



City of
Ipswich

AGENDA

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE

Tuesday, 21 April 2026

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

Council Chambers, Level 8
1 Nicholas Street, Ipswich

MEMBERS OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE

Councillor Pye Augustine (**Chairperson**)
Councillor Marnie Doyle (**Deputy Chairperson**)

Mayor Teresa Harding
Deputy Mayor Nicole Jonic
Councillor Jacob Madsen
Councillor Andrew Antonioli
Councillor David Martin
Councillor Jim Madden

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE AGENDA

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** Item includes confidential papers

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2026(05)

21 APRIL 2026

AGENDA

ATTENDANCE AND APOLOGIES

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 ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2026(02) OF 17 MARCH 2026**

RECOMMENDATION

That the minutes of the Economic and Cultural Development Committee held on 17 March 2026 be confirmed.

2. **CONFIRMATION OF MINUTES OF THE SPECIAL MEETING OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2026(03) OF 26 MARCH 2026**

RECOMMENDATION

That the minutes of the Special Economic and Cultural Development Committee meeting held on 26 March 2026 be confirmed.

3. **CONFIRMATION OF MINUTES OF THE SPECIAL MEETING OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2026(04) OF 9 APRIL 2026**

RECOMMENDATION

That the minutes of the Special Economic and Cultural Development Committee meeting held on 9 April 2026 be confirmed.

OFFICERS' REPORTS

4. **URBAN PRECINCTS AND PARTNERSHIPS PROGRAM – PROGRESS UPDATE**

This is a report providing an update on the urban Precincts and Partnerships Program progress outlining activity to date and the key milestones for forthcoming stages.

RECOMMENDATION

That the report providing an update on the urban Precincts and Partnerships Program progress be received and noted.

5. ****NICHOLAS STREET PRECINCT - MARCH 2026 NICHOLAS STREET PRECINCT PROJECT CONTROL GROUP**

This is a report concerning the March 2026 Nicholas Street Precinct (NSP) Project Control Group (PCG) meeting focussing on the status of the leasing program and the planning, development, delivery and ongoing management of the NSP.

RECOMMENDATION

That the March 2026 Nicholas Street Precinct Project Control Group Report be received and the contents noted.

6. ****REPORT - ADVOCACY ADVISORY COMMITTEE NO. 2026(01) OF 24 MARCH 2026**

This is the report of the Advocacy Advisory Committee No. 2026(01) of 24 March 2026.

RECOMMENDATION

That Council adopt the recommendations of the Advocacy Advisory Committee No. 2026(01) of 24 March 2026.

NOTICES OF MOTION

MATTERS ARISING

QUESTIONS / GENERAL BUSINESS

ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2026(02)

17 MARCH 2026

MINUTES

COUNCILLORS' ATTENDANCE:

Councillor Pye Augustine (Chairperson); Councillors Marnie Doyle (Deputy Chairperson), Mayor Teresa Harding, Deputy Mayor Nicole Jonic, Jacob Madsen, Andrew Antonioli, David Martin and Jim Madden

COUNCILLOR'S APOLOGIES:

Nil

OFFICERS' ATTENDANCE:

Chief Executive Officer (Sonia Cooper), General Manager Community, Cultural and Economic Development (Ben Pole), General Manager Corporate Services (Matt Smith), General Manager Asset and Infrastructure Services (Seren McKenzie), Precinct Director – Nicholas Street Precinct (James Hepburn), Manager Marketing and Promotions (Carly Gregory), Senior Media Officer (Darrell Giles) and Technical Services Officer (Trent Gray)

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

Councillor Pye Augustine (Chairperson) invited Councillor Marnie Doyle to deliver 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 ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE NO. 2026(01) OF 17 FEBRUARY 2026**

RECOMMENDATION

Moved by Councillor David Martin:

Seconded by Councillor Pye Augustine:

That the minutes of the Economic and Cultural Development Committee held on 17 February 2026 be confirmed.

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Antoniolli

Martin

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

Councillor Jim Madden arrived at the meeting at 11.56 am.

2. **EVENT SPONSORSHIP - 2026 OCR WORLD CHAMPIONSHIPS AND SPARTAN TRIFECTA WEEKEND AND 2027 AND 2028 SPARTAN TRIFECTA WEEKEND**

This is a report concerning an Event Sponsorship application by Spartan AUS 3.0 Pty Ltd for \$70,000 excl GST in funding support over three (3) years for the 2026 Obstacle Course Racing (OCR) World Championships and Spartan Trifecta Weekend, and 2027 and 2028 Spartan Trifecta Weekend.

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Councillor David Martin:

That Council resolve to provide Event Sponsorship of \$50,000 excl GST financial support over three (3) years to Spartan AUS 3.0 for the 2026 Obstacle Course Racing (OCR) World Championships and Spartan Trifecta Weekend, and 2027 and 2028 Spartan Trifecta Weekend.

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Antoniolli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

3. QUARTERLY EVENT SPONSORSHIP AND TICKET ALLOCATION REPORT

This is a report concerning event sponsorship approved in the period of 1 October to 31 December 2025 as required under the Event Sponsorship Policy.

RECOMMENDATION

Moved by Councillor Jim Madden:

Seconded by Councillor Marnie Doyle:

A. That Council receive and note the following event sponsorship allocations during the 1 October to 31 December 2025 period:

Major Community Event Sponsorship Category 2 over \$15,000 (excl GST) approved by Council:

- **Springfield Carols Inc \$50,000 (excl GST) cash support for the 2025, 2026 and 2027 Springfield Christmas Carols**
- **Ipswich Show Society \$90,000 (excl GST) cash support for the 2026, 2027 and 2028 Ipswich Show**

Event Sponsorship Category 2 over \$15,000 (excl GST) approved by Council:

- **Pacific Action Sports \$20,000 (excl GST) cash support for the 2026 Eastern Rumble Pro Tour and AM Series Skateboard Event**
- **GTR Events \$75,000 (excl GST) cash support for the 2026, 2027 and 2028 Ipswich Outdoor Living, 4x4 and Caravan Expo**

Event Sponsorship Category 1 under \$15,000 (excl GST) approved by the General Manager, Community, Culture and Economic Development:

- **Australian Karting Association Limited \$8,000 (excl GST) cash support for the 2026 Australian Kart Championship**

B. That Council receive and note that there were no event sponsorship ticket allocations made during the 1 October to 31 December period.

