



City of  
**Ipswich**

## **AGENDA**

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### **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

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**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.

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**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.

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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.

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**NOTICES OF MOTION**

**MATTERS ARISING**



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**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

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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. 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.

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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.

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**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.

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**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.

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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 12.47 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

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### **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
<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.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Engagement Report - Better Block - d'Arcy Doyle <a href="#">↓</a> 
2.	Community Engagement Report – Cultural Heart – Feb 2024 <a href="#">↓</a> 

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

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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.

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## SUMMARY OF ENGAGEMENT FINDINGS

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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

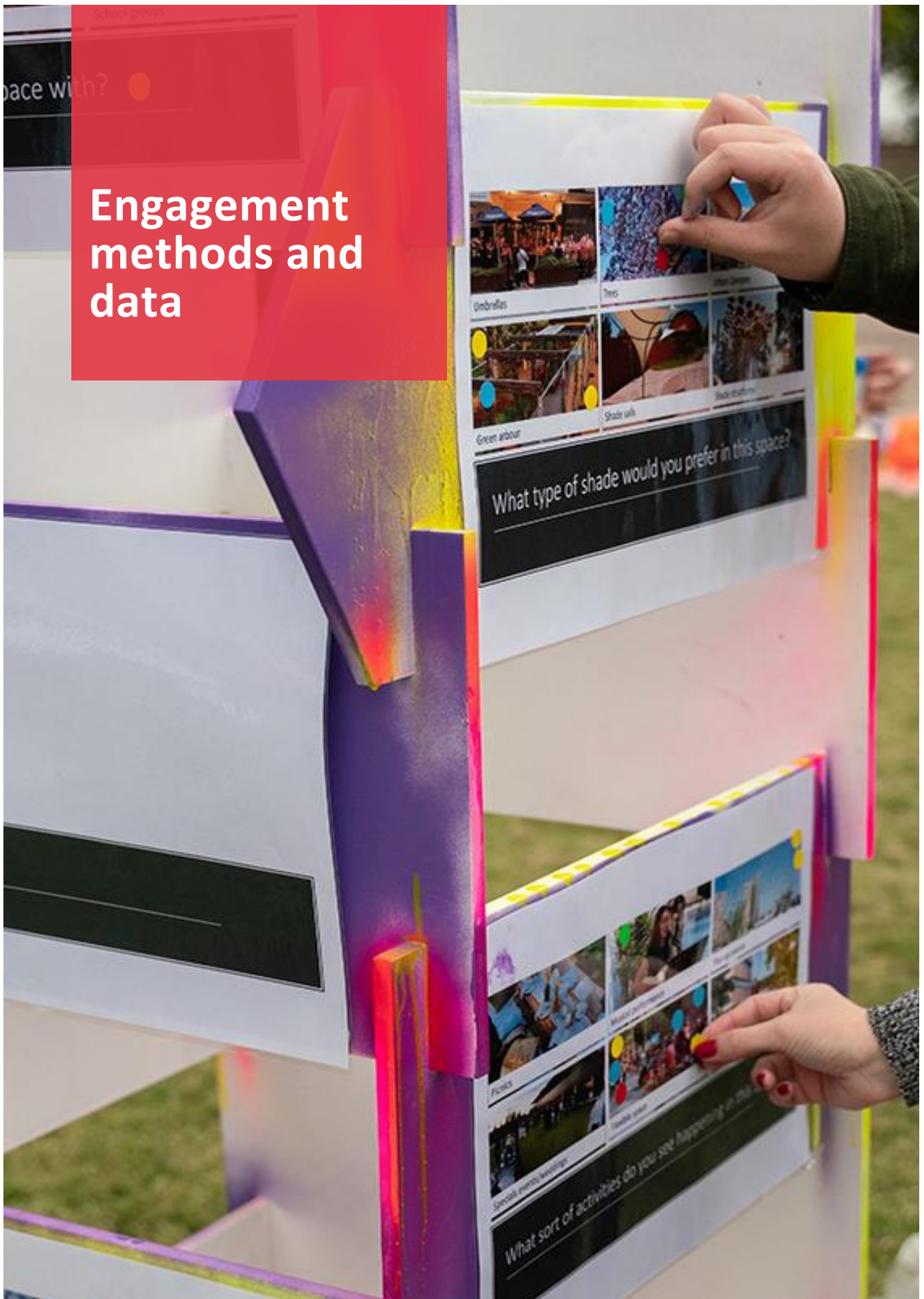
Almost 30% of responses indicated fairy lights as their main preference for lighting. 26% for festoon lighting and 23% for up lights. The top three options identified could be used in a combined approach to lighting in the space.

