chamber of Commerce Local Businesses Discover Ipswich	Short	\$
7	Enabling Footpath Dining and Trading Cut red tape and remove barriers that prevent local business from displaying their wares on the footpath and offering footpath dining. In the short term and to promote the initiative, it could be run as a pilot where Council waives all footpath dining permit and providing table and chairs for the required for three (3) months over the Summer. This exercise will allow businesses to experience the benefits of footpath dining and trading, whilst allowing Council to streamline their approvals process to make it easier and more straightforward.	Council Local Businesses Ipswich Region Chamber of Commerce Building Owners	Short	\$\$
8	Explore Strategic Partnerships for Activations Consider opportunities to partner with local TAFE's, Universities, social enterprises and other organisations in the delivery of revitalisation activations and activities. To assist in project delivery, Council could explore opportunities to provide seed funding for project delivery.	Ipswich Central Partnership Council Local organisations, TAFE's and Universities	Medium	\$

PLACE PLAN PROJECTS - TOP OF TOWN continued

#	Recommendation	Partners	Timing	Cost
9	<p>Measure the impact and change over time</p> <p>Measurement is the key to understanding not only the outcomes of a project, but what worked well and what you would do differently if it was to run again. It is recommended that Council, in partnership with local stakeholders, collect baseline place measurements to track progress over time. Additionally, it is recommended that different measurement initiatives are integrated into different projects. It does not need to be Council who delivers all measurement activities. For example, if trialling Action 7 in Manage, Council could encourage local businesses to undertake a simple survey or voting activity with customers regarding their experience with footpath dining.</p>	<p>Council Local Businesses Ipswich Central Partnership</p>	Short	\$ - \$\$
10	<p>Exploring Public, Private Partnerships</p> <p>Maximise opportunities presented by private redevelopment sites to revitalise and activate the streetscape and urban fabric at ground level. (Hotel on the corner of Limestone and East Streets; site on the corner of Brisbane & Limestone Streets).</p> <p>Ideas to help facilitate may include:</p> <ul style="list-style-type: none"> Developer incentives EOI from interested parties 	<p>Council Developers Private Industries Ipswich Region Chamber of Commerce Building Owners Local Businesses</p>	Short	\$ - \$\$\$
11	<p>Community-led Placemaking Handbook</p> <p>Develop a short one pager that provides tips and recommendations for community members looking to run their own project. This might include things for the group to consider as well as an overview of permissions required and options to explore for funding.</p>	<p>Council Ipswich Central Partnership</p>	Short	\$
12	<p>Review events processes for Tulumur Place</p> <p>Review current processes, including bump-in and out guides, to make it easy and quick for suppliers and stall holders to enter the site, set-up and pack-down.</p> <p>Review cancellation policy and inclement weather contingency plans to prevent regular cancellation of events.</p> <p>Review design of the space by the Qld Government Architects Office.</p>	<p>Council Market Operators Stallholders</p>	Short	\$

LEAD PROJECTS

Lead projects have been developed by the Ipswich Central Partnership. The objective of the lead projects are to have a ready-to-deliver concept idea that demonstrates the Place Plan in action. Lead projects meet a number of recommendations made in the Place Plans as well as unlock latent capital within each of the areas of interest. Actions are proposed to be delivered by the Ipswich Central Partnership with support from Ipswich City Council, specifically the Place Management Team, local businesses and community members. The ideas identified will continue to change and evolve as they progress toward implementation.



Item 3 / Attachment 4.



LIVING BREATHING GALLERY

IPSWICH CENTRE CORE

The living breathing gallery concept is about encouraging people to visit Ipswich Centre Core and creating a sense of arrival, through creative artworks and markers. This project looks to address this on two scales. One is looking at bold initiatives in streets such as Bell, Brisbane and Limestone Streets, that will encourage people to visit and capture the moment on social media to share with friends. One suggestion was a large-scale mural or painting all the street furniture one colour. This bold focus will be balanced with smaller initiatives including artworks, installations, pavement art and digital opportunities through streets such as Bell, Limestone and Brisbane Street. These smaller moments will create interest for visitors as they move in and around the streets.

A further action the group discussed involved greening the Centre Core through pop-up gardens and trees in strategic locations such as Limestone Street, where there are currently no trees.

Overall the main objective of the group was to bring people back into Ipswich Central.

WHY?

- Improve perceptions of safety during the day and at night through activation
- Encourage more people to visit the Centre Core outside peak times such as weeknights
- Share the history of Ipswich Central as well as showcasing different features
- Involve local creatives and artists
- Demonstrate the potential of Inner City living
- Establish as the civic heart for community gathering

AREA OF FOCUS

- Key locations at Bell Street, Limestone Street, Brisbane Street, East Street and surrounds

YOUR PEOPLE

- General Community
- Local businesses
- Building Owners

TARGET AUDIENCE

- Residents and their networks
- 'Day trippers' and people from surrounding places who are curious about Ipswich

PLACE PLAN ACTIONS

- 1. Creating a Sense of Arrival
- 3. Develop the Cultural Heart of Ipswich
- 6. Activating Ipswich Laneways

EXPLORING THE TOP OF TOWN

TOP OF TOWN PRECINCT

The 'Exploring Top of Town' Action focuses on showcasing the city through an art and history trail. The bones of the project are already in place, being the beautiful heritage buildings. A Quick Response (QR) activated trail will tell the stories and history of these buildings creating a unique experience for visitors as they move through the Top of Town. Depending on funding opportunities, a further iteration of the project could include the use of Virtual Reality (VR) allowing users to see what the building used to look like through historical imagery.

"We have a story to tell, we always have". This project will allow it to be told easily and effectively.

Not only will this project allow people to explore, but bring them back and encourage those from out of town and the wider South East Queensland region. More people moving in and around the Top of Town will positively benefit the local businesses through increased footfall and may even encourage new businesses to open up.

This project will draw people back into Ipswich Central and will encourage them to come back and bring their friends!

In the longer term, the Ipswich Central Partnership was also interested to build on this project to explore ways to create places for people, not cars.

WHY?

- Improve the night time economy
- Showcase the identity of Top of Town and its culture and heritage
- Create a destination
- Strengthen community connection and sense of place

AREA OF FOCUS

- Top of Town precinct using back and front of buildings and the laneways between.

YOUR PEOPLE

- | | |
|-------------------|--|
| ▪ Building owners | ▪ Historic Society |
| ▪ Art Time | ▪ Tour organisers |
| ▪ Arts Alive | ▪ Council: Events, Tourism, Picture Ipswich, Traffic |
| ▪ Arts Society | ▪ Environmental Groups |
| ▪ Arts Connect | ▪ Local Businesses |
| ▪ Lost Ipswich | ▪ Community construction group: Mens Shed, TAFE etc. |
| ▪ Historians | ▪ TAFE, Universities |

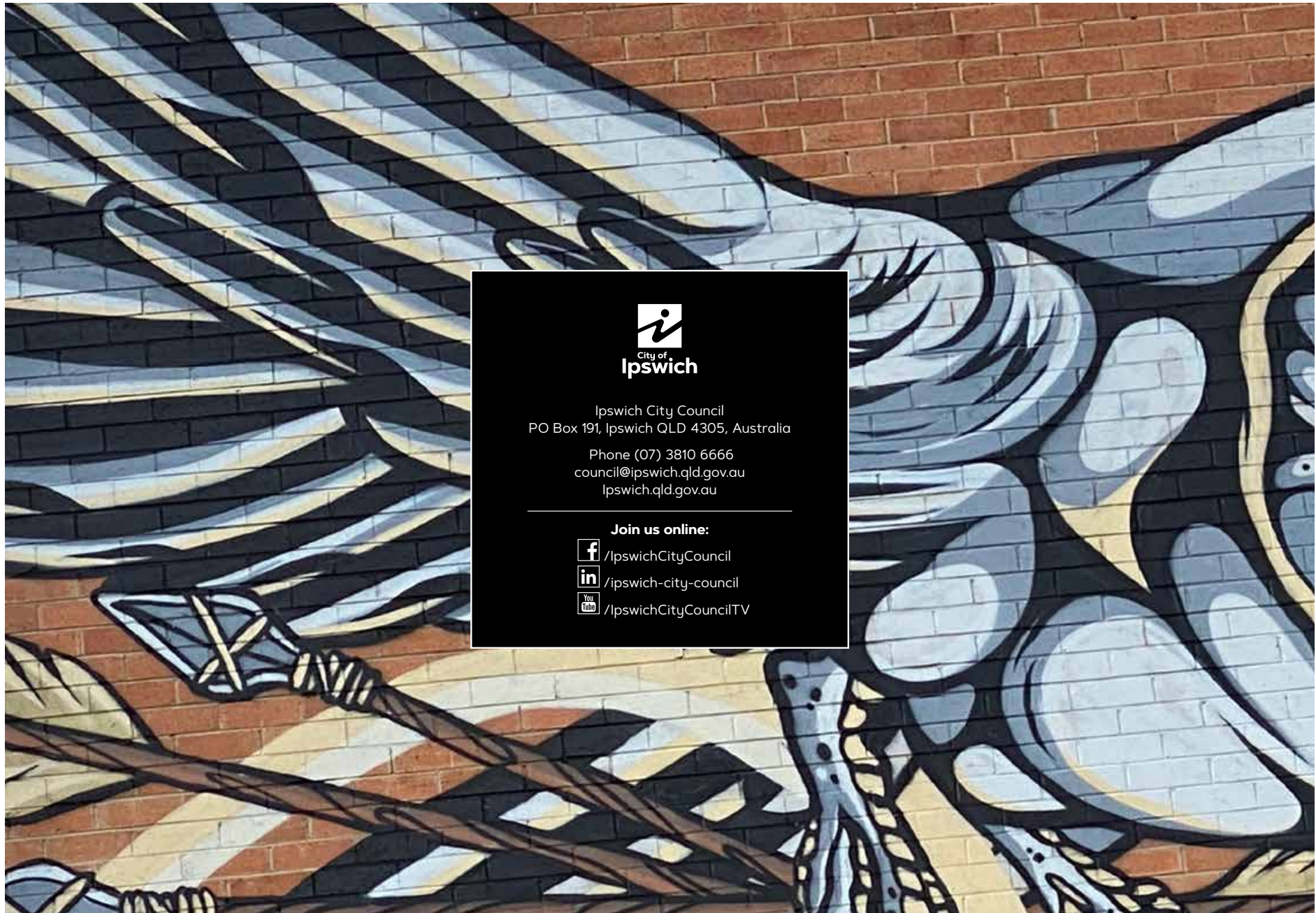
TARGET AUDIENCE

- Ipswich Community
- Wider SEQ Region
- Demographic 30-60 years old

PLACE PLAN ACTIONS

- 6. Places for people not cars
- 8. Exploring Top of Town





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5/20/22, 9:54 AM

Bell Street Clean-Up in Ipswich Hailed as a Successful Community Effort - Springfield Lakes