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

NEGATIVE

Councillors:

Nil

Antoniolli
Martin
Madden

The motion was put and carried.

4. NICHOLAS STREET PRECINCT - FEBRUARY 2026 NICHOLAS STREET PRECINCT
PROJECT CONTROL GROUP

This is a report concerning the February 2026 Nicholas Street Precinct (NSP) Project Control Group (PCG) meeting focussing on the status of the leasing program and the planning, development, delivery and ongoing management of the NSP.

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

RECOMMENDATION

Moved by Councillor Jim Madden:

Seconded by Councillor Marnie Doyle:

That the February 2026 Nicholas Street Precinct Project Control Group Report be received and the contents noted.

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Martin

Madden

NEGATIVE

Councillors:

Antoniolli (Abstain)

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

QUESTIONS / GENERAL BUSINESS

Nil

COMMENCEMENT OF NEXT MEETING

RECOMMENDATION

Moved by Councillor Pye Augustine:

That the Environment and Sustainability Committee commence at 12.50 pm.

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Antoniolli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 11.53 am.

The meeting closed at 12.18 pm.

**SPECIAL MEETING OF THE ECONOMIC AND CULTURAL DEVELOPMENT
COMMITTEE NO. 2026(03)**

26 MARCH 2026

MINUTES

COUNCILLORS' ATTENDANCE:

Councillor Pye Augustine (Chairperson); Councillors Marnie Doyle (Deputy Chairperson), Mayor Teresa Harding, Deputy Mayor Nicole Jonic, Andrew Antonioli, David Martin and Jim Madden

COUNCILLOR'S APOLOGIES:

Nil

OFFICERS' ATTENDANCE

Chief Executive Officer (Sonia Cooper), General Manager Corporate Services (Matt Smith), General Manager Planning and Regulatory Services (Brett Davey), Precinct Director – Nicholas Street Precinct (James Hepburn), Manager Media, Communications and Engagement (Mark D Strong), Technical Services Officer (Harrison Cate)

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

Councillor Pye Augustine (Chairperson) delivered the Acknowledgement of Country

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

OFFICERS' REPORTS

MOVE INTO CLOSED SESSION

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Councillor Marnie Doyle:

That in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 1 titled Nicholas Street Precinct - Approval Of An Agreement For Lease For Tenancy 2B05 – 7 Tulumur Walk.

AFFIRMATIVE

Councillors:

Augustine

NEGATIVE

Councillors:

Nil

Doyle
Harding
Jonic
Antoniolli
Martin
Madden

The motion was put and carried.

The meeting moved into closed session at 8.17 am.

Councillor Jacob Madsen arrived at the meeting at 8.25 am.

MOVE INTO OPEN SESSION

RECOMMENDATION

Moved by Councillor Pye Augustine:
Seconded by Councillor Marnie Doyle:

That the meeting move into open session.

AFFIRMATIVE	NEGATIVE
Councillors:	Councillors:
Augustine	Nil
Doyle	
Harding	
Jonic	
Madsen	
Antoniolli	
Martin	
Madden	

The motion was put and carried.

The meeting moved into open session at 9.11 am.

1. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR TENANCY 2B05 - 7 TULMUR WALK

This is a report concerning an Agreement for Lease for Council's consideration associated with Tenancy 2B05 - 7 in Tulumur Walk, Nicholas Street Precinct, Ipswich.

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

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Councillor David Martin:

- A. That Council enter into an Agreement for Lease and associated documentation of the Agreement for Lease with the proposed lessee for Tenancy 2B05 - 07 of the Tulmur Walk (impacting part of LOT 1 20 RP157021) ("Tenancy 2B05 - 7") within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Precinct Director).
- 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 2B05 - 7 with the proposed lessee (as detailed in the confidential report and attachments by the Precinct Director).
- C. That Council note, in relation to Council's disposal of its leasehold interest in the Tenancy 2B05 - 7 to the proposed lessee, that the Ministerial exemption under s236 1(f) of the Local Government Regulation 2012 applies to the disposal of Council's interest in Tenancy 2B05 - 7 (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 A and B.
- E. That Council be kept informed as to the progress and outcome of the execution and publication of details.

Councillor Marnie Doyle proposed the following recommendation:

That the matter be referred to the next Economic and Cultural Development Committee meeting in April 2026.

The mover and seconder of the original motion agreed to the proposed recommendation.

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Councillor David Martin:

That the matter be referred to the next Economic and Cultural Development Committee meeting in April 2026.

AFFIRMATIVE

Councillors:

Augustine

NEGATIVE

Councillors:

Nil

Doyle
Harding
Jonic
Madsen
Antoniolli
Martin
Madden

The motion was put and carried.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 8.15 am.

The meeting closed at 9.14 am.

SPECIAL MEETING OF THE ECONOMIC AND CULTURAL DEVELOPMENT COMMITTEE
NO. 2026(04)

9 APRIL 2026

MINUTES

COUNCILLORS' ATTENDANCE:

Councillor Pye Augustine (Chairperson); Councillors Marnie Doyle (Deputy Chairperson), Mayor Teresa Harding, Deputy Mayor Nicole Jonic, Jacob Madsen, Andrew Antonioli, David Martin, Jim Madden and Paul Tully (Observer)

COUNCILLOR'S APOLOGIES:

Nil

OFFICERS' ATTENDANCE

Chief Executive Officer (Sonia Cooper), General Manager Community, Cultural and Economic Development (Ben Pole), Acting General Manager Corporate Services (Allison Ferres-MacDonald), Precinct Director – Nicholas Street Precinct (James Hepburn), Senior Project Officer, Retail Development (Fiona McDougall), Chief of Staff, Office of the Mayor (Melissa Fitzgerald), Manager Media, Communications and Engagement (Mark D Strong), Senior Media Officer (Darrell Giles), Technical Services Officer (Harrison Cate)

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

Councillor Marnie Doyle (Deputy Chairperson) delivered the Acknowledgement of Country

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

OFFICERS' REPORTS

MOVE INTO CLOSED SESSION

RECOMMENDATION

Moved by Councillor Pye Augustine:
Seconded by Councillor Marnie Doyle:

That in accordance with section 254J(3)(c, e and g) of the *Local Government Regulation 2012*, the meeting move into closed session to discuss Item 1 titled Nicholas Street Precinct - Approval Of An Agreement For Lease For Tenancy 2b05 - 7 Tulmur Walk.