### 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%.

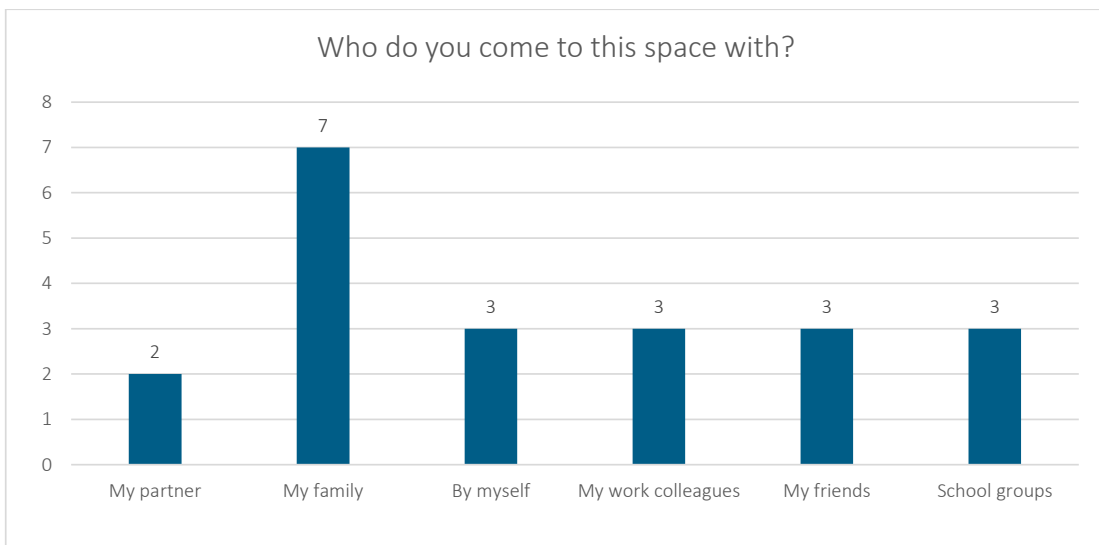
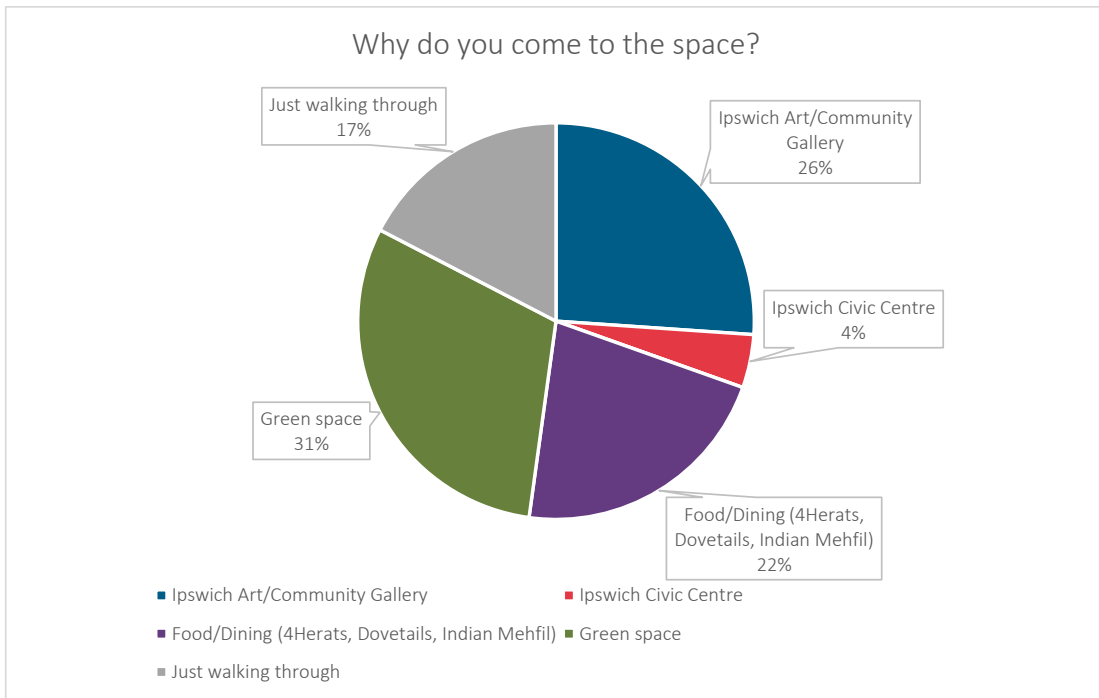