Bell Street Clean-Up in Ipswich Hailed as a Successful Community Effort



Photo Credit: Ipswich Central Partnership

Great things can happen when people work together, something a group of volunteers proved after undertaking a community clean-up on Bell Street in Ipswich Central.

5/20/22, 9:54 AM

Bell Street Clean-Up in Ipswich Hailed as a Successful Community Effort - Springfield Lakes

Read: [*Australia's Largest Animal Genomics Lab to Be Established in Ipswich*](#)

The community-led project, which started in late November 2021, was in response to a petition lodged with Ipswich City Council to "Fix Up Bell Steet." Provisions were provided for the clean-up in partnership with Clean Up Australia Day and Council's [Ipswich Central Revitalisation Project](#).



More than 50 volunteers answered the call, which also saw Mayor Teresa Harding, as well as councillors Marnie Doyle, Andrew Fechner, and Kate Kunzelmann, grabbing some sponges and brushes to transform this gateway into a clean and sparkling commercial hub.

The precinct has now been scrubbed of graffiti and dirt, and then revitalised with fresh coats of paint, newly-sanded benches, disposal of rubbish, more plants on the ground, and heaps of planter boxes at the storefronts.

Item 3 / Attachment 5.

5/20/22, 9:54 AM

Bell Street Clean-Up in Ipswich Hailed as a Successful Community Effort - Springfield Lakes

**Mayor Teresa Harding - Ipswich City Council**
about 6 months ago



We have such a wonderful community

This morning Ipswich Central Partnerships supported by Ipswich City Council held a working bee to give Bell St a whole lot of elbow grease and TLC.

Armed with graffiti removal kits, scrubbing brushes, sandpaper, paint a gerni (thank you Deploy Security and Kennards Hire) and a love of our CBD we spent the morning cleaning up the buildings. ... [See more](#)



[77](#) [11](#) [5](#)

Cr Doyle hailed the initiative as a success. Cr Fechner, on the other hand, said that this was a “fabulous example” of commitment to the revitalisation project.

“As Bell Street is a key Ipswich Central thoroughfare and the entrance to our CBD for those arriving by train it was the ideal location for the Ipswich Central Partnership first initiative,” Cr Doyle said.

Item 3 / Attachment 5.


5/20/22, 9:54 AM


Bell Street Clean-Up in Ipswich Hailed as a Successful Community Effort - Springfield Lakes

Read: [Springfield Lakes Residents Still Awaiting Repairs a Year After Halloween Hailstorm](#)


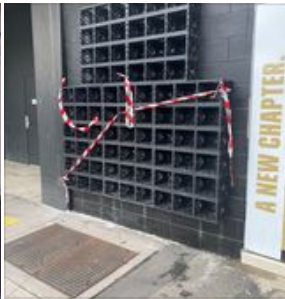

“While Council maintains Bell Street with regular cleaning and graffiti removal from footpaths and other council-owned property, the buildings on the east of the street are all state government assets or privately owned businesses.

“That’s why it’s vital that we work together to improve and maintain the streetscape.”

**Ipswich Central Partnership**
about 6 months ago



Look at this beautiful green wall! The ICC Field Services Branch has got right behind the community’s call to improve Bell Street. Not only have they supplied us with plants for the working bee, but they have now installed a gorgeous green wall on the west side of the street. Fantastic work! Thank you!. The plants they selected look beautiful and fresh in that spot, and it’s the start of a welcoming transition point between our transport hub and the new Nicholas Street precinct.



+2

20

1

2

Item 3 / Attachment 5.

5/20/22, 9:54 AM

Bell Street Clean-Up in Ipswich Hailed as a Successful Community Effort - Springfield Lakes

Meanwhile, Cr Doyle also confirmed that improvements to the awning at the train station on Bell Street are in the early planning stages. They are also in the middle of discussions with the Queensland Department of Natural Resources for the upgrades to the Bell Street Walkway.



Erin Louise

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5/19/22, 3:13 PM

The Rusty Nail bar opens at Nicholas Street Precinct, Ipswich | The Courier Mail

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The Rusty Nail: New bar opens at Nicholas Street Precinct, Ipswich

Ipswich residents eager for a fun night out with friends need not look further than the CBD, as it is now home to a bustling bar filled with tapas, craft beer, wine and cocktails.

Jessica Baker [Follow](#)

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Ipswich

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Nicholas Street mall stage open

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Item 3 / Attachment 5.

5/19/22, 3:13 PM

The Rusty Nail bar opens at Nicholas Street Precinct, Ipswich | The Courier Mail

A new bar has opened its doors at Ipswich's Nicholas Street Precinct, serving up craft beer, wine, tapas, and other signature food and drink.

Owners Emma Hutchinson and John Keating have spent the past 10 weeks transforming their newly-acquired space at 44 Ipswich City Mall into a unique entertainment, food and drink venue – The Rusty Nail.

Acting on a “gap in the market” they observed in recent years, Ms Hutchinson and Mr Keating hope their new business will inject some life back into the once-thriving Ipswich CBD.

“It will be a place for people to go and enjoy some local food and alcohol,” Ms Hutchinson said.

“The beer that we’ve got – even some of the gins and wines – we’re trying to keep them local as much as possible. And definitely our food is all local.

“I guess we just want to get the night-life happening in Ipswich because it’s been dead for so long.”



The Rusty Nail owners Emma Hutchinson and John Keating. Picture: Maverix Crew

Ms Hutchinson, originally from England, and Mr Keating, originally from Ireland, bought a house at Ipswich three years ago and quickly came to love the city and its community.

Having opened a number of coffee shops and a bar in the past, they decided they would like to do something similar close to their new home.

Hence, The Rusty Nail was born.

Ms Hutchinson and Mr Keating have already received “overwhelming” support from Ipswich residents of all ages, which they expect will reflect the bar’s customer demographic.

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5/19/22, 3:13 PM

The Rusty Nail bar opens at Nicholas Street Precinct, Ipswich | The Courier Mail



Co-owner Ms Hutchinson said The Rusty Nail will be a place people of all ages can come to enjoy good food, drink, company, and entertainment.
Picture: Maverix Crew

“We’ve seen such a huge range in the (age of the) audience just from social media,” Ms Hutchinson said.

“It really ranges from 18 to 65. I imagine we will probably be pulling in an audience who are around the 30 to 40 (years) mark.”

Down the track, Ms Hutchinson said The Rusty Nail will be a place entertainers, including local musicians and comedians, can come to perform.

In the meantime, patrons can enjoy the bar’s tasting room in the basement, its “grungy” atmosphere downstairs and “classy” atmosphere upstairs, and its high-quality, locally-sourced drinks and specialty dishes, such as The Rusty Nail sandwich and pork belly.



<https://www.couriermail.com.au/news/queensland/ipswich/the-rusty-nail-new-bar-opens-at-nicholas-street-precinct-ipswich/news-story/2b8645b46...> 3/7

Item 3 / Attachment 5.

5/19/22, 3:13 PM

The Rusty Nail bar opens at Nicholas Street Precinct, Ipswich | The Courier Mail



Chef Adam Dayes uses local produce to create delicious snacks and meals that reflect seasonality. Picture: Maverix Crew

Bookings and enquiries for Christmas events and other functions have already started to flow in, so people interested in securing a table over the holidays are encouraged to reach out now.

“(The response) has been amazing. Incredible really,” Ms Hutchinson said.

“We’ve been bombarded with bookings and enquiries and so many people have wished us good luck.”

Ms Hutchinson and Mr Keating are currently on the lookout for more bar staff and a second chef to join their team as they grow and expand and, hopefully, open for lunch in the future.

Patrons can visit The Rusty Nail between 4pm and 10pm Thursdays, 4pm and midnight Fridays and Saturdays, and 4pm and 10pm Sundays.

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Renovation of O'Sullivan's building at Brisbane St, Ipswich proposed | The Courier Mail

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Proposed O'Sullivan's building renovation could see rooftop bar open at Brisbane St, Ipswich

A rooftop bar and a cellar restaurant are just two of the exciting new businesses proposed to open along a major street in Ipswich's CBD, perhaps signifying the revival of the once-thriving area.