AFFIRMATIVE

Councillors:

Augustine

NEGATIVE

Councillors:

Nil

Doyle
Harding
Jonic
Madsen
Antoniolli
Martin
Madden

The motion was put and carried.

The meeting moved into closed session at 12.03 pm.

MOVE INTO OPEN SESSION

RECOMMENDATION

Moved by Councillor Pye Augustine:
Seconded by Councillor Marnie Doyle:

That the meeting move into open session.

AFFIRMATIVE

Councillors:

Augustine
Doyle
Harding
Jonic
Madsen
Antoniolli
Martin
Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

The meeting moved into open session at 12:22 pm.

1. NICHOLAS STREET PRECINCT - APPROVAL OF AN AGREEMENT FOR LEASE FOR TENANCY 2B05 - 7 TULMUR WALK

This is a report concerning an Agreement for Lease for Council's consideration associated with Tenancy 2B05 - 7 in Tulumur Walk, Nicholas Street Precinct, Ipswich.

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

RECOMMENDATION

Moved by Councillor Pye Augustine:

Seconded by Councillor Marnie Doyle:

- A. That Council enter into an Agreement for Lease and associated documentation of the Agreement for Lease with the proposed lessee for Tenancy 2B05 - 07 of the Tulmur Walk (impacting part of LOT 1 20 RP157021) (“Tenancy 2B05 - 7”) within the Nicholas Street Precinct (under the commercial terms detailed in the confidential report and attachments by the Precinct Director).**
- 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 2B05 - 7 with the proposed lessee (as detailed in the confidential report and attachments by the Precinct Director).**
- C. That Council note, in relation to Council’s disposal of its leasehold interest in the Tenancy 2B05 - 7 to the proposed lessee, that the Ministerial exemption under s236 1(f) of the Local Government Regulation 2012 applies to the disposal of Council’s interest in Tenancy 2B05 - 7 (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 A and B.**
- E. That Council be kept informed as to the progress and outcome of the execution and publication of details.**

AFFIRMATIVE

Councillors:

Augustine

Doyle

Harding

Jonic

Madsen

Antoniolli

Martin

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 12.00 pm.

The meeting closed at 12.27 pm.

Doc ID No: A12504815

ITEM: 4
SUBJECT: URBAN PRECINCTS AND PARTNERSHIPS PROGRAM – PROGRESS UPDATE
AUTHOR: COORDINATOR, CREATIVE INDUSTRIES DEVELOPMENT
DATE: 29 JANUARY 2026

EXECUTIVE SUMMARY

This is a report providing an update on the urban Precincts and Partnerships Program progress outlining activity to date and the key milestones for forthcoming stages.

RECOMMENDATION/S

That the report providing an update on the urban Precincts and Partnerships Program progress be received and noted.

RELATED PARTIES

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

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

In January 2025, Ipswich City Council successfully secured \$3,837,000 from the Australian Government under Stream One of the urban Precincts and Partnerships Program (uPPP) to undertake planning and design for the Ipswich Central Heart initiative. The uPPP funding aims to support locally-identified precinct priorities through collaborative planning and investment across all tiers of government.

The Ipswich Central Heart project is a program of planning and design activities intended to help shape the future cultural, civic and commercial core of the city. The planning and design will position the following projects to be investment-ready, with urban greening integrated throughout:

- Expansion of the Ipswich Art Gallery
- Redevelopment of the Ipswich Civic Centre
- Development of the Cultural Heart (d’Arcy Doyle Place and Nicholas Street South)
- Streetscape refresh of Brisbane Street (Top of Town)
- Inner City Centre Bikeway (Stages 1 and 2)

The Ipswich Central Heart project and its elements are not new initiatives. Rather, the project consolidates a series of existing works within a defined geographical area, which had commenced and were progressing at different stages of planning and delivery. *Attachment 1 Ipswich Central Heart Pathway to Delivery* provides an overview of these projects, outlining original commencement dates and demonstrating how each will continue to progress under the funding.

Completed Deliverables

To bring the projects together, council undertook a procurement process and engaged Urbis to create a unifying Urban Design Framework (UDF). *Attachment 2 Urban Design Framework* establishes the strategic direction and design principles that guides the project and provides a cohesive foundation for future planning and design activities. It also reaffirms the community’s vision articulated in *Attachment 3 Revitalising Ipswich Central: Prospectus to Guide Change* (2021), which positions Ipswich Central as “the cultural hub and beating heart of the Ipswich community.”

Council has submitted and met the requirements of funding milestones 1 and 2, confirming progress in line with uPPP expectations.

Significant procurement activity has progressed across the four major projects, including the release of Expressions of Interest (EOIs), issuing of full project briefs and assessment of submissions to engage lead consultants and multidisciplinary teams. This activity reflects strong market interest and positions each sub-project to advance into concept and detailed design as outlined in the funding.

Engagement has commenced with selected consultants for both the Inner City Centre Bikeway (Stages 1 and 2) and the Brisbane Street Refresh. The consultants are currently analysing and validating the previously developed concepts.

Project	EOIs Received	Tender Released	Tenders Received
Ipswich Art Gallery Expansion & Cultural Heart	37	19 Dec 2025 (closed 30 Jan 2026)	10
Ipswich Civic Centre Redevelopment	35	26 Nov 2025 (closed 10 Dec 2025)	10
Brisbane Street Refresh	28	12 Nov 2025 (closed 10 Dec 2025)	13
Inner City Centre Bikeway – Stages 1 & 2	36	Early Nov 2025 (closed 21 Nov 2025)	14

Forward Project Deliverable Summary

April 2026:

Lead consultants to be appointed across remaining projects, following completion of procurement processes. Concept and detailed design will be underway all projects.

May/June 2026:

Stakeholder and community consultation will be undertaken on the designs.

August 2026:

Concept designs finalised and progressed to detailed design, in accordance with Milestone 3 requirements (due 3 August 2026).

February 2027:

Detailed design completed and progressed to investment-ready documentation ahead of Milestone 4 completion requirements (due 31 March 2027).

LEGAL IMPLICATIONS

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

POLICY IMPLICATIONS

Not Applicable

RISK MANAGEMENT IMPLICATIONS

The delivery timelines for the uPPP projects are tight and progress across multiple design streams is required to occur concurrently. There is a risk that delays in consultant onboarding, concept design development, community and stakeholder consultation may impact Council's ability to meet funding milestones. Failure to achieve these milestones may jeopardise funding compliance and associated program outcomes.