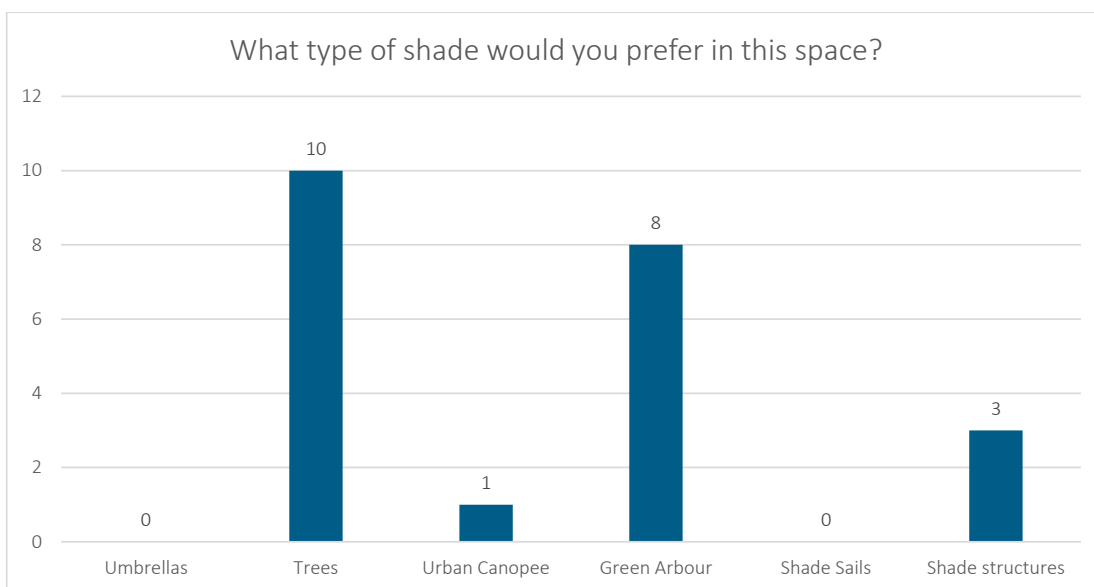
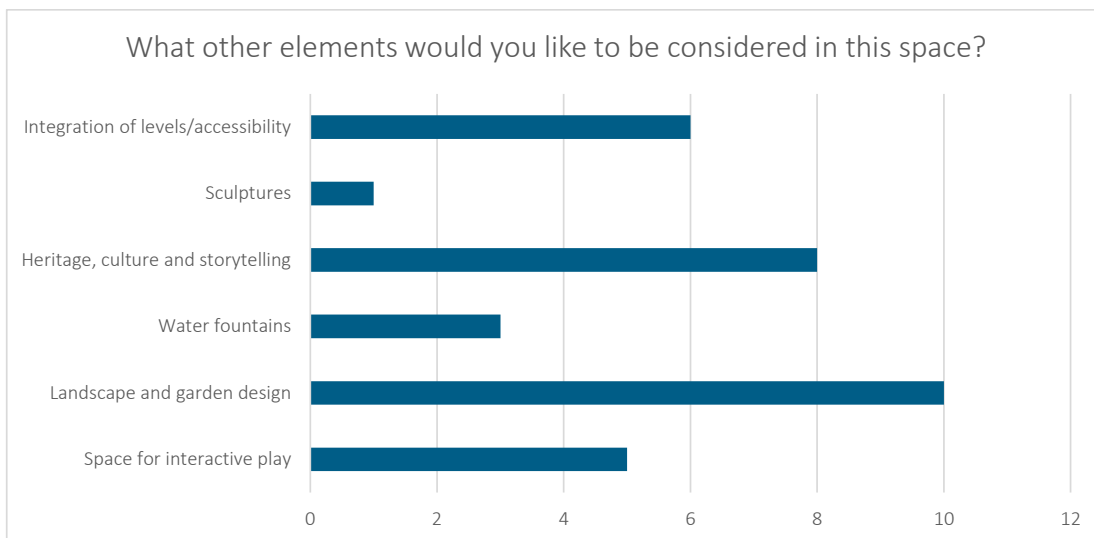
## DOTMOCRACY

An engagement board was constructed, spray painted and placed in d’Arcy Doyle Place to capture people’s ideas and thoughts about what they imagined d’Arcy Doyle and the southern end of Nicholas Street to look like in the future and how they might use the space.