Jessica Baker [Follow](#)

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Three vacant shops in Ipswich's business district could soon undergo a complete transformation, making way for new
<https://www.couriermail.com.au/news/queensland/ipswich/business/proposed-osullivan-s-building-renovation-could-see-rooftop-bar-open-at-brisba...> 1/7

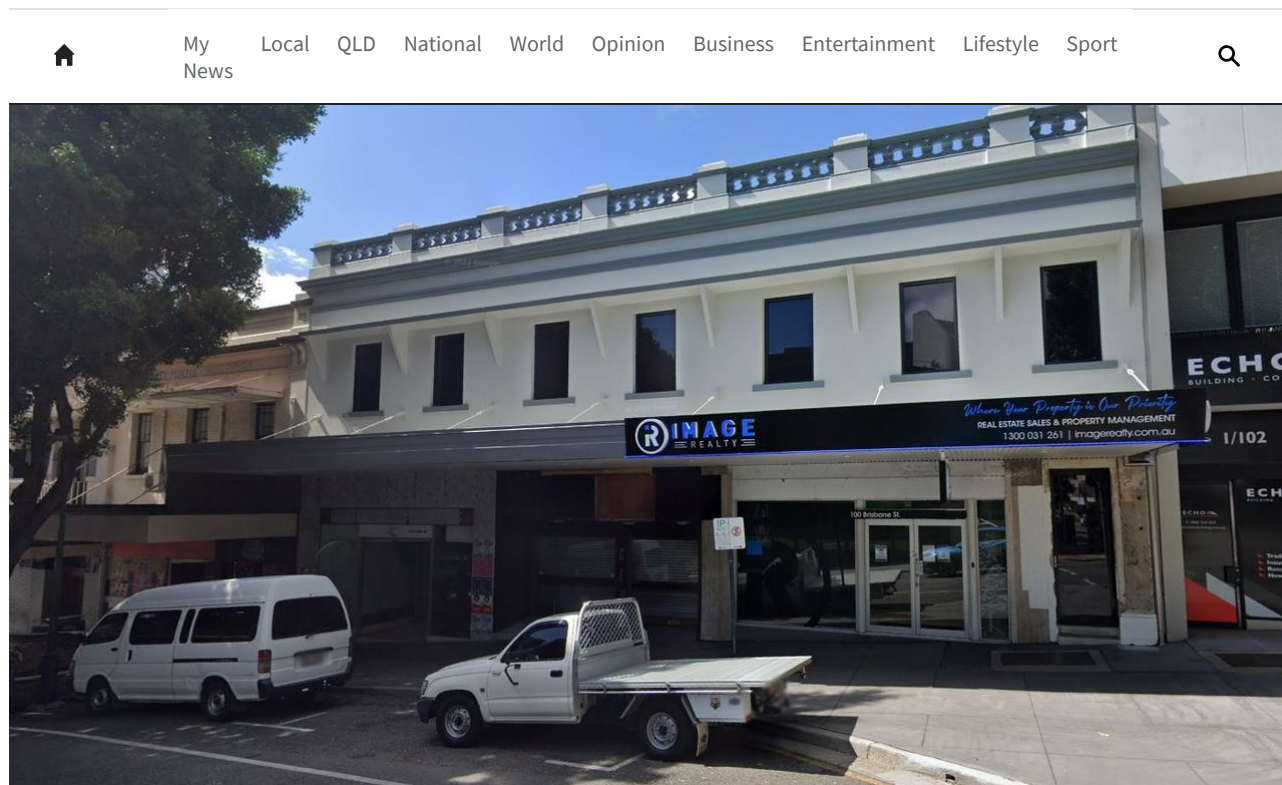
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5/19/22, 4:29 PM

Renovation of O'Sullivan's building at Brisbane St, Ipswich proposed | The Courier Mail

tenancies including a restaurant, cafe, shop, cellar bar, and roof bar.

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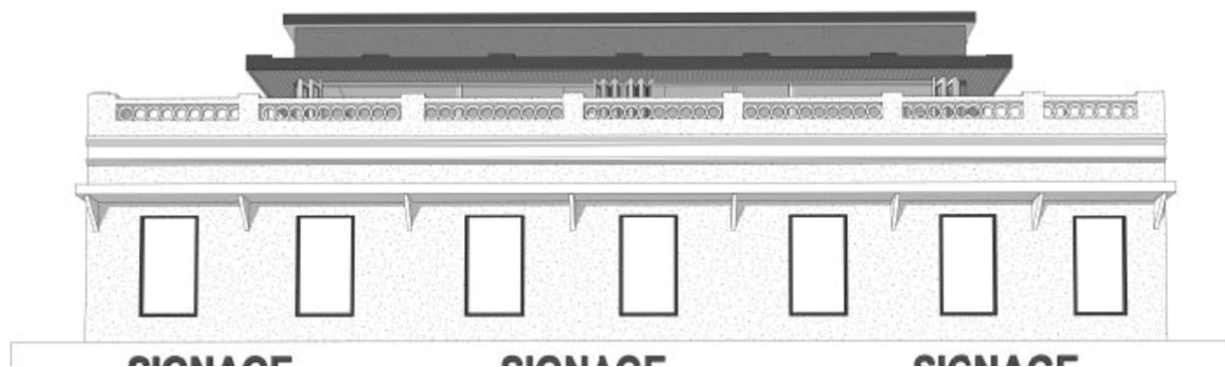
Shops within the O'Sullivan's building are currently vacant, as pictured in December 2021. Picture Google Maps

JKR proposed the existing basement space within the building be modified to provide for a cellar bar and restaurant tenancy, with the ground floor to be split into two tenancies.

If the application is approved, the ground level shops will likely be used for either cafe, restaurant, office, or retail purposes and an internal alleyway will be installed to connect Brisbane St and Limestone St to the building's rear.

"A 98.1m2 open outdoor seating area has been provided in the rear 'courtyard' area and is to feature garden planter boxes and a new roof over," plans stated.

"The existing non-significant structures at the rear of the building are to be demolished."



<https://www.couriermail.com.au/news/queensland/ipswich/business/proposed-osullivan-s-building-renovation-could-see-rooftop-bar-open-at-brisba...> 2/7

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Renovation of O'Sullivan's building at Brisbane St, Ipswich proposed | The Courier Mail

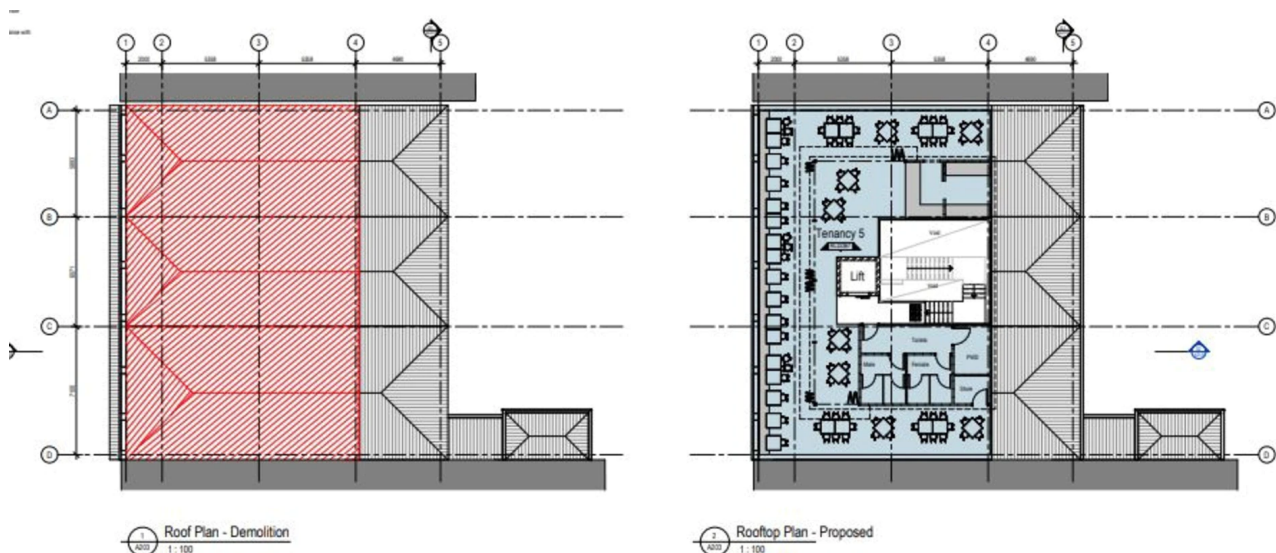


A sketch of what the historic O'Sullivan's building could look like if the proposed renovations are completed.

The plans indicated the first floor of the building would comprise a single tenancy to be used as an office, while the roof would be modified to allow for operation of a roof bar and restaurant.

"The modifications include the removal of part of the existing roof retaining the front parapet and rear of the triple hipped roof," they stated.

"A new low pitched skillion roof is provided over the central area of the proposed roof bar."



Plans for refurbishment of the O'Sullivan's rooftop.

In carrying out renovation works, demolition of post-1946 additions and structures to the rear of the building and removal of internal elements such as building fabric will be required.

But, according to plans, this will only allow for "improved appreciation" of the original rear facade.

Parking for 12 cars has also been proposed for the Brisbane St site, as well as a pedestrian pathway to the eastern side of the carpark.



<https://www.couriermail.com.au/news/queensland/ipswich/business/proposed-osullivan-s-building-renovation-could-see-rooftop-bar-open-at-brisba...> 3/7

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5/19/22, 4:29 PM

Renovation of O'Sullivan's building at Brisbane St, Ipswich proposed | The Courier Mail



Brisbane St, Ipswich circa 1895, prior to the modernisation of the 1950s. Picture: Heritage Impact Statement / Ipswich City Council

The iconic O'Sullivan's building, though now completely vacant, was occupied by Queensland Property Group, gel blaster business Command Elite Hobbies, and real estate agency Remax A1 Ipswich in 2019.

It was constructed in 1885 for well-known Ipswich community member Patrick O'Sullivan and used at the time by three commercial tenancies — including solicitors, a butcher, and a footwear business — on the ground floor, with offices at the upper level.