To mitigate these risks, an Ipswich Placemaking Project Control Group (PCG) and an Ipswich Placemaking Working Group have been established to provide oversight, maintain schedule discipline, and ensure emerging risks or issues are promptly escalated and addressed. In addition, the appointment of a dedicated Project Lead provides a single point of coordination across all workstreams, improving accountability, consistency, and the timely management of dependencies.

These measures collectively support proactive risk management and strengthen Council's ability to deliver the project in accordance with funding requirements.

FINANCIAL/RESOURCE IMPLICATIONS

Ipswich City Council received \$3,837,000 from the Australian Government under Stream 1 of the urban Precincts and Partnerships Program. This will be reflected in Council's capital works budget under the individual projects.

COMMUNITY AND OTHER CONSULTATION

Summary of 2025 key engagement activities

- **28 August – State Government Working Group**

Formed through the *Healthy Places Healthy People Ipswich Central Pilot*, involving TMR, Queensland Health, West Moreton Health, and the Office of the Queensland Government Architect.

- **2 September – St Paul’s Anglican Church**
Discussed opportunities for better integration with the city.
- **2 September - Ipswich Youth Advisory Council workshop**
Engaged youth aged 13–18 to help shape the precinct’s look and feel.
- **11 September – InCommunity In – Social Insights Session**
Focused on social inclusion and lived experience.
- **11 September – Ipswich Arts Advisory Group**
Explored the importance of authenticity and cultural identity.
- **30 September – Business engagement – Brisbane Street Refresh**
Engagement commenced with local businesses and landlords with a face to face walk around of key sections of Brisbane Street targeting those who will be most involved in the project. Council undertook an EOI to establish a working group for the Brisbane Street Refresh project.
- **7 October – Councillor Briefing with Urbis**
Providing an update on the structure of the Urban Design Framework.
- **27 October – Briefing with Mayor Harding**
Provided a strategic update on the Ipswich Central Heart and explained the format of the draft Urban Design Framework.
- **29 October – Internal Stakeholder Meeting**
A focused session was held with internal stakeholders to coordinate the timing and release of the remaining project briefs for the Cultural Heart/Art Gallery, Civic Centre, and Brisbane Street.
- **29 October – Inaugural meeting of the Brisbane Street Working Group**
First meeting of the Brisbane Street Refresh Working Group, this includes a mix of business owners, landlords and residents.
- **3 November – Distribution of Draft Urban Design Framework to Councillors**
The Draft Urban Design Framework was circulated to Councillors to support ongoing engagement and feedback, ensuring transparency and alignment with elected member expectations.
- **11 November - Brisbane Street Refresh Working Group – second meeting.**
The business owners, landholders and residents shared what they appreciate about Brisbane Street and articulated aspirations for its future.
- **25 November – Briefing on the project with State Representatives**
Cr Pye Augustine, Chair of the Economic and Cultural Development Committee, Member for Ipswich, Jennifer Howard MP and Shadow Minister for the Arts, Hon Leeanne Enoch MP.
- **1 December – Ipswich Central Partnership**
The Project Lead met with the Ipswich Central Partnership Group to provide them with an update, including how their engagement has shaped the Urban Design Framework.
- **3 December – Night Life Commissioner visit to Ipswich**
Cr Pye Augustine, Chair of the Economic and Cultural Development Committee and Division 3 Cr Marnie Doyle met with Night-Life Economy Commissioner for Queensland.

- **16 December – Briefing on the project with Federal Member Shayne Neumann**
Mayor Harding and Economic Development Manager met with the Federal Member for Blair Hon Shayne Neumann MP outlining the uPPP project’s progress.
- **23 February – Divisional Councillor Updates**
Updates provided to Division 3 councillors Cr Doyle and Cr Antonioli on the progress of the projects and provided a high level update on upcoming activity.
- **12 March – Mayor Teresa Harding Update**
Updates provided to Mayor Harding on the progress of the projects and a high level update on upcoming activity.
- **18 March – Chair Economic and Cultural Committee**
Updates provided to Chair of the Economic and Cultural Committee Cr Augustine on the progress of the projects and provided a high level update on upcoming activity.




CONCLUSION

The receipt of funding through the urban Precincts and Partnerships Program provides a clear and coordinated pathway for advancing the Ipswich Central Heart. With foundational work underway, Council is well positioned to progress the project with confidence as it enters the next phase of design and delivery.

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

1.	Ipswich Central Heart Pathway to Delivery ↓ 
2.	DRAFT Urban Design Framework ↓ 
3.	Revitalising Ipswich Central ↓ 

Courtney Strow

COORDINATOR, CREATIVE INDUSTRIES DEVELOPMENT

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”

IPSWICH CENTRAL PROJECTS IN MOTION

IPSWICH CENTRAL
REVITALISATION

2021: Council endorsed an innovative city-shaping process to ignite the revitalisation of Ipswich Central following extensive business and community consultation. *Revitalising Ipswich Central: A prospectus to guide change* along with supporting document *Top of Town and Centre Core Place Plans (Place Plans)*.

BRISBANE
STREET REFRESH

2021: *The Place Plans* identified the need to refresh the streetscape. Test-and-trial initiatives including Park(ing) Day (2022) and the street patio (2023) continued to demonstrate strong community appetite for increased activation and additional greening in Top of Town.

URBAN
GREENING PLAN

2022: Council endorsed the *Urban Greening Plan* that sets an informed and evidence-based direction with a goal to increase the quality and quantity of beneficial vegetation cover in urban environments including Ipswich Central.

IGO ACTIVE
TRANSPORT
ACTION PLAN

2016: Council released the *iGO Active Transport Plan* which paved the way for the creation of the *Ipswich Central Cycle Projects* (2021). Community were consulted on the *Ipswich City Centre Bikeway* (2022).

IPSWICH CIVIC
CENTRE
REDEVELOPMENT

2022: Council resolved to explore options for the renovation and expansion of the existing Civic Centre, following the pause of the Ipswich Performing Arts Centre (IPAC) project in 2018. In the FY23/24 annual plan and budget funding was allocated and work was undertaken to produce a business case and concept plan.

DEVELOPING
THE CULTURAL
HEART

2021: Through the *Place Plans* community called for improved accessibility and amenity in d'Arcy Doyle Place. Two rounds of community engagement were completed in 2024. *Healthy Places Healthy People (2022)* identified a need for better connection between Ipswich Central and the Ipswich Hospital.

