



City of
Ipswich

AGENDA

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE

Thursday, 22 February 2024

10 minutes after the conclusion of the Environment and Sustainability
Committee or such later time as determined by the preceding committee

Council Chambers, Level 8
1 Nicholas Street, Ipswich

MEMBERS OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE

Councillor Marnie Doyle (**Chairperson**)

Councillor Kate Kunzelmann (**Deputy Chairperson**)

Mayor Teresa Harding

Deputy Mayor Russell Milligan

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE AGENDA

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** Item includes confidential papers

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 3

22 FEBRUARY 2024

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. 2024(02) OF 1 FEBRUARY 2024**

RECOMMENDATION

That the Minutes of the Meeting held on 1 February 2024 be confirmed.

OFFICERS' REPORTS

2. **DEVELOPING THE CULTURAL HEART - COMMUNITY ENGAGEMENT REPORT**

This is a report concerning the community engagement undertaken between Monday 4 December 2023 and Monday 29 January 2024 in relation to the Ipswich Central Revitalisation: Developing the Cultural Heart project.

RECOMMENDATION

That the report concerning community engagement in relation to the Ipswich Central Revitalisation: Developing the Cultural Heart project be received and the contents noted.

3. **NICHOLAS STREET PRECINCT - FEBRUARY 2024 RETAIL SUB-PROJECT STEERING COMMITTEE REPORT**

This is a report concerning the February 2024 Retail Sub-Project Steering Committee meeting focussing on the status of the leasing program and associated developments with the retail component of the Nicholas Street Precinct redevelopment.

RECOMMENDATION

That the February 2024 Retail Sub-Project Steering Committee Report be received and the contents noted.

NOTICES OF MOTION

MATTERS ARISING

IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2024(02)

1 FEBRUARY 2024

MINUTES

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

COUNCILLOR'S APOLOGIES: Nil

OFFICERS' ATTENDANCE: Chief Executive Officer (Sonia Cooper), General Manager Asset and Infrastructure Services (Matt Anderson), General Manager Corporate Services (Matt Smith), Nicholas Street Precinct Director (James Hepburn), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Manager Media Communications and Engagement (Mark Strong), Senior Communications and Policy Officer (Jodie Richter) and Theatre Technician (Trent Gray)

ACKNOWLEDGEMENT OF COUNTRY

Councillor Marnie Doyle (Chairperson) delivered the Acknowledgement 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. 2023(12) OF 28 NOVEMBER 2023**

RECOMMENDATION

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

That the Minutes of the Ipswich Central Redevelopment Committee held on 28 November 2023 be confirmed.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

NEGATIVE

Councillors:

Nil

The motion was put and carried.

-
2. CONFIRMATION OF MINUTES OF THE SPECIAL MEETING OF THE IPSWICH CENTRAL REDEVELOPMENT COMMITTEE NO. 2024(01) OF 23 JANUARY 2024

RECOMMENDATION

Moved by Councillor Kate Kunzelmann:

Seconded by Deputy Mayor Russell Milligan:

That the Minutes of the Special Ipswich Central Redevelopment Committee held on 23 January 2024 be confirmed.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

3. NICHOLAS STREET PRECINCT - JANUARY 2024 RETAIL SUB-PROJECT STEERING COMMITTEE REPORT

This is a report concerning the January 2024 Retail Sub-Project Steering Committee report focussing on the status of the leasing program and associated developments with the retail component of the Nicholas Street Precinct redevelopment.

RECOMMENDATION

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

That the January 2024 Retail Sub-Project Steering Committee Report be received and the contents noted.

AFFIRMATIVE

Councillors:

Doyle

Harding

Kunzelmann

Milligan

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 12.47 pm.

The meeting closed at 12.50 pm.

Doc ID No: A9834151

ITEM: 2
SUBJECT: DEVELOPING THE CULTURAL HEART - COMMUNITY ENGAGEMENT REPORT
AUTHOR: PLACE MANAGER - IPSWICH CENTRAL
DATE: 31 JANUARY 2024

EXECUTIVE SUMMARY

This is a report concerning the community engagement undertaken between Monday 4 December 2023 and Monday 29 January 2024 in relation to the Ipswich Central Revitalisation: Developing the Cultural Heart project.

RECOMMENDATION/S

That the report concerning community engagement in relation to the Ipswich Central Revitalisation: Developing the Cultural Heart project be received and the contents noted.