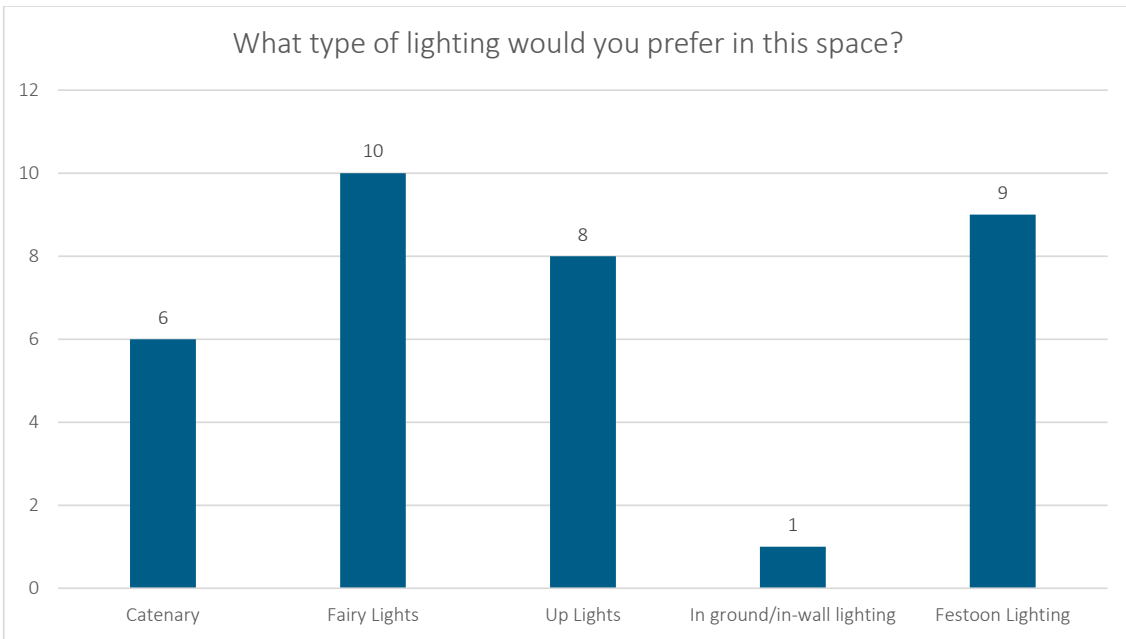
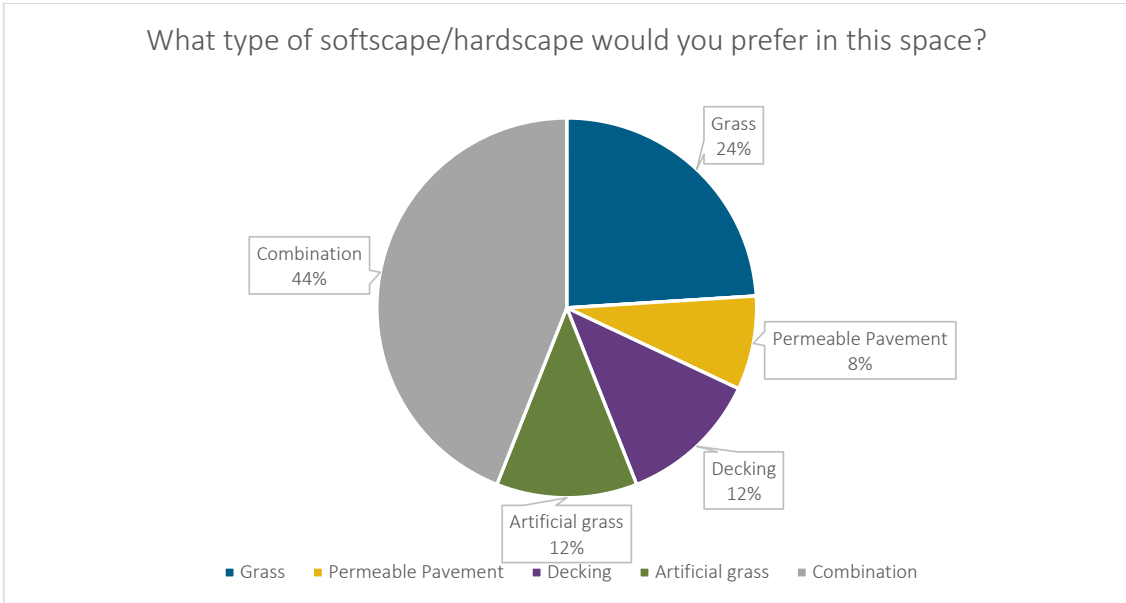
A summary is outlined below.