CONSERVATION
MANAGEMENT PLAN -
IPSWICH ART
GALLERY

2024: A Conservation Management Plan developed to guide the on-going care and stewardship of this heritage listed building. The plan documents the site's cultural significance and provides a strategic framework to ensure future upgrades and operational decisions.

THE PATHWAY TO DELIVERY

EXISTING PROJECTS IN MOTION

- Ipswich Central Revitalisation (2021)
- Urban Greening Plan (2021)
- iGO Active Transport Action Plan (2016)
- Ipswich Civic Centre Redevelopment (2022)
- Developing the Cultural Heart (d'Arcy Doyle & Nicholas St) (2021)
- Ipswich Art Gallery Conservation Management Plan (2024)
- Brisbane Street Refresh (Top of Town) (2021)

Consolidated into five components as part of the **Ipswich Central Heart Project** submitted to uPPP Stream 1.

Ipswich Civic Centre Redevelopment

Ipswich Art Gallery Expansion

Cultural Heart (d'Arcy Doyle & Nicholas St)

Brisbane St Refresh (Top of Town)

Ipswich Inner City Centre Bikeway

Awarded **\$3.8m** for **planning and design.**

Four procurement briefs developed, all embedding urban greening.

Ipswich Art Gallery Expansion and Cultural Heart

Brisbane Street Refresh

Ipswich City Centre Bikeway

Redevelopment Ipswich Civic Centre



Unified through the **Urban Design Framework**

Creating five investment ready projects that align, but can progress independently.

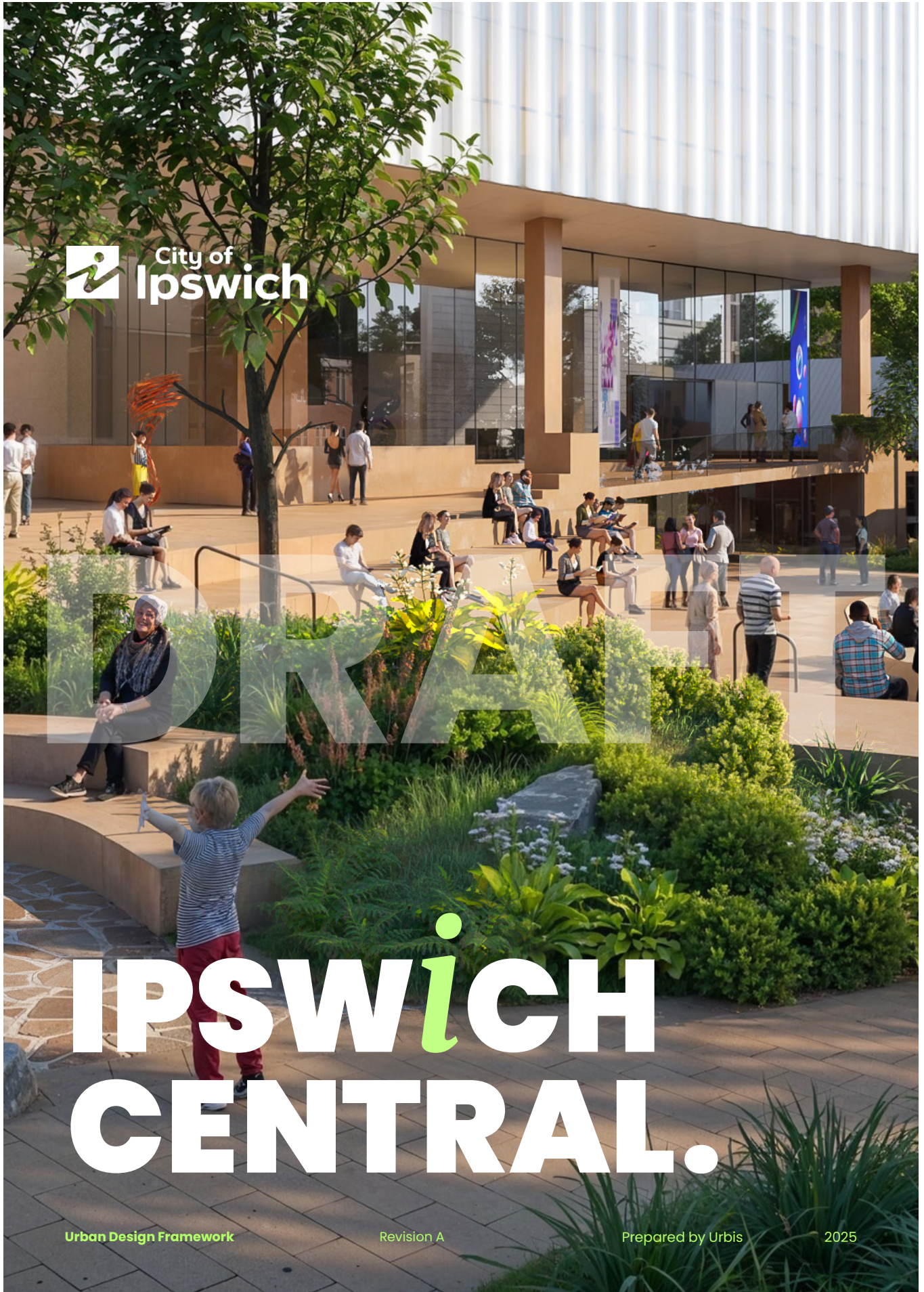
Ipswich Civic Centre Redevelopment

Ipswich Art Gallery Expansion

Cultural Heart (d'Arcy Doyle & Nicholas St)

Brisbane St Refresh (Top of Town)

Ipswich Inner City Centre Bikeway



 City of
Ipswich

DRAFT

IPSWICH CENTRAL.

Urban Design Framework

Revision A

Prepared by Urbis

2025

Foreword

Purpose

The revitalisation of Ipswich Central is more than an urban renewal project – it is a chance to *reposition the city as the cultural capital of South East Queensland’s Western Corridor*. Ipswich stands at a pivotal moment in its evolution. As one of Australia’s fastest growing regions, the city has the opportunity to reimagine its heart – not just as a civic centre, but a connected, cultural destination that embraces urban heritage, enables creativity and celebrates community.