RELATED PARTIES

There are no discernible related party conflicts of interest associated with this report or its recommendation.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

The cultural heart of Ipswich Central runs along Nicholas Street from Brisbane Street to Roderick Street, with the project broken down into three parts:

- Part 1: d’Arcy Doyle Place (including the Ipswich Art Gallery and Community Gallery)
- Part 2: Limestone Street to South Street (including the Ipswich Civic Centre)
- Part 3: South Street to Roderick Street (including the West Moreton Health Redevelopment)

To ensure that the Developing the Cultural Heart project is shaped by the views of our community, officers undertook community engagement during December 2023 and January 2024. The outcomes are being shared with Council to provide the key engagement outcomes ahead of drafting concept designs.

This engagement exercise was principally focussed on part 1: d’Arcy Doyle Place. 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. Renewing d’Arcy Doyle Place will enhance access and awareness of surrounding historical buildings, entry to the Ipswich Art Gallery and Ipswich Civic Centre.

Engagement for the Cultural Heart Project aimed to:

- Understand how d’Arcy Doyle Place and the Cultural Heart more broadly is currently used
- Understand community preferences in relation to the design elements of d’Arcy Doyle Place
- Inform council’s development of a preliminary concept designs for Part 1

The engagement process and outcomes are summarised in the Community and Other Consultation section of this report.

The Ipswich Central Revitalisation project is a direct outcome and delivery action of the iFuture Corporate Plan:

- Theme 1: Vibrant and Growing
 - Ipswich Central Revitalisation Project

The Ipswich Central Revitalisation program is a direct outcome and delivery action of the Economic Development Strategy 2023-2027:

- Pillar 2: Place
 - Prioritising placemaking outcomes in our centres

The Place Plans are a direct outcome and delivery action of Revitalising Ipswich Central: A prospectus to guide change

- Principle 2: Alive
 - Identified in the Place Plans (Top of Town and Centre Core) - Developing the Cultural Heart of Ipswich was a recommended project from the community endorsed by Council in November 2021.

In addition to the Corporate Plan and Economic Development Strategy, this program also supports the delivery of the Creative Industries Action Plan and iGo Active Transport Plan.

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

There are no discernible policy implications associated with this report or its recommendation.

RISK MANAGEMENT IMPLICATIONS

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

FINANCIAL/RESOURCE IMPLICATIONS

The community engagement activity summarised in this report has been undertaken within the approved 2023-2024 Economic Development Section operational budget.

Any possible future design or capital work will be subject to consideration of Council as part of future budget development.

COMMUNITY AND OTHER CONSULTATION

Preliminary community engagement in relation to the Cultural Heart was first initiated in August 2022 when Council delivered the Better Block event in partnership with the Better Block Foundation. The key aspiration of the Better Block event was to showcase innovative ways to activate the city's public spaces.

The engagement occurred in d'Arcy Doyle Place to understand community aspirations. Attachment 1 Engagement Report – Better Block – d'Arcy Doyle outlines the findings from that community engagement.

Key takeaways from the Better Block engagement are summarised below:

- That green space was the primary reason for the community coming to d'Arcy Doyle Place
- That most respondents come to d'Arcy Doyle Place with their family
- Landscape and garden design were the highest priorities for the community in relation to the space
- Trees were identified as the preferred type of shade and the community also preferred a combination of soft and hardscapes in the space
- The use of fairy lights, festoon lights and up lighting were all supported
- In terms of activities, the community preferred to see the space being used as flexible space or for pop-up events
- Most people use the space during the morning time.

The Ipswich City Walkability Study – which included the Ipswich Cultural Heart Project – was briefed to Mayor and Councillors at the 24 October 2023 Councillor Briefing and Workshop Session.

The Ipswich Cultural Heart Project – which included the planned community engagement – was briefed to Mayor and Councillors at the 02 November 2023 Councillor Briefing and Workshop Session.

Community engagement was undertaken during the months of December 2023 and January 2024 using a variety of engagement methods:

- One community panel session – 12 December 2023
- Four face-to-face pop up engagement sessions
 - Ipswich Civic Centre – Thursday 14 December 2023
 - Ipswich Community Gallery – Thursday 21 December 2023
 - Ipswich Art Gallery – Wednesday 10 January 2024
 - d’Arcy Doyle Place – Thursday 25 January 2024
- Ipswichcentral.com.au (Shape your Ipswich)
- DL Flyers with project information, QR Code and website
- Stakeholder conversations

Findings

Over the eight (8) week period there were 242 captured contributions across all engagement methods.

The outcomes of the engagement identified the following common themes:

- d’Arcy Doyle Place is a space used by a variety of people for different purposes, however it is underutilised in its current form
- It is best known for supporting the arts, events and cultural facilities in the area, specifically the Ipswich Art Gallery, Ipswich Community Gallery and Ipswich Civic Centre
- A very positive sentiment was captured from the community to lean into the area’s cultural elements, utilising the space to showcase arts, culture and entertainment with new activities, and raising awareness of facilities that already exist
- There was a strong preference towards natural green elements and shade, in particular a green arbour was preferred by more than 45% of participants
- The focus should be on creating a space that helps improve city connections, accessibility, and showcasing historical elements of Ipswich

Results from the specific questions asked during the engagement sessions are summarised in the following table.