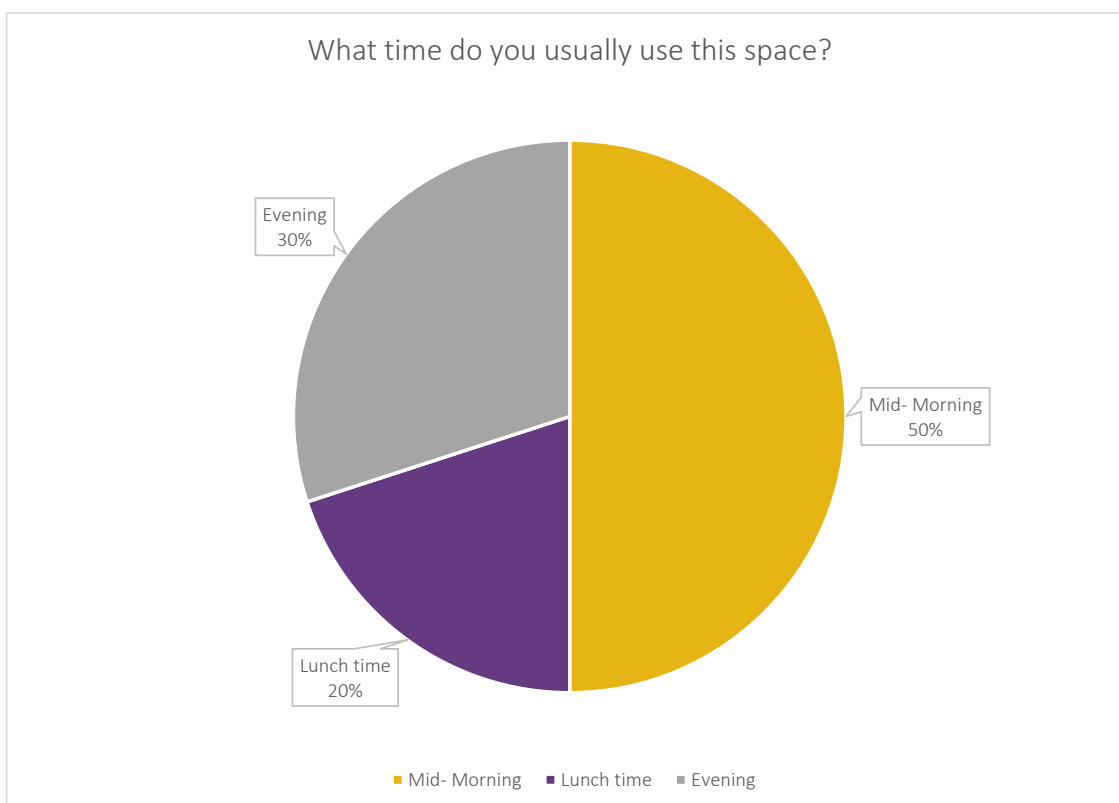
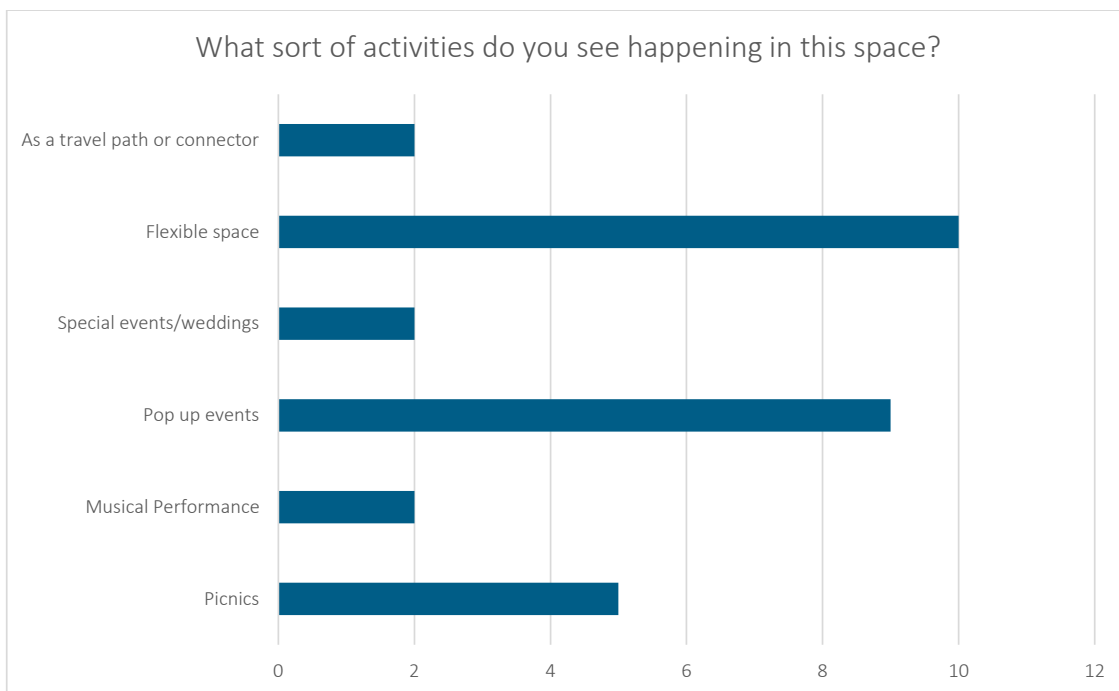