**IPSWICH
CENTRAL.**

Urban Design Framework

Revision A



Acknowledgement of Country

Ipswich City Council respectfully acknowledges the Traditional Owners, the Jagera, Yuggera and Ugarapul People of the Yugara/Yagara Language Group, as the custodians of the land and waters we share. We pay our respects to their Elders past and present, as the keepers of the traditions, customs, cultures and stories of proud peoples.

Exhibition Strong Roots Rising, 2024, by Samira Chong

Figure 01

Ipswich Community Gallery

3

Foreword

Purpose

Purpose of the Urban Design Framework

This document sets out the Ipswich Central Urban Design Framework - a strategic framework continuing the revitalisation of Ipswich Central Heart. Building on the broader Ipswich Central vision, it defines the aspiration and direction for creating a vibrant cultural heart that celebrates heritage, strengthens the economy and enriches community life. By establishing clear priorities and implementation pathways, the framework provides a blueprint for a connected, green and distinctive destination at the heart of the city.

Whilst not policy, the Urban Design Framework forms part of a broader suite of strategies shaping the evolution of Ipswich and Ipswich Central - including documents relating to arts and culture, economic development, tourism, transport, environment, urban greening and the revitalisation of the city centre. The framework should be considered in conjunction with these documents to ensure an integrated approach to growth and long-term place-based outcomes for the city. These documents are outlined in the adjacent table.

Contents

01	Strategic Direction	06	03	Distinctly Ipswich Central	32
	Ipswich is part of a growing region	06		Built form character	34
	Transformation has started	08		Built edge character	36
				Street character	38
02	Plan for the Future	12		Furniture character	40
	Ipswich is a soulful city	14		Landscape character	42
	<i>Enhancing our cultural appeal</i>	16		Public art character	44
	Ipswich is a Social City	20			
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Urban Design Framework

Revision A

Shaping growth.

Corporate Plan	iFuture Corporate Plan 2021–2026: the five-year strategic plan guides actions to achieve the vision for 2041. Underpinned by four themes – vibrant and growing, safe, inclusive and creative and natural and sustainable – it directs projects and annual operation plans.
Ipswich Central Revitalisation	Revitalising Ipswich Central, a Prospectus to Guide Change: the prospectus redefines and reframes a strategy to guide change across the Ipswich Central area. It sets out a vision – Ipswich Central is the cultural hub and beating heart of the Ipswich community – and six principles to guide decision making – A Cultural Destination, Alive, Green and Connected, A Home, Future-Focused and Prosperous. Revitalising Ipswich Central, from Plans to Actions: the document identifies nine priority projects that establish a strategic focus for investment and the deployment of resources. Top of Town and Centre Core Place Plans: the document establishes actions to be delivered by the community and supported by council to facilitate the activation and revitalisation of Ipswich Centre.
Strategy and Implementation	Economic Development Strategy 2023–2027: the strategy aims to achieve sustainable growth by creating 11,500 new jobs and \$6.5 billion in economic growth by 2027, while positioning Ipswich as an attractive city. Community Development Strategy 2021 – 2026: the strategy outlines Ipswich City Council’s (council) commitment and priorities for community development in the Ipswich region. It aims to align with council’s strategic priorities, focusing on strengthening community resilience and building on existing community strengths to help shape the future of Ipswich. iGO Ipswich Transport Strategy 2025: the strategy defines the aspirations for future transport in Ipswich to support a population of 533,800 by 2046. It outlines strategic opportunities to advance the city’s transport system to create a more liveable city. Arts and Cultural Strategy 2018–2023: the strategy guides investment to strengthen cultural capacity. It responds to community aspiration and demonstrates a strong commitment to arts and culture for the future. Indigenous Accord 2018–2023: the strategic framework guides reconciliation and community governance with the region’s Aboriginal and Torres Strait Islander peoples. Sustainability Strategy: the strategy identifies how council can increase existing efforts and implement new actions towards making Ipswich a more sustainable place to live as the city continues to grow. It provides the direction as to how we work to deliver, partner and advocate for effective sustainability outcomes in meeting the city’s challenges. Natural Environment Strategy 2023: the strategy aims to conserve, protect and restore ecosystems through strategic action across the region. Urban Greening Plan 2022–2042: the plan details actions to increase the quality and quantity of beneficial vegetation cover across Ipswich’s urban footprint.
Advocacy Initiatives	Brisbane 2032 Olympic and Paralympic Games: an opportunity to secure a Games event venue, pre-games training venues, upgrades to grassroots sporting infrastructure, increased tourism visitation and procurement opportunities for local businesses. Better Bus Network for Ipswich: the proposed program will improve accessibility, connectivity, and efficiency of the transport network, as well as provide an attractive bus network that is a genuine alternative to private vehicle travel. Ipswich Central Second River Crossing: the preliminary business case promotes the development of a second river crossing to combat congestion and support the redevelopment of Ipswich city centre. Ipswich to Springfield Central Public Transport Corridor: the designated public transport corridor will provide access to jobs, education, services and recreation – promoting economic prosperity, productivity and social inclusion. North Ipswich Sport and Entertainment Precinct: the development will increase Ipswich’s ability to host 2032 Olympic and Paralympic Games events and could also feature as a training ground for athletes in 2032, delivering legacy benefits to the region.

Ipswich Central

Strategic Direction

Ipswich is a growing region.

South East Queensland (SEQ) is experiencing one of the most significant periods of growth in its history, with more people choosing to call the region home than ever before. This momentum is matched by unprecedented investment in infrastructure, housing and employment precincts, creating a connected and liveable region that is ready to capture the opportunities that lie ahead. With the Brisbane 2032 Olympic and Paralympic Games on the horizon, SEQ will continue to grow -

strengthening its position as a thriving region. The SEQ Western Corridor is following a similar trend - and Ipswich sits firmly at its centre. With established transport connections, abundant land supply and a growing reputation for both industry and lifestyle, Ipswich is strategically positioned to support the next wave of growth. Its role is critical - not just in accommodating an increasing population, but in attracting investment and strengthening the identity of SEQ.

Toowoomba

Gatton

5.94M

People will live in SEQ by 2046, +86,400 residents per annum

2.79M

Jobs across SEQ by 2046, +973,000 new jobs for our growing population

+900,000

New homes across SEQ by 2046, +34,500 new homes every year.