The site is bounded today by locally-listed heritage buildings to the east and west, making its section of Brisbane St one of particular historical significance.

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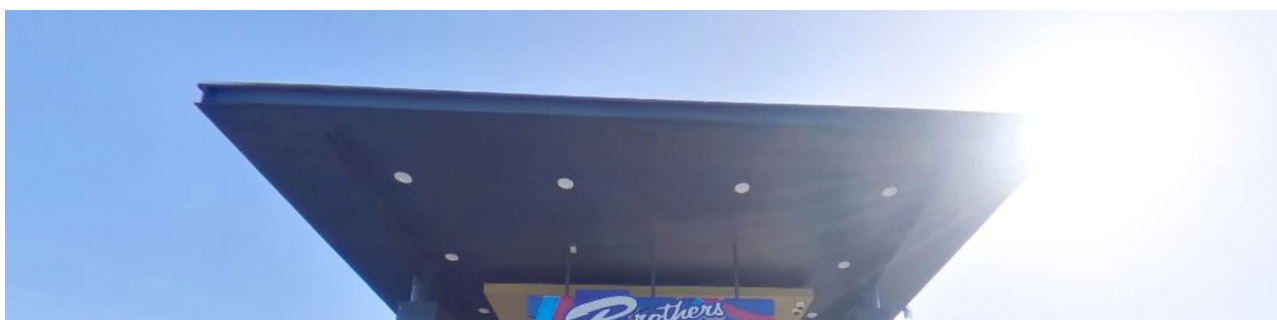
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5/20/22, 11:45 AM

Baked comes to Brisbane Street - Ipswich News Today

Baked comes to Brisbane Street

23/09/2021



Baked by Joseph & Ann is now open in Brisbane Street.

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By Camille Brandon

A new bakery has arrived in Brisbane Street.

Baked by Joseph & Ann is owners Ben Brown and Sherie McDonald's first retail shop.

The shop officially opened on Friday 17 September, after a whirlwind few months.

Despite a builder quitting on them, the duo managed to open their shiny new store with polished wooden floors, a whole new kitchen and a fresh look successfully.

Ben and Sherie have shared a space with a local cupcake business, Little Model Cupcakery for the past year, and before hired a kitchen in Mt Gravatt to work out of.

Over time their business has gone from strength to strength, with wholesale orders, and they decided to open a retail shop front.

"We really hope that everyone likes it and enjoys it," owner Ben said.

"We are trying to bring something a little different to the area."

They sold out of stock on their first weekend in Brisbane Street.

The bakery sells macarons and other creative sweet treats including Lemon and Chocolate Grenade and Choc Raspberry Brownie Jars.



Item 3 / Attachment 5.

5/20/22, 11:45 AM

Baked comes to Brisbane Street - Ipswich News Today

Baker Ben said his favourite to make would be macarons.

"They are really technical to make and very satisfying when you get it right," he said.

Find their store at 173 Brisbane Street, Ipswich, open on Friday 8am to 2pm and Saturday and Sunday 8am to 12pm.



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5/20/22, 10:29 AM

Ipswich family open up gourmet sushi shop in Top of Town | The Courier Mail


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News Queensland Ipswich Business

Aaliyah Xu opens gourmet Sushi HWA store in Ipswich's Top of Town precinct

An Ipswich mum and her 16-year-old son once travelled from Springfield to Brisbane to work as sushi chefs for other bosses. Now, they have their very own shop at Ipswich.

Jessica Baker [Follow](#)

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Australian brand Sushi Sushi will be the first retailer in the world to list a store for sale via cryptocurrency.

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Item 3 / Attachment 5.

5/20/22, 10:29 AM

Ipswich family open up gourmet sushi shop in Top of Town | The Courier Mail

An Ipswich mum who worked for years as a sushi chef for other bosses has opened her very own restaurant close to home and at the top of town.

Aaliyah Xu of Springfield said the response to the opening of her new store, Sushi HWA at 7 West St, Ipswich, had been overwhelmingly positive and she and her family were run off their feet making and preparing orders.

“People are very kind around here,” Ms Xu said.

“During lunch times they come here, drop in and take some lunch. Lunch time is pretty busy, from 11am to 2pm.”



Sushi HWA owners Aaliyah Xu and her husband and their two sons, aged 16 and 13 years. Picture: Facebook / David Martin: Ipswich

Ms Xu said she and her husband and their two boys, aged 13 and 16, moved to Ipswich from New Zealand in 2019. She travelled to Brisbane to work as a sushi chef for other people ever since.

“When I was working for the other shops I enjoyed it, making sushi,” she said.

“(My) older son, he used to work with me at the previous work.

“He doesn’t know how to cook, but he knows (how to make) sushi.”

Both of Ms Xu’s children will now work part-time at their parents’ sushi shop, around their school and sporting commitments.



<https://www.couriermail.com.au/news/queensland/ipswich/business/aaliyah-xu-opens-gourmet-sushi-hwa-store-in-ipswichs-top-of-town-precinct/n...> 2/6

Item 3 / Attachment 5.

5/20/22, 10:29 AM

Ipswich family open up gourmet sushi shop in Top of Town | The Courier Mail



Located at 7 West St, Sushi HWA is open seven days a week, from 10am to 5.30pm. Picture: Facebook / David Martin: Ipswich

The family business will take on additional staff from next week so it can work more efficiently to serve its quickly-growing customer base.

Tables will also be installed at the West St site next week so customers can enjoy their extensive offerings — ranging from grilled nigiri sushi to udon noodles — in-store.

While this is only the beginning of the Xus' first business venture together, they hope that they are one day able to open Sushi HWA stores in other locations across Ipswich.

The store is open seven days a week, from 10am to 5.30pm, though its closing time is likely to be extended in the near future due to popular demand for Sushi HWA dinners.

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<https://www.couriermail.com.au/news/queensland/ipswich/business/aaliyah-xu-opens-gourmet-sushi-hwa-store-in-ipswichs-top-of-town-precinct/n...> 3/6

Doc ID No: A8095324

ITEM: 4

SUBJECT: NICHOLAS STREET PRECINCT - COMMUNICATIONS, ENGAGEMENT AND EVENTS
REPORT MAY 2022

AUTHOR: COMMUNICATIONS, EVENTS AND ENGAGEMENT MANAGER

DATE: 2 JUNE 2022

EXECUTIVE SUMMARY

This is a report concerning the communications, engagement and events activity undertaken and planned for the Nicholas Street Precinct in May 2022.

RECOMMENDATION/S

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

The 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 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

Caring for the community

PURPOSE OF REPORT/BACKGROUND

The purpose of this report is to provide a summary of activity held in May and inform of activity upcoming.

EVENTS

In May the Nicholas Street Precinct hosted the Ipswich Twilight Markets, Handmade Market Expo, lunchtime food trucks, DVAC Walk, Auslan Yoga, Fatality Free Friday and the inaugural Dogfest dog market.

Welcoming over 3,000 visitors and furry friends for Dogfest on Saturday, 7 April, the event was extremely well received and featured over 80 stalls and food trucks, live music, workshops and competitions with Triple M host Liam Flanagan as the event host. Given the positive community, organiser and stallholder feedback, discussion is underway to make this a more frequent offer on the events calendar.

Events upcoming in June are focused on school holiday activations with the following events scheduled:

Daily changing stage shows from 10:00am – 1:30pm:

- Monday 27th – Fireman Sam
- Tuesday 28th – Blinky Bill
- Wednesday 29th – Bob the Builder
- Thursday 30th – Paddington
- Friday 1st July – Peppa Pig
- Saturday 2nd – Octonauts
- Monday 27th to Sunday 10th July - Daily interactive prehistoric dinosaur display will also be in Tulmur Place

All school holiday events will be free to the community and complemented with food trucks and themed market stalls.

Additional events in June include:

- Friday 3rd - Ipswich Twilight Markets from 3:00pm to 8:00pm
- Saturday 4th – Ipswich Garden and Plant Fair
- Saturday 11th – Handmade Expo Market from 9:00am to 1:00pm
- Saturday 25th – Auslan Yoga from 8:30am to 9:15am

Marketing

The Nicholas Street team has engaged two partners to assist with benchmarking data to support tenants and forecasting of the precinct. Urbis has been engaged to assist with a retail trade catchment study and Bull + Bear have been engaged to offer insight into the social and economic impact the precinct will provide. These engagements will monitor activity over the following months as we transition with openings and increased visitation.

Targeted industry advertising is in place during May and June in both The Urban Developer and Shopping Centre News. Branded content is included across display ads, print and database email inclusion to support tenant openings, event visitation and overall brand awareness.

With tenancy openings anticipated in late June, marketing campaigns are in place to support the opening launches with specials and promotions in planning. Opening dates and specials will be announced via our social media channels and the community is encouraged to follow.

LEGAL/POLICY BASIS

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

Local Government Act 2009

RISK MANAGEMENT IMPLICATIONS

Comprehensive event plans are in place for all events in addition to the enforcement of the issues and crisis plan, emergency plan and engagement of 1800-medics to support as appropriate.

FINANCIAL/RESOURCE IMPLICATIONS

The initial draft of the 2022-2023 precinct activation budget has been completed and is currently under management review.

COMMUNITY AND OTHER CONSULTATION

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

CONCLUSION

Commercial success for the precinct in the medium and long term is reliant on a comprehensive and ongoing management strategy and complementing activation plan to support tenants and deliver a revitalised precinct that encourages the community to 'explore more'.

Karyn Sutton

COMMUNICATIONS, EVENTS AND ENGAGEMENT MANAGER

I concur with the recommendations contained in this report.