Engagement Question	Responses
Who do you come to the space with?	47% My family 18% My friends 15% By myself
Why do you come to the space?	33% Ipswich Art Gallery,

	20% Ipswich Civic Centre 16% Food and dining
What time do you usually use the space?	33% Mid-morning 28% Evening
What type of lighting do you prefer in the space?	29% Fairy lights, 22% Inground/wall lighting 21% Catenary
What type of shade do you prefer?	45% Green arbour 19% Trees
What sort of activities do you see happening in the space?	29% Flexible space, 28% Pop up events 21% Musical performance
What other elements would you like to be considered?	22% Sculpture and artwork, 21% Landscape and garden design 18% Heritage, culture and storytelling
What sort of softscape/hardscape do you prefer in the space?	37% Gardens and planting, 34% Combination

For further detail, Attachment 2 Community Engagement Report – Cultural Heart – February 2024 outlines all the data from the engagement, communication channels used and the big ideas that the community has for the space.

There have been strong similarities and consistent responses from the Better Block engagement in 2022 and from this recent engagement exercise. Therefore, concept designs will benefit from preferences provided by the community in relation to their aspirations for the space.



CONCLUSION

Through engagement on Developing the Cultural Heart, our community has offered thoughts and insights that can be used to inform preliminary concept designs for further consultation and engagement.

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.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Engagement Report - Better Block - d'Arcy Doyle ↓ 
2.	Community Engagement Report – Cultural Heart – Feb 2024 ↓ 

Erin Marchant
PLACE MANAGER - IPSWICH CENTRAL

I concur with the recommendations contained in this report.

Dan Heenan
ECONOMIC DEVELOPMENT MANAGER

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”

City of Ipswich

Engagement Report

Building Better Blocks and Neighbourhoods:
12 August 2022





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OVERVIEW

Ipswich City Council (ICC) in partnership with international placemaking experts, Better Block Foundation, and Town Team Movement, undertook an Australian tour in August 2022 and chose Ipswich Central as one of their tour locations.

The tour showcased the innovative Better Block process which activates public spaces and brings people together.

From 1.00 – 3.00 pm the community and Council staff stopped talking and started doing. Projects included sticking decals on the road to connect the spaces, painting on the footpath, art murals, kids games and building pallet furniture, including a pallet stage.

Taking the work already done, a secondary event was held by the community called *Unlock the Block* and people came for the talent show and activities in the space. The event concluded at 8.00 pm.

During this time an engagement board was set up for the community to provide their feedback on what they envisaged d’Arcy Doyle Place and the southern end of Nicholas Street.

The engagement was undertaken to help Council develop a brief for the transformation of this space as part of Place Plan recommendation Developing the Cultural Heart.

SUMMARY OF ENGAGEMENT FINDINGS

Light touch engagement was completed in d’Arcy Doyle Place to understand community aspirations. A summary of these findings is outlined below

1. WHY DO YOU COME TO THE SPACE?

The community identified green space as the main reason for coming to d’Arcy Doyle Place (31%), closely followed by Ipswich Art and Community Gallery (26%) and then Food and Dining options including 4 Hearts Brewery, Dovetails and Indian Mehfil (22%).

2. WHO DO YOU COME TO THIS SPACE WITH?

One third of respondents identified family as who they come to the space with. The rest of the responses were fairly evenly spread between the other groups.

3. OTHER ELEMENTS TO BE CONSIDERED

Landscape and garden design was the highest priority for people when considering other elements in the space and second highest was heritage, culture and storytelling.

4. SHADE

Trees were identified as the preferred type of shade, closely followed by a green arbour. Currently there is only a rotunda down the bottom of d’Arcy Doyle Place, however

no one responded as this been an option that they would like.

5. SOFTSCAPE AND HARDSCAPE

There was a strong preference for a combined hardscape and softscape in the space and grass was considered as the second preference. Interestingly no one chose the pavement option, even though the picture was of the current streetscape in Nicholas Street.

6. LIGHTING

Almost 30% of responses indicated fairy lights as their main preference for lighting. 26% for festoon lighting and 23% for up lights. The top three options identified could be used in a combined approach to lighting in the space.

7. ACTIVITIES

Majority of people wanted to see this area be a flexible space, with a secondary preference for pop up events, followed by picnics.

8. TIME

Half the people who responded identified mid-morning as the time that they used the space. Evening was 30% of respondents and lunch time was 20%.