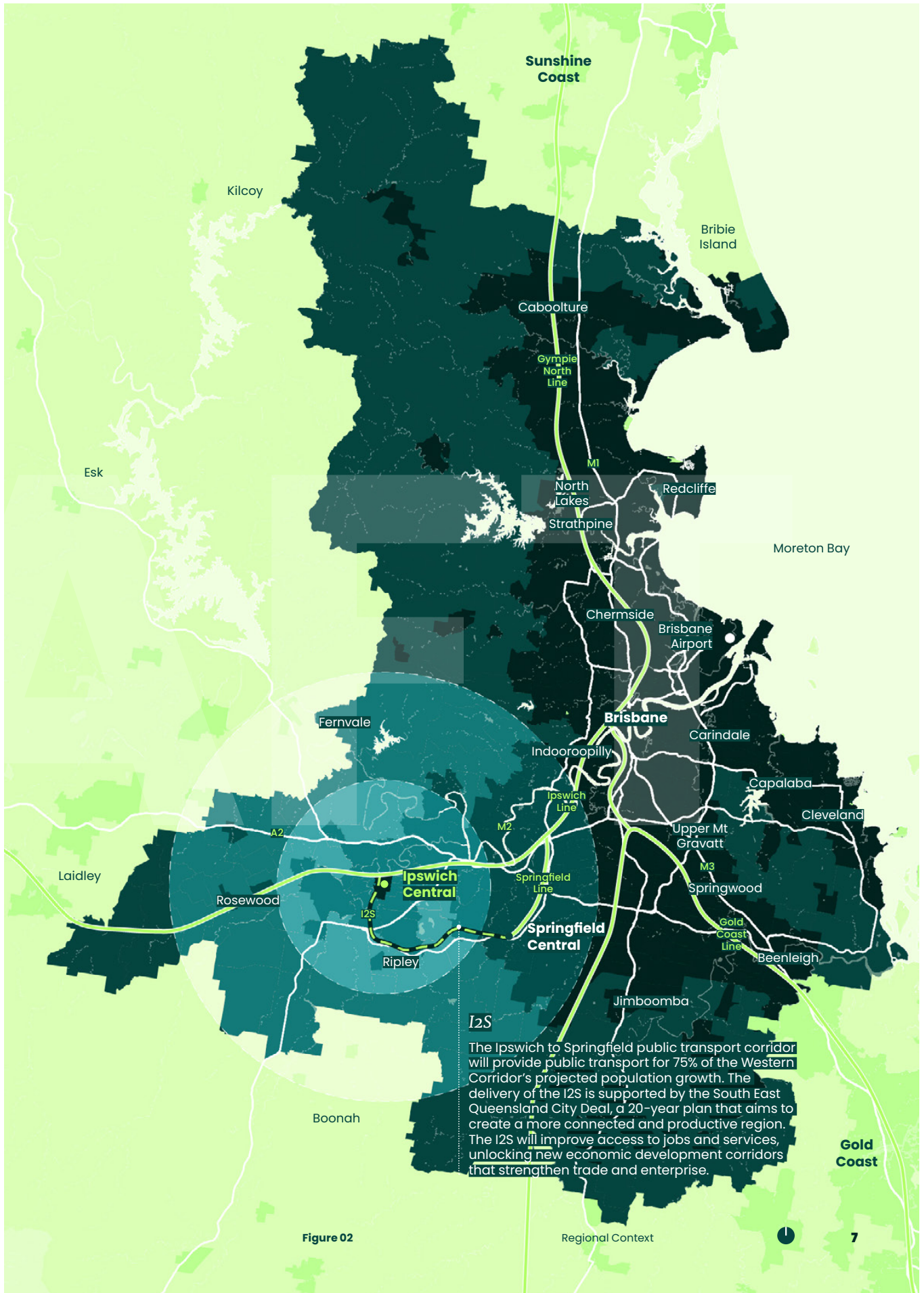
2032

The SEQ Western Corridor will play a role in the Brisbane Olympic and Paralympic Games.

Source: *Shaping SEQ 2023*.

Urban Design Framework

Revision A



Ipswich Central

Strategic Direction

Transformation has started.

Ipswich is one of Australia’s fastest-growing LGAs, with a population expected to reach 533,000 by 2046 – a testament to its position as an affordable, well-connected and highly liveable city. Capturing the benefits of public and private investment, Ipswich is building a strong foundation for a prosperous future. Urban renewal is already underway, with significant investment in health, lifestyle and

transport infrastructure across the city. As more residents and businesses gravitate towards the city centre, Ipswich will continue to transform as an urban residential neighbourhood of choice and a hub for employment, culture and entertainment. With sustained investment, the city will support the growth of the SEQ Western Corridor, strengthening the social and economic value of the region.

+533,000

Residents living in Ipswich by 2046, +254,000 from 2024

3.5%

Population growth, Ipswich is growing faster than SEQ (2.59%)

+\$15B GRP

Generated by the city in 2024, 4.2% greater than the previous year

95,532

Jobs across Ipswich in 2024, +3,500 new jobs since 2023

+\$1.2B

Investment in Ipswich Hospital expansion

\$4M

Investment in Ipswich Central second river crossing detailed business case

+\$300M

Investment in Nicholas Street Precinct, an award-winning civic destination

\$40M

Investment in North Ipswich Sport and Entertainment Precinct

\$53M

Investment in Hilton Garden Inn

Source: Ipswich City Council



Advocacy Projects

Council's advocacy projects will be critical in shaping the transformation of Ipswich Central. These projects will drive lasting economic and social outcomes for the city - generating jobs, attracting investment, improving transport accessibility and enhancing liveability. Key projects - including the North Ipswich Sport and Entertainment Precinct, the Second River Crossing and the Ipswich to Springfield Central Public Transport Corridor - will unlock new opportunities for movement, culture and connection.

Figure 03

Nicholas Street Precinct



Doc ID No: A12744028

ITEM: 5

SUBJECT: NICHOLAS STREET PRECINCT - MARCH 2026 NICHOLAS STREET PRECINCT
PROJECT CONTROL GROUP

AUTHOR: PRECINCT DIRECTOR

DATE: 1 APRIL 2026

EXECUTIVE SUMMARY

This is a report concerning the March 2026 Nicholas Street Precinct (NSP) Project Control Group (PCG) meeting focussing on the status of the leasing program and the planning, development, delivery and ongoing management of the NSP.

RECOMMENDATION/S

That the March 2026 Nicholas Street Precinct Project Control Group Report be received and the contents noted.