Sean Madigan

GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT

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

Doc ID No: A8094231

ITEM: 5

SUBJECT: NICHOLAS STREET PRECINCT - RETAIL SUB-PROJECT STEERING COMMITTEE
MAY 2022

AUTHOR: PROJECT MANAGER

DATE: 2 JUNE 2022

EXECUTIVE SUMMARY

This is a report concerning the May 2022 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 May 2022 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 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 RSPSC met on 1 June 2022 and considered the status of retail leasing, the cinema tender process and the status of the design development for both the Venue and Commonwealth Hotel. Refer Attachment 1 for the draft RSPSC 1 June 2022 minutes.

The table below identifies the status of tenancy negotiations as of 3 June 2022. Since the previous report, one Agreement For Lease (AFL) that had been signed by the Lessee was countersigned by Council. Two tenancies within Metro B commenced fit-out, with completion due mid-June 2022. Two further tenancies are due to commence fit-out at the

same time with completion due in July 2022. Progress on the remaining tenancies has been slow, with uncertainty surrounding construction pricing and availability of materials and labour creating delays.

Deal Status	May 2022	Change from April 2022
HOA Signed (non-legally binding)	17	0
HOA Pending Approval by Council	1	0
Lease Documents Issued	16	0
Lease Documents Being Prepared	1	0
Leases Executed by Lessee	6	0
Leases Pending Approval by Lessor (Council)	0	-1
Leases Executed by Lessor (Council)	6	+1

In December 2021, Council endorsed entering into an AFL/lease with the preferred operator for the cinema complex within the Venue building. The exclusivity period to allow Council to finalise the AFL/lease, tenant fit-out design, Venue's design and cost is nearing completion. Hutchinson Builders have almost completed the design development with an associated contract sum to build. This process will assist in the documentation of the lessor's base build scope of works. Council has conditioned its approval of the Venue's refurbishment on the cinema AFL being executed.

As previously reported, the AFL for the Commonwealth Hotel was executed on 10 March 2022, a condition by Council for the approved hotel extension to progress to construction. At its 24 March 2022 Council approved the engagement of Hutchinson Builders to undertake 100% design development with an associated contract sum to build. The documentation of the lessor's base build scope of works is nearing completion. Following receipt of a price commitment from the builder and a detailed review by a third party quantity surveyor, Council's approval for the associated contract variation will be sought (likely August 2022).

Finalisation works to the Metro B building and adjoining streetscape continued in May 2022 with hoarding removed on 3 June 2022 from the Nicholas Street frontages of Metro A and Metro B and also in Union Place. It is currently anticipated that the first tenancies in Metro B and Eats will open late June 2022. These tenancies are Terry White Chemmart, Gelatissimo and That Dumpling Place.

Due to the proximity of the May 2022 Ipswich Central Redevelopment Committee meeting to the end of the reporting month, the April 2022 Executive Report was not included with the May 2022 committee papers, this report is now included as Attachment 2. Refer Attachment 3 for the May 2022 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

Challenges to retail leasing continue 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.

The conversion of endorsed HOA's into legally binding AFLs/leases remains a critical outcome given the status of refurbishment works to the Eats and Metro B buildings.

The refurbishment of the Venue building is contingent on the execution of AFL with the prospective cinema operator.

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.

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

The process to secure tenants continues as does the conversion of HOA's into AFL's/leases. Achieving an executed lease for the cinema remains a critical focus given the upcoming opening of tenancies in both the Eats and Metro B buildings.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Draft RSPSC Minutes 1.6.22  
2.	April 2022 Executive Report  
3.	May 2022 Executive Report  

Greg Thomas
PROJECT MANAGER

I concur with the recommendations contained in this report.

Sean Madigan

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 23
Venue: Claremont Room, Level 8 - 1 Nicholas Street
Date: 1 June 2022 (3:00 – 4.30 PM)

Members:	James Hepburn (Chair) (JH); Sean Madigan (GM I&E) (SM); Greg Thomas (Project Manager) (GT)
Observers:	Cr Marnie Doyle, Karyn Sutton, Nicole Denman, Brent McKay, Sonia Cooper
Apologies:	Cr Nicole Jonic, Cr Kate Kunzelmann
Chair / Minutes:	Chair – James Hepburn Minutes – Nicole Denman

No.	OFFICER	DESCRIPTION
1	JH	Attendance / Apologies
2	JH	Previous Minutes & Actions Arising <ul style="list-style-type: none"> Status of action items from 10.5.22 meeting
3	JH	Retail Leasing <ul style="list-style-type: none"> Retail PCG meeting outcomes 31.5.22 Leasing schedule update circulated Status of HOA endorsements/ongoing negotiations/prospecting/new interest Cinema - Status updated provided Venue/143 Brisbane Street <ul style="list-style-type: none"> ACTION: GT to provide a report to the 29.6.22 RSPSC meeting on developments with West Moreton Health's interest and NSP/ICC's preferred accommodation and financial position
4	JH	Retail Redevelopment <ul style="list-style-type: none"> Metro B/Eats status (update on procurement of Cat 1 costs) Commonwealth Hotel status Venue status <ul style="list-style-type: none"> ACTION: GT to confirm with Legal Services the approval process and timing associated with Venue and Commonwealth Hotel procurement
5	KS	Precinct Activation and Events <ul style="list-style-type: none"> 2022/23 activation/event calendar <ul style="list-style-type: none"> June/July 2022 school holiday program Tenant openings Update on working group - permits, licensing, mall gazettal etc. AV <ul style="list-style-type: none"> ACTION: KS to provide a preview of the AV presentation at the 29.6.22 RSPSC meeting
6	JH/KS	Precinct Management <ul style="list-style-type: none"> Resourcing update Marketing, social media and website <ul style="list-style-type: none"> ACTION: KS to prepare media releases re tenancy openings for release after the June 16 Ipswich Central Redevelopment Committee Wayfinding <ul style="list-style-type: none"> ACTION: KS to provide an update on the wayfinding program to the 29.6.22 RSPSC meeting
7	GT	Procurement <ul style="list-style-type: none"> Current – commercial agent, cinema operator, Venue PM Future – Commonwealth Hotel D&C, Venue D&C, Senior PM - Retail Development (client side), Tulmur Bar design, precinct management support functions (property/tenant mgt)
8	JH	Financials <ul style="list-style-type: none"> 2022/23 operational/capital budget
9	GT	June 2022 ICRC/Council Reports <ul style="list-style-type: none"> May 2022 RSPSC/Communications Engagement and Events Reports Councillor briefing session 2.8.22 - Comm. Hotel/Venue Construction Procurement

Item 5 / Attachment 1.

10	GT	Retail Ministerial Exemption <ul style="list-style-type: none">• June 22 quarterly report (due late June), June 2022 half-yearly report (due late July)
11	JH	Precinct Strategy <ul style="list-style-type: none">• QTC status provided• Future development planning – Tulumur Bar, Metro A and other sites
12	JH/GT	General Business <ul style="list-style-type: none">• Metro B - update• QR issues – update• Tulumur Place management issues – vandalism/smoking• NSP resourcing
13	JH	Next Meeting – 29.6.22

NICHOLASST PRECINCT

Nicholas Street, Ipswich Central **Executive Report No.36** To 6 May 2022



NICHOLASST

IPSWICH CENTRAL

DOCUMENT INFORMATION

Title: Nicholas Street, Ipswich Central
Subtitle: Executive Report

VERSION	DATE	PREPARED BY
1	6 May 2022	CBD Redevelopment Project Team

Distribution

Ipswich City Council

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IPSWICH CENTRAL - RETAIL - DASHBOARD - Apr 2022

\$254.6M

Budget

\$220.4M

Committed Costs

\$217.9M

Actual

\$33.72M

Forecast Costs

\$254.1M

Total Forecast Cost

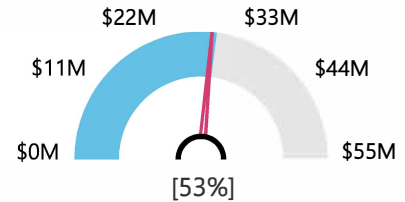
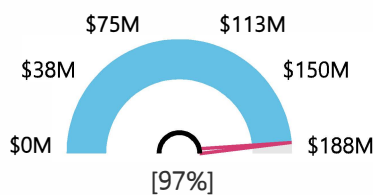
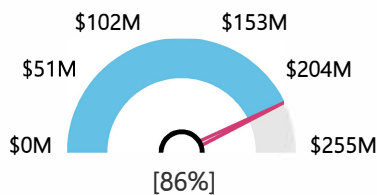
Description	Budget	Committed Costs	Forecast Costs	Total Forecast Cost	Actual
Commonwealth Hotel	\$11,987,570	\$6,810,084	\$5,177,486	\$11,987,570	\$6,723,069
Retail Project	\$54,555,348	\$30,577,742	\$26,892,023	\$57,469,765	\$28,809,735
Civic Project	\$188,020,704	\$183,009,841	\$1,646,268	\$184,656,109	\$182,383,710
Total	\$254,563,623	\$220,397,667	\$33,715,777	\$254,715,777	\$217,916,514