Doc ID No: A9868572

ITEM: 3

SUBJECT: NICHOLAS STREET PRECINCT - FEBRUARY 2024 RETAIL SUB-PROJECT STEERING COMMITTEE REPORT

AUTHOR: PRECINCT DIRECTOR

DATE: 12 FEBRUARY 2024

EXECUTIVE SUMMARY

This is a report concerning the February 2024 Retail Sub-Project Steering Committee meeting focussing on the status of the leasing program and associated developments with the retail component of the Nicholas Street Precinct redevelopment.

RECOMMENDATION/S

That the February 2024 Retail Sub-Project Steering Committee Report be received and the contents noted.

RELATED PARTIES

Savills Australia - Program Management
Ranbury Management Group - Program Management Colliers - Retail Leasing
Ranbury Property Services/CBRE – Commercial Leasing
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) is a component of the governance arrangements through to 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 24 January 2024 and considered amongst other matters, the status of retail and commercial leasing, progress of redevelopment works on the Venue and Commonwealth Hotel buildings and the legal status across approved leasing deals. The draft RSPSC 24 January 2024 minutes are contained in Attachment 1.

The table below identifies the status of retail and commercial leasing as of 12 February 2024. Colliers are the Retail leasing agents and are speaking with many prospective tenants. The table below reflects the lease documents that were prepared and issued for execution for Tenancy MM2 and Tenancy 1 in the Venue Building (37 Nicholas Street).

Deal Status	As at 12 February 2024	Change from 15 January 2024
Lease Documents Being/Or Prepared	1	1
Lease Documents Issued for Execution	1	1
Leases Executed by Lessee	14	0
Leases Pending Approval by Lessor (Council)	0	0
Leases Executed by Lessor (Council)	14	0

During this reporting period, work on both the Commonwealth Hotel and Venue building were severely impacted by the significant rain and therefore inclement weather delays. Hutchinson Builders reported only 12 working days during the month of January which affected productivity and on-site labour attendance on both sites. Likewise, Energex have identified delays with the connection of power due to major delays because of the serious storm events.

Despite weather conditions, progress has continued with internal works to the Hoyts tenancy with the cinema boxes formed and screens installed. The retail tenancies and the atrium space are taking shape with the atrium ceiling feature framing complete. The Nicholas Street Façade arches are formed and brickwork columns underway with exterior works adversely effected by poor weather. MM2 and Tenancy 1 site inspections, test fit out design and consultation with prospective tenants are underway. Hoyts have appointed Brisbane based Unita as their fit-out contractor. Unita have undertaken several Hoyts cinema fit outs.

The Commonwealth Hotel major structural steel work and kitchen roof trusses for the rear extension have been completed. The next milestone will be completion of the roof for the new kitchen, amenities building, and external water pump room. Hutchinson Builders are aiming to complete the base building extension work by the end of April 2024. Aushotels undertook a site inspection and will advise of fit out contractor selection during March 2024.

Refer Attachment 2 for the January 2024 Executive Report.

Brand and marketing activity in January 2024 focused on maintaining brand awareness and tenant engagement to enter into the new year.

Marketing activity saw the leasing announcement of Independent not-for-profit Open Minds who will move into their new office, above Stellarossa and That Dumping Place. Open Minds will shortly commence fit out and deliver high quality mental health and crisis support showing further confidence in the positioning of the precinct as an appealing and connected destination for businesses.

A historically quiet month for activation, social media activity was increased with consistent organic messaging, always-on advertising across outdoor and transit, listings and paid media, and customer acquisition across new channels.

LEGAL IMPLICATIONS

This report and its recommendations are consistent with the following legislative provisions:
Local Government Act 2009
Local Government Regulation 2012

POLICY IMPLICATIONS

Nil

RISK MANAGEMENT IMPLICATIONS

Challenges continue with retail leasing 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.

Achieving legally binding agreements for lease/sub-leases with prospective precinct tenants remains a critical outcome given the completion of the refurbishment works to the Eats and Tulumur Walk buildings and the status of works to the Venue and the Commonwealth Hotel buildings.

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. Medium to longer term success 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

Recent leasing approvals reinforce market confidence in the Nicholas Street Precinct retail product and continue to strengthen the leasing campaign to secure tenants for the Venue and the wider precinct. The progress of current works to the Venue and Commonwealth Hotel buildings positively reinforces Ipswich Central's future and Council's commitment to its success.

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.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- | | |
|----|---|
| 1. | Draft RSPSC Minutes 24.01.24 ↓  |
| 2. | Executive Report January 2024 ↓  |

James Hepburn
PRECINCT DIRECTOR

I concur with the recommendations contained in this report.

Sonia Cooper
CHIEF EXECUTIVE OFFICER

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