RELATED PARTIES

CBRE – Precinct Manager and Leasing
Colliers – Retail Leasing
Studio Spillane – Retail Design Manager

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

The NSP PCG supports the Economic and Cultural Development Committee in providing governance and strategic direction for the planning, development, delivery and ongoing management of the NSP. The PCG generally reports monthly to the Economic and Cultural Development Committee on the planning, development, delivery and operations of the NSP assets.

The PCG met on 9 March 2026 and the draft PCG 9 March 2026 meeting minutes are contained in Attachment 1.

The table below identifies the status of retail and commercial leasing as at 2 April 2026. CBRE have been appointed as the new leasing agency which forms part of the

wider precinct management transition. The changes to the table below relate to a proposed tenancy for K2 in Venue.

Deal Status	As at 24 March 26	As at 02 April 26
Lease Documents Being Prepared	0	0
Lease Documents Issued for Execution	0	0
Leases Executed by Lessee	31	1
Leases Pending Approval by Lessor (Council)	0	0
Leases Executed by Lessor (Council)	31	1

Cuppabara (K2) celebrated a soft opening on 21 March 2026. Located in the Nicholas Street Venue building outside General Public and under the escalators they occupy prime position to deliver their specialty drinks offer. Further ambient lighting works to the street and clocktower are planned later this year, pending delivery and receipt of fittings.

Placemaking and leasing strategy work remains ongoing for the Nicholas Street Precinct with the team working closely with CBRE’s national agency teams.

Initial spatial planning and strategic development options have been presented to Councillor workshops in relation to the Metro A opportunity site. Alongside exploring initial occupation and activation opportunities, longer term development outcomes need to be market tested to ascertain investment viability.

MARKETING AND COMMUNICATION

March 2026 delivered a strong uplift across both physical visitation and digital channels, driven by the NSP Goes Country campaign and the Always On digital strategy.

In March 2026 the precinct recorded 272,667 entries via the footfall counters, up from 116,554 in March 2025 (134% increase). Year-to-date (Jan to Mar 2026) foot traffic reached 771,381, compared to 425,200 for the same period last year (81% increase).

Social media performance increased in March with 19 posts published, the top-performing post being NSP Goes Country Launch (25,479 views, 159 interactions). Instagram followers increased by 119, growing from 5,877 to 5,996 (2% increase). The subscriber database grew by 142 subscribers, increasing from 3,746 to 3,888 (3.8% increase).

NSP Goes Country was the primary campaign driver across digital and on-site channels and designed to align with the CMC Rocks music festival and spike to Ipswich’s tourist visitation. The NSP Digital Competition (11 to 25 March) generated 304 entries, supporting database growth and engagement.

Overall, continued strong precinct foot traffic combined with CMC Rocks related activations played a key role in driving uplift, demonstrating the precinct’s ability to attract and retain visitation leading to sales and improved tenant performance.

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

A copy of the consolidated Nicholas Street Precinct project risk register is included as confidential Attachment 2.

Challenges continue with retail leasing in the current market conditions. These conditions include the increased cost of goods, consumer caution in relation to spend and the ability for the retail and hospitality industry to absorb this over time.

Achieving legally binding agreements for lease and sub-leases with prospective precinct tenants remains a critical outcome given completion of the refurbishment works.

FINANCIAL/RESOURCE IMPLICATIONS

The table below summarises the current capital project budget and forecasts to finish. The final project cost is forecasted to be within budget.

	Project	Current Budget	Committed Contracts and Variations	Forecast Contracts and Variations	Forecast Final Cost
1	Civic Project	\$188,020,704	\$183,893,317	\$50,000	\$183,943,317
2	Commonwealth Hotel	\$16,652,052	\$16,562,252	\$89,364	\$16,651,616
3	Retail Project	\$34,407,196	\$36,002,752	\$2,478,089	\$38,480,842
4	Venue Project	\$71,935,639	\$67,816,263	\$4,123,552	\$71,939,816
	TOTAL	\$311,015,591	\$304,274,585	\$6,741,006	\$311,015,591

The civic and retail cashflow for recent months is captured in the table below:

Month	Monthly Expenditure	Project Cumulative Total
December 2025	Retail: \$93,955	\$101,449
	Civic: \$0	
	Commonwealth Hotel: \$973	
	Venue: \$6,521	
January 2026	Retail: \$458	\$80,727
	Civic: \$46,168	
	Commonwealth Hotel: \$6,109	

	Venue:	\$27,992	
February 2026	Retail:	\$16,275	\$65,350
	Civic:	\$40,304	
	Commonwealth Hotel:	(\$8,247)	
	Venue:	\$17,018	
March 2026	Retail:	\$54,848	\$63,095**
	Civic:	\$0	
	Commonwealth Hotel:	\$8,247	
	Venue:	\$0	

**** The March results are pending finalisation and may be amended**

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 operational focused management strategy to support tenants and deliver a revitalised and fully activated precinct.

COMMUNITY AND OTHER CONSULTATION

The contents of this report did not require any community consultation.



CONCLUSION

Recent new openings and month on month foot traffic and visitation increases reinforce market confidence in the Nicholas Street Precinct product and continue to strengthen the leasing campaign to secure tenants for the precinct. The completion of major works across the precinct and opening of anchor tenants positively reinforces Ipswich Central’s future and Council’s commitment to its success. The progressive opening of additional tenancies in the precinct, focus of the NSP branch and the ongoing investment strategy planning will continue to increase positivity and value enhancement outcomes in the precinct.

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

1.	NSP PCG Minutes March 2026  
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CONFIDENTIAL ATTACHMENTS

2.	NSP Risk Register March 2026
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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”

Doc ID No: A12735505

ITEM: 6

SUBJECT: REPORT - ADVOCACY ADVISORY COMMITTEE NO. 2026(01) OF 24 MARCH 2026

AUTHOR: MEETING COORDINATION MANAGER

DATE: 30 MARCH 2026



INTRODUCTION

This is the report of the Advocacy Advisory Committee No. 2026(01) of 24 March 2026.

RECOMMENDATION

That Council adopt the recommendations of the Advocacy Advisory Committee No. 2026(01) of 24 March 2026.

ATTACHMENTS

1.	Advocacy Advisory Committee Report No. 2026(01) of 24 March 2026 ↓ 
2.	Minutes Attachment for Item 2 - Attachment 1 ↓ 

CONFIDENTIAL ATTACHMENTS

3.	Minutes Attachment for Item 2 - Attachments 2 and 3 ↓
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