Actual, Budget and Commitments

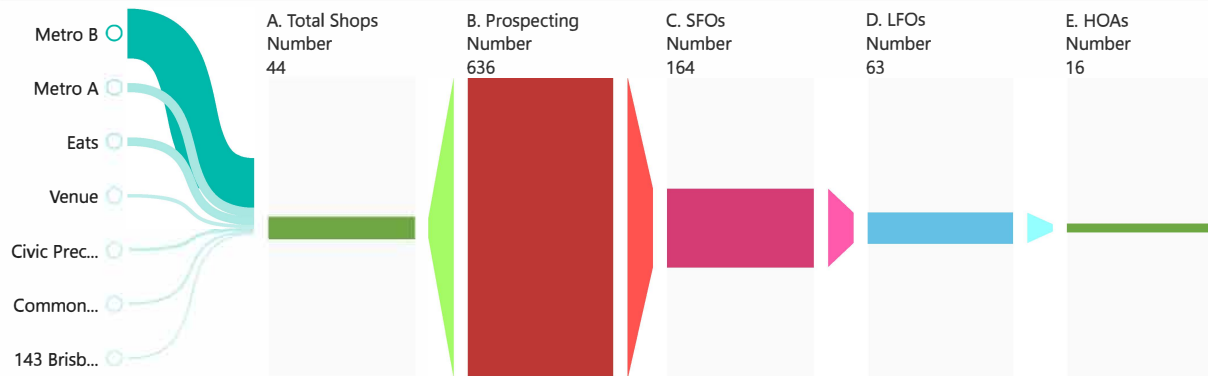
Total

Civic

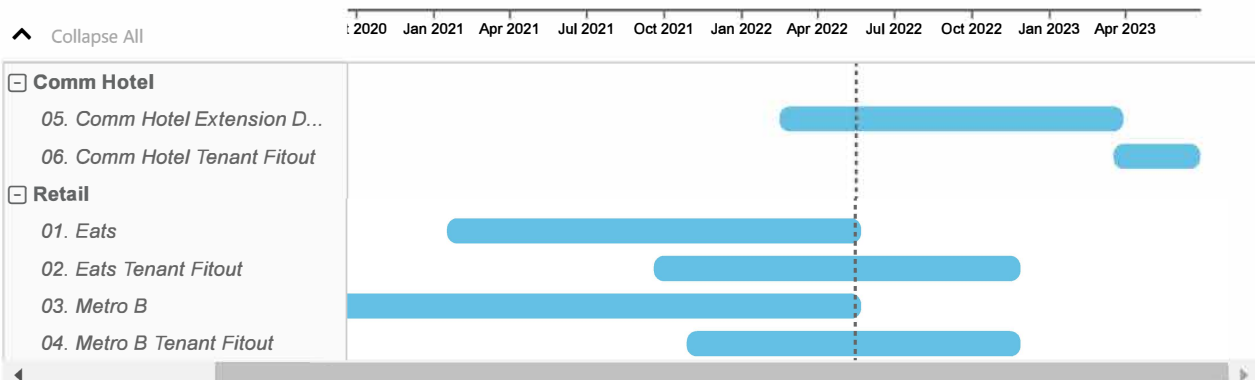
Retail



Leasing



Retail Schedule





1. Program

1.1 SUMMARY

The Retail delivery program has been updated as of 6 May 2022. A summary Gantt chart is included at **Appendix A** of this Report which reflects target completion dates summarised in the table below.

Table 1 – Program Status Summary

Ref	Project	Current Status	Target Completion
SP6	Eats Façade & Streetscape	Completed	Q4 2020
	Eats Landlord Works	In Construction	Q2 2022
	Eats Tenant Fit-out <i>* First tenant forecast to open June-2022</i>	In Design / Construction	From Q2 2022
SP7	Metro A Façade & Streetscape	In Construction	Q2 2022
	Metro A Landlord Works	On Hold	TBD
	Metro A Tenant Fit-out	On Hold	TBD
SP8 / 9	Metro B (& Streetscape)	In Construction	Q2 2022
	Metro B Landlord Works	In Construction	Q2 2022
	Metro B Tenant Fit-out <i>* First tenant forecast to open late May-2022</i>	In Design / Construction	From Q2 2022
SP10	AV Digital Projections Design & Construction	In Design	Q3 2022
TBC	Venue Landlord Works	In Design	Q4 2023
	Venue Tenant Fit-out	On Hold	Q4 2023
TBC	Commonwealth Hotel Façade & Streetscape	Completed	Q2 2021
	Commonwealth Hotel Extension	In Design	Q2 2023
	Commonwealth Hotel Tenant Fit-out	Developing Concept	Q3 2023



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	\$183,009,841	\$1,646,268	\$184,656,109
2	Commonwealth Hotel	\$11,987,570	\$6,810,084	\$5,177,486	\$11,987,570
3	Retail Project	\$54,555,349	\$30,577,742	\$26,892,023	\$57,469,765
	TOTAL	\$254,563,623	\$220,397,667	\$33,715,777	\$254,113,444

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 reduced significantly, however some subsequent variations are progressively being claimed.

The Civic and Retail cashflow for recent months is captured below.

Table 4 – Cash Flow

Month	Monthly Expenditure	Project Cumulative Total
Feb 2022	Retail: \$1,159,068 Civic: \$104,515 Other Costs: \$4,068	\$214,847,661
Mar 2022	Retail: \$1,583,585 Civic: \$435,284 Other costs: \$105,342	\$216,971,873
Apr 2022	Retail: \$2,392,032 Civic: -\$1,559,027 Other: \$111,636	\$217,916,514



3. Design & Construction

3.1 CIVIC PROJECT

The official opening of the Admin Building and Children's Library occurred on 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 proposed extension to the Commonwealth Hotel has been approved by Council as has its budget. The Development Application was approved by Council December 2021.

AusHotels Group have been secured as the operator of the Hotel, acting as a key anchor tenant to the Entertainment & Leisure offer across the precinct. Hutchinson Builders have been engaged as a variation to their existing construction contract to undertake an 8-week Design Development period followed by the submission of a lump-sum D&C price to deliver the landlord component of works. Concurrently, AusHotels Group have commenced Design / Documentation of their fitout with completion due in early June.

It is forecast that this submission will go to Council's ordinary meeting in June 2022 for its review and approval.

3.3 RETAIL

Fitout works for the project's first retail tenant is underway within the Eats Building, and they are forecast to open for trade early June. An incremental handover to remaining tenants will take place when individual tenancies are ready to start their fitout works.

Practical Completion for the Eats Building (SP6), Metro A façade (SP7), Metro B Building (SP8) and the Nicholas St/ Union Pl Streetscapes (SP9) have all been rescheduled to 25 May 2022. Delays with material supply and impacts from covid-related staffing issues has impacted Hutchinson Builders delivery of the works. This extended timeframe will also allow for the completion of more client-instructed variations and Cat 1 works prior to handover to tenants for their fitout works.

There will also be upcoming variation works and Cat 1 works that are yet to be finalised with tenants, and that need to be delivered by Hutchinson Builders past the reforecast Practical Completion date. These will be delivered as 'Day 2' works under the contract.

The first Eats and Metro B tenancies are forecast to open early June and late May respectively. Incremental opening of remaining tenants will take place after these dates as tenants accept stages handovers of their shops.

The AV Digital Projections (SP10) are currently under design development with Hutchinson Builders and their specialist contractors. Installation works are forecast to commence from June 2022 once ordered equipment arrives in Australia.

Hutchinson Builders have also been approved to undertake an 8-week Design Development phase for the Venue building. They have been engaged as a variation to their existing construction contract and the design phase will conclude with Hutchinson submitting a formal lump-sum D&C price to deliver the works.

It is forecast that this submission will go to Council's ordinary meeting in June 2022 for its review and approval.



APPENDIX A – MASTER PROGRAM

NICHOLASST

IPSWICH CENTRAL

APPENDIX B – SITE PHOTOS

Metro B



Figure 1 (above): Corner of Nicholas St & Union Place



Figure 2 (above): Union Place dining 'balcony'

