



# 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

**MEMBERS OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE**

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

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**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.

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**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.

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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.

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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.

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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.

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**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	NEGATIVE
Councillors: Doyle Harding Kunzelmann Milligan	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.

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

Nil

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**BUSINESS OUTSTANDING**

Nil

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**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.

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**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.

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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	NEGATIVE
Councillors:	Councillors:
Doyle	Nil
Harding	
Kunzelmann	
Milligan	
Jonic	

The motion was put and carried.

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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	NEGATIVE
Councillors:	Councillors:
Doyle	Nil
Harding	
Kunzelmann	
Milligan	
Jonic	

The motion was put and carried.

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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.

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**NOTICES OF MOTION**

Nil

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**MATTERS ARISING**

Nil

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**PROCEDURAL MOTIONS AND FORMAL MATTERS**

The meeting commenced at 12.17 pm.

The meeting closed at 12.57 pm.

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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
<b>RECEIVE AND NOTE REPORT</b>
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.

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**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**

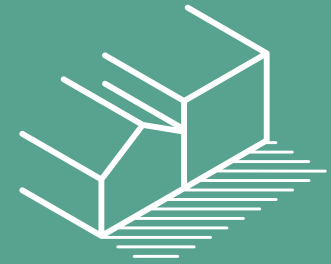
I concur with the recommendations contained in this report.

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



























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
<b>RECEIVE AND NOTE REPORT</b>
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 90<sup>th</sup> 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](http://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 <a href="#">↓</a> 
2.	Ipswich Central Visual Showcase <a href="#">↓</a> 
3.	Ipswich Central Place Plans Measurement <a href="#">↓</a> 
4.	Ipswich Central Top of Town and Centre Core Place Plans <a href="#">↓</a> 
5.	Ipswich Central Media Coverage <a href="#">↓</a> 

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**

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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 27<sup>th</sup> – Fireman Sam
- Tuesday 28<sup>th</sup> – Blinky Bill
- Wednesday 29<sup>th</sup> – Bob the Builder
- Thursday 30<sup>th</sup> – Paddington
- Friday 1<sup>st</sup> July – Peppa Pig
- Saturday 2<sup>nd</sup> – Octonauts
- Monday 27<sup>th</sup> to Sunday 10<sup>th</sup> July - Daily interactive prehistoric dinosaur display will also be in Tulumur 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 3<sup>rd</sup> - Ipswich Twilight Markets from 3:00pm to 8:00pm
- Saturday 4<sup>th</sup> – Ipswich Garden and Plant Fair
- Saturday 11<sup>th</sup> – Handmade Expo Market from 9:00am to 1:00pm
- Saturday 25<sup>th</sup> – 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**

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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.

<b>Deal Status</b>	<b>May 2022</b>	<b>Change from April 2022</b>
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
<b>RECEIVE AND NOTE REPORT</b>
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 <a href="#">↓</a> 
2.	April 2022 Executive Report <a href="#">↓</a> 
3.	May 2022 Executive Report <a href="#">↓</a> 

Greg Thomas  
**PROJECT MANAGER**

I concur with the recommendations contained in this report.

Sean Madigan

**GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT**

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