Item 2 / Attachment 1.







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## WHERE TO FROM HERE

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The Ipswich Central Revitalisation Placemaking Team is committed to community and stakeholder engagement that is meaningful, inclusive and transparent.

The results of these engagement activities will assist in developing the scope for Developing the Cultural Heart in Ipswich Central.



# Community Engagement Report

## Developing the Cultural Heart Ipswich Central Revitalisation

February 2024

Office of Economic Development

Community, Cultural and Economic Development Department





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# 1 EXECUTIVE SUMMARY

As part of the Ipswich Central Revitalisation, Developing the Cultural Heart of Ipswich was a recommendation from the community outlined in the *Top of Town and Centre Core Place Plans*, endorsed in 2021.

The strategic positioning of d’Arcy Doyle Place makes it a key spine connecting thoroughfare for the Centre Core and the perfect place to promote creative activation. Renew d’Arcy Doyle Place to enhance access and awareness of surrounding historical buildings, entry to the Ipswich Art Gallery and Ipswich Civic Centre.

The project is aligned with other council strategies including:

- [iFuture](#)
- [Economic Development Strategy 2023-2027](#) (Pillar 2 – Place)
- [Creative Industries Action Plan](#)
- [iGo Active Transport Plan](#)

To progress this project, community engagement was required to inform the preliminary concept design. Engagement occurred over an eight-week period from **Monday 4 December 2023 to Monday 29 January 2024** (engagement period).

## 1.1 REACH AND SCOPE

To maximise engagement the following communication channels were used to reach the community to inform them and make them aware of the project.

### Ipswich City Council social media

Three organic social media posts from Ipswich City Council channels, were shared during the engagement period. The organic social media posts have been outlined below and social media tile used is shown in Appendix 7.1

Social Media Channel	Date of posting	Interactions
LinkedIn	11 January 2024	<ul style="list-style-type: none"> <li>• 2,409 impressions</li> <li>• 2 shares</li> <li>• 179 clicks</li> <li>• 8.88% engagement rate</li> <li>• 33 reactions</li> </ul>
Instagram	11 January 2024	<ul style="list-style-type: none"> <li>• 1,584 impressions</li> <li>• 1,324 reach</li> <li>• 39 engagements</li> <li>• 1 save</li> <li>• 37 likes</li> <li>• 1 comment</li> </ul>



Facebook	11 January 2024	<ul style="list-style-type: none"> <li>• 15,959 post reach</li> <li>• 9 shares</li> <li>• 90 link clicks</li> <li>• 1,830 engagements</li> <li>• 61 reactions</li> </ul>
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**Ipswich First**

An article was shared on Ipswich City Council’s channel, Ipswich First, on 9 January 2024. This article, [Help shape Ipswich’s Cultural Heart](#), was viewed by 392 times.