NICHOLASST

IPSWICH CENTRAL

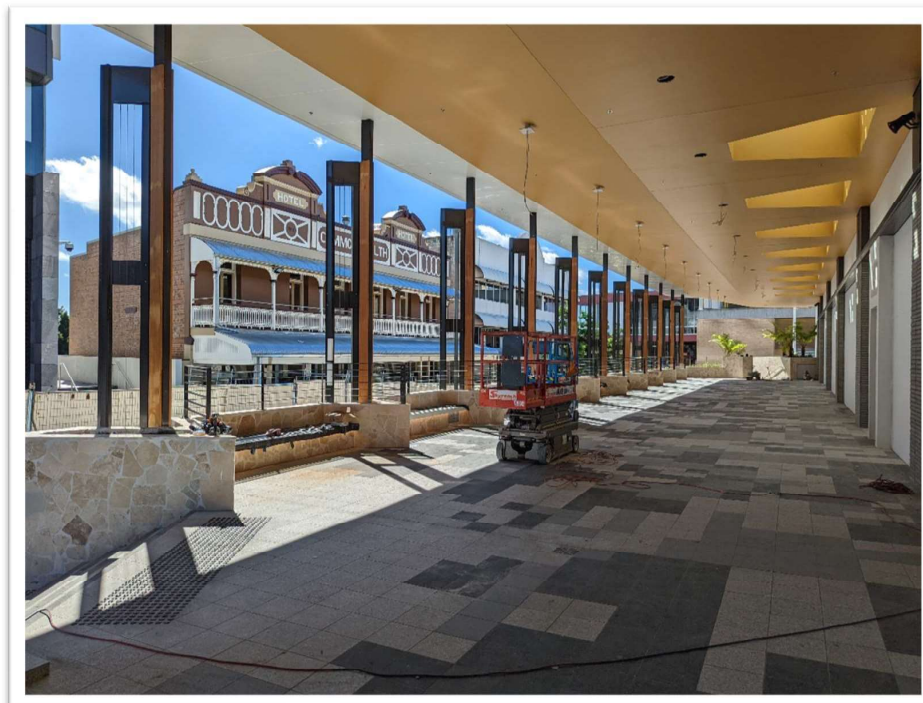


Figure 3 (above): Union Place undercover licenced seating area

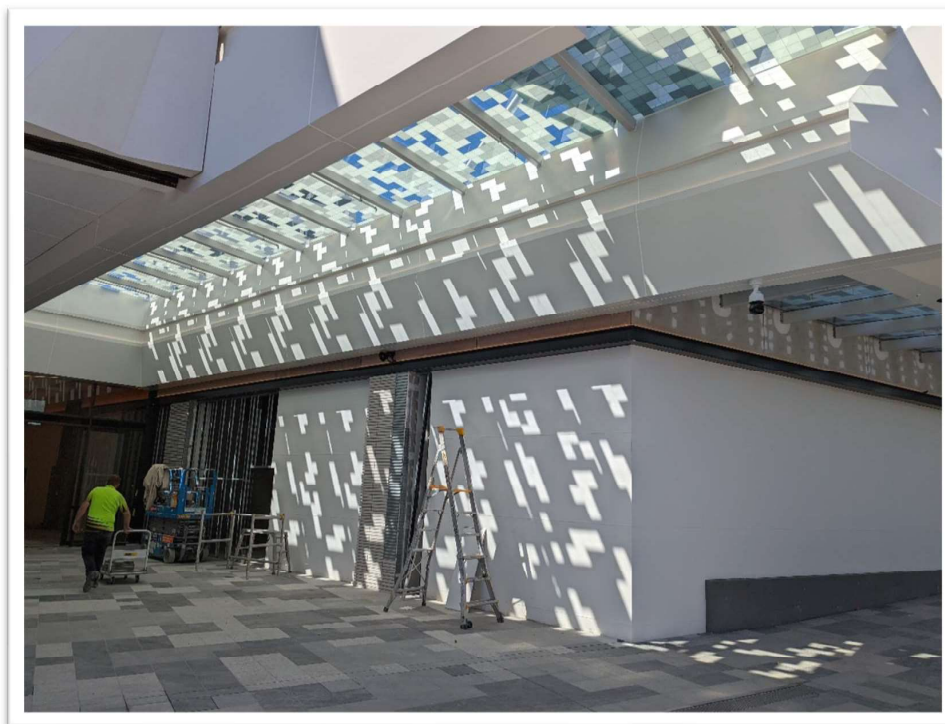


Figure 4 (above): Sunlight coming through skylight at Nicholas St entry

NICHOLASST

IPSWICH CENTRAL

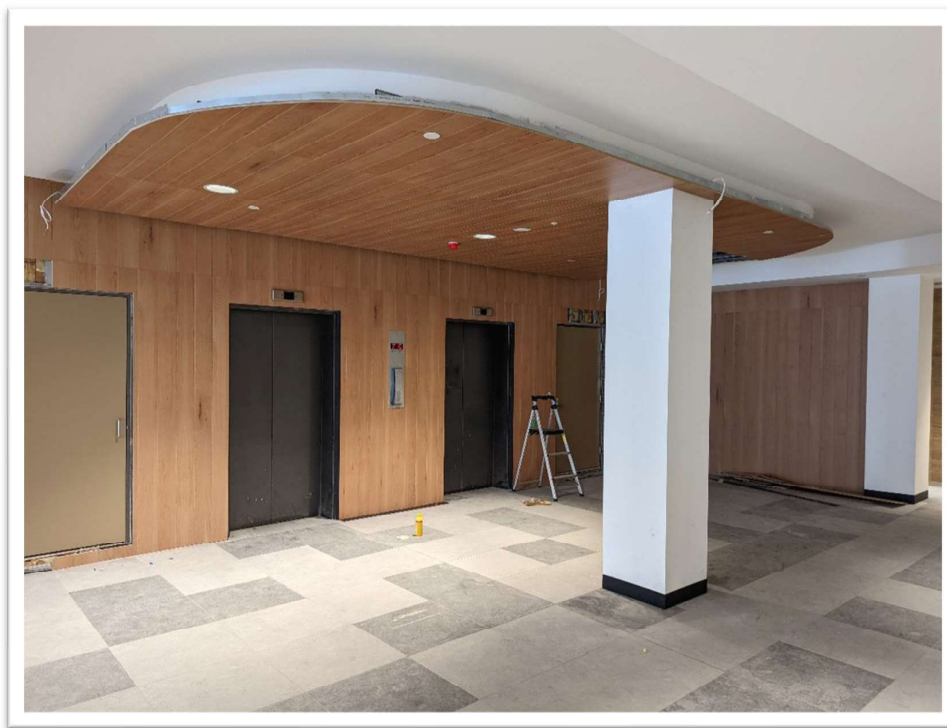


Figure 5 (above): New lift lobby to 2 Bell St tower

NICHOLASST PRECINCT

Nicholas Street, Ipswich Central Executive Report No.37 To 6 June 2022



IPSWICH CENTRAL - RETAIL - DASHBOARD - May 2022

\$254.6M

Budget

\$220.8M

Committed Costs

\$218.8M

Actual

\$33.43M

Forecast Costs

\$254.2M

Total Forecast Cost

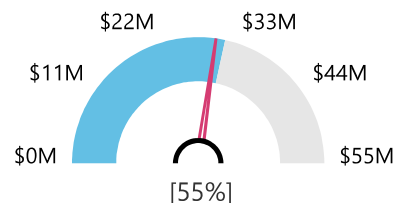
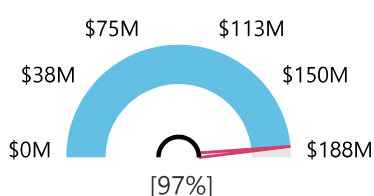
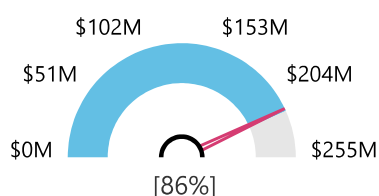
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Civic Project	\$188,020,704	\$182,893,604	\$1,591,270	\$184,484,874	\$182,267,473
Total	\$254,563,623	\$220,757,038	\$33,429,390	\$254,186,427	\$218,849,535

Actual, Budget and Commitments

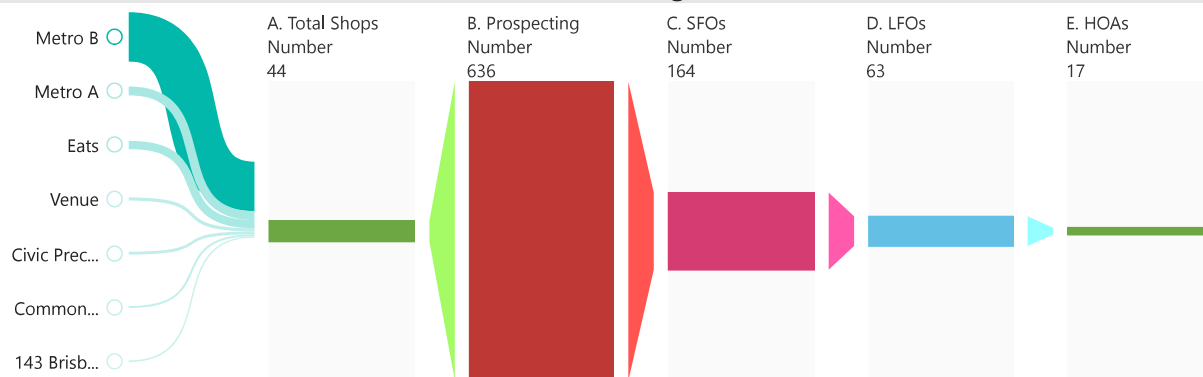
Total

Civic

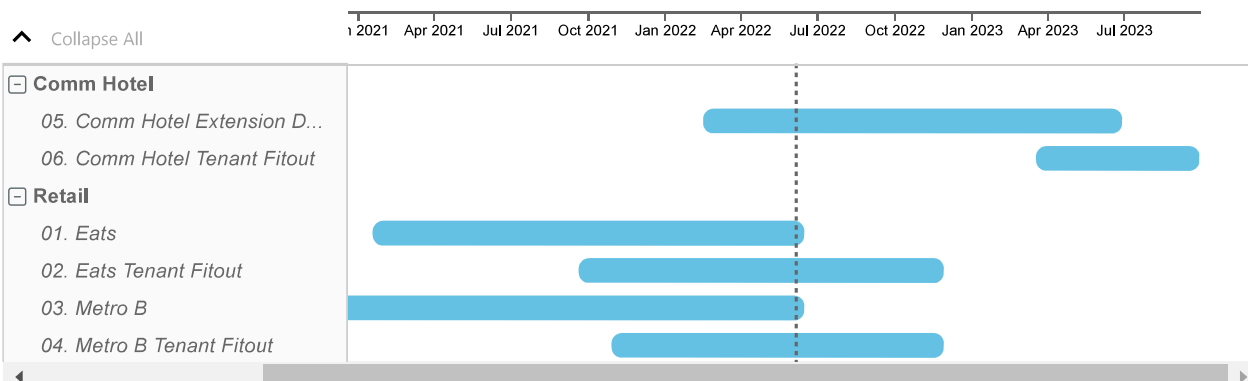
Retail



Leasing



Retail Schedule



NICHOLASST

IPSWICH CENTRAL

DOCUMENT INFORMATION

Title: Nicholas Street, Ipswich Central
Subtitle: Executive Report

VERSION	DATE	PREPARED BY
1	6 June 2022	CBD Redevelopment Project Team

Distribution

Ipswich City Council

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1. Program

1.1 SUMMARY

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SP10	AV Digital Projections Design & Construction	In Design	Q4 2022
TBC	Venue Landlord Works	In Design	Q4 2023
	Venue Tenant Fit-out	On Hold	Q4 2023
TBC	Commonwealth Hotel Façade & Streetscape	Completed	Q2 2021
	Commonwealth Hotel Extension	In Design	Q2 2023
	Commonwealth Hotel Tenant Fit-out	Developing Concept	Q3 2023



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	\$182,893,604	\$1,591,270	\$184,484,874
2	Commonwealth Hotel	\$11,987,570	\$6,843,165	\$5,144,405	\$11,987,570
3	Retail Project	\$54,555,349	\$31,020,268	\$26,693,715	\$57,713,983
	TOTAL	\$254,563,623	\$220,757,038	\$33,429,390	\$254,186,427

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 reduced significantly, however some subsequent variations are progressively being claimed.

The Civic and Retail cashflow for recent months is captured below.

Table 4 – Cash Flow

Month	Monthly Expenditure	Project Cumulative Total
Feb 2022	Retail: \$1,159,068 Civic: \$104,515 Other Costs: \$4,068	\$214,847,661
Mar 2022	Retail: \$1,583,585 Civic: \$435,284 Other costs: \$105,342	\$216,971,873
Apr 2022	Retail: \$2,392,032 Civic: -\$1,559,027 Other: \$111,636	\$217,916,514
May 2022	Retail: \$930,347 Civic: -\$116,237 Other: \$118,912	\$218,849,535



3. Design & Construction

3.1 CIVIC PROJECT

The official opening of the Admin Building and Children's Library occurred on 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 proposed extension to the Commonwealth Hotel has been approved by Council as has its budget. The Development Application was approved by Council December 2021.

AusHotels Group have been secured as the operator of the Hotel, acting as a key anchor tenant to the Entertainment & Leisure offer across the precinct. In April 2022 Hutchinson Builders were engaged under a variation to their existing construction contract to undertake an 8-week Design Development period followed by the submission of a lump-sum D&C price to deliver the landlord component of works. The Design Development period concluded on the 27th of May with the cost submission due in 6 to 8 weeks. AusHotels Group continue to progress their design and documentation of their fitout.

It is forecast that this submission will go to a Special Council meeting in August 2022 for its review and approval.

3.3 RETAIL

Fitout works for the project's first retail tenants are underway within the Metro B Building, with Terry White and Gelatissimo forecast to open for trade during the week commencing 20 June. Site fencing has been removed with access to the internal mall within Metro B restricted until further openings occur within the building. Two further tenancies within Metro B will commence fitout works in June with openings scheduled for July.

Fitout works for That Dumpling Place within the Eats building are progressing and it is also expected that they will commence trading in June.

Practical Completion for the Eats Building (SP6), Metro A façade (SP7), Metro B Building (SP8) and the Nicholas St/ Union PI Streetscapes (SP9) have all been rescheduled to 17 June 2022. This extended timeframe will tie in with tenant openings and allows for the completion of more client-instructed variations.

Select variations and Lessor/Cat 1 works that are yet to be finalised with tenants will be delivered by Hutchinson Builders past the reforecast Practical Completion date. These will be delivered as 'Day 2' works under the contract.

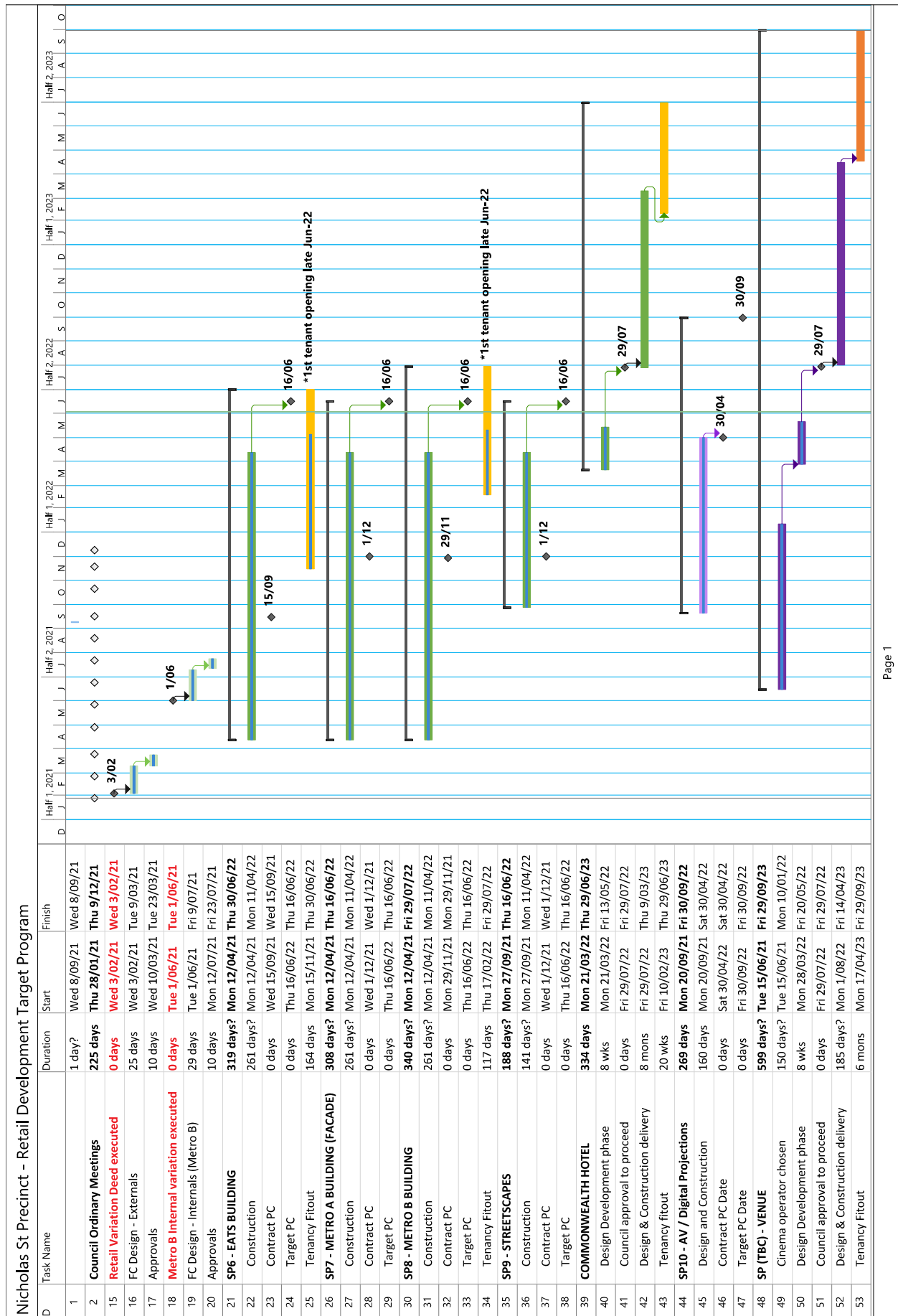
The AV Digital Projections (SP10) are currently under design development with Hutchinson Builders and their specialist contractors. Installation works are forecast to commence from June, however speakers have been delayed until September.

Hutchinson Builders were also approved to undertake an 8-week Design Development phase for the Venue building. They were engaged as a variation to their existing construction contract. The design phase concluded on the 27th of May with the cost submission due in 6 to 8 weeks. Both RLB (quantity surveyor) and WSP (services engineer) have been appointed to review the design and resulting cost plan.

It is forecast that this submission will go to a Special Council meeting in August 2022 for its review and approval.



APPENDIX A – MASTER PROGRAM



NICHOLASST

IPSWICH CENTRAL

APPENDIX B – SITE PHOTOS



Figure 1 (above): Corner of Nicholas St & Union Place



Figure 2 (above): Union Place dining 'balcony'

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Figure 3 (above): Looking east along Union Place towards the Metro B dining balcony.

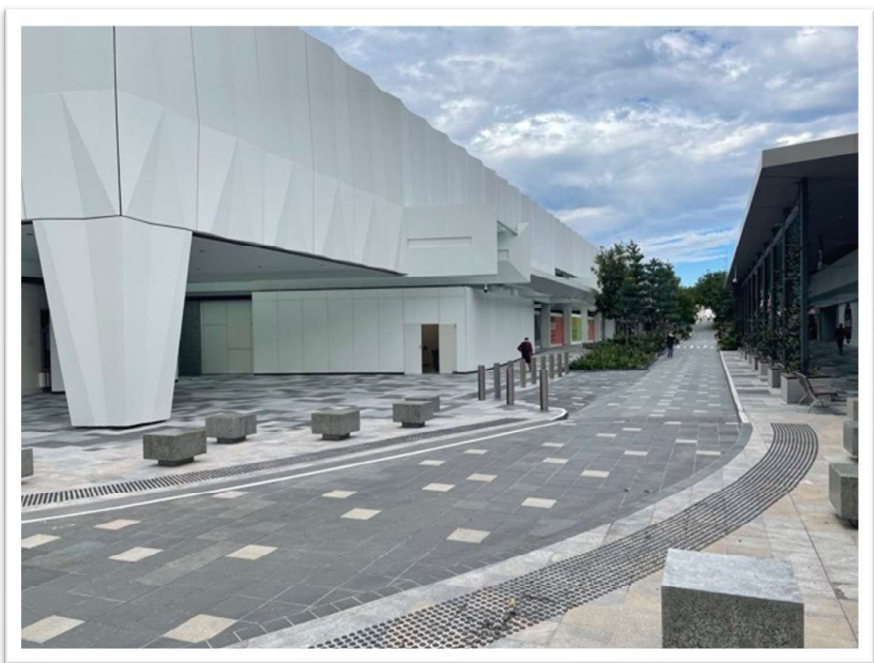


Figure 4 (above): Looking south along Nicholas Street at the Metro B building.

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Figure 5 (above): Metro B and Eats buildings.



Figure 6 (above): Looking south along Nicholas St near the Metro A building..