**Ipswichcentral.com.au (Shape your Ipswich)**

Two email campaigns were sent out via Shape Your Ipswich.

The first campaign went out 21 December 2023 and was sent out to Shape Your Ipswich members who follow ipswichcentral.com.au. This campaign was sent to a total of 384 members, of which 150 opened the email (41.6%).

The second campaign was sent out on 24 January 2024 and had a more general audience as it shared a variety of projects that were open for community engagement at the same time. This campaign was sent to a total of 3,357 members, of which 1,504 opened the email (44.9%).

During the engagement period **Developing the Cultural Heart** project page was viewed **461** times by **367** visitors.

**Campaign Monitor database**

Two email campaigns were sent out to the Ipswich Central business database using Campaign Monitor email marketing.

A project specific email was sent out on 8 December 2023, 311 emails delivered, 49.2% opened (153 recipients), 7.72% clicked (24 recipients)

A monthly Ipswich Central Revitalisation email was sent out on 29 January 2024, 308 emails delivered, 38.96% opened (120 recipients), 1.9% (6 participants) clicked on the Cultural Heart project piece.

**Ipswich Region Chamber of Commerce (IRCC)**

The Chamber shared the Cultural Heart engagement in their e-newsletter on 8 January 2024, reaching approximately 1300 recipients.





**Greater Springfield Chamber of Commerce (GSCC)**

GSCC shared the post on their Facebook page on 3 January, currently they have 2.6K followers, they also shared in in their e-newsletter on 11 January 2024.

**Ipswich Central Partnership**

The Ipswich Central Partnership shared the post on their Facebook page, currently they have 586 followers.

**Ipswich Community Gallery**

Shared the post on their Facebook page on 25 January 2024, currently they have 1K followers.

**Ipswich Art Gallery**

Shared the post on their Facebook page on 28 December 2023, currently they have 13K followers.

**St Paul’s Anglican Church Ipswich**

A meeting was held with Rev’d Selina McMahon to brief her on the project and engagement information was shared with her so she could share with the congregation.

**DL Flyers**

450 Flyers with a project description, QR code and website were printed for distribution in the community. An example is shown in Appendix 7.2.

Locations delivered to included Ipswich Art Gallery, Ipswich Civic Centre and businesses in Top of Town including The Mill and Short Black. This was in addition to handing them out during face to face pop up engagement sessions.

Having the flyers distributed at various locations allowed for additional awareness of the project and the opportunity for the community to participate in the engagement.

A total of 22 scans of the QR code were completed by 16 unique users.

Over the engagement period for the project, interest from the community aligned with the average engagement seen across other engagement campaigns. The following engagement channels captured contributions:

Engagement Channels	Contributions
Ipswichcentral.com.au (Shape Your Ipswich)	54
Face to Face pop up engagement sessions	169
Community Panel	17
Adjoining stakeholder conversations	1
General Enquiries (phone or email)	1
<b>Total Contributions Received</b>	<b>242</b>



## 1.2 FINDINGS

The community were asked to share how they currently use the area known as d’Arcy Doyle Place and what features they would like to see to inform the preliminary design concept. In addition to this, the community were asked to share their ideas for the Cultural Heart, from Brisbane Street to Roderick Street along Nicholas Street.

The outcomes of the engagement identified the following common themes:

- a. d’Arcy Doyle Place is a space used by a variety of people for different purposes, however it is underutilised in its current form.
- b. 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.
- c. 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.
- d. There was a strong preference towards natural green elements and shade, in particular a green arbour was selected by more than 45% of participants.
- e. The focus should be on creating a space that helps improve city connections, accessibility, and showcasing historical elements of Ipswich.

The themes and stakeholder insights identified in this report will help inform the preliminary concept design of the Cultural Heart, which will then be shared with the broader community for a second phase of community engagement.

### Dotmocracy

A series of nine engagement boards were created to understand how people use the space currently and questions to gain feedback on design elements and ideas that would help shape the preliminary concept design.

Eight boards were created, each with a question around how they use the space currently, and what design elements they would like to see. Each board offered 6 options, which community members could respond to using sticky dots for their preferences.

In addition to the eight boards there was one board where people could tell us their big ideas for the space. All ideas captured through the face to face pop up engagement sessions can be found at Appendix 7.3.

The community engagement boards can be seen at Appendix 7.4.

The data below includes all data captured throughout the engagement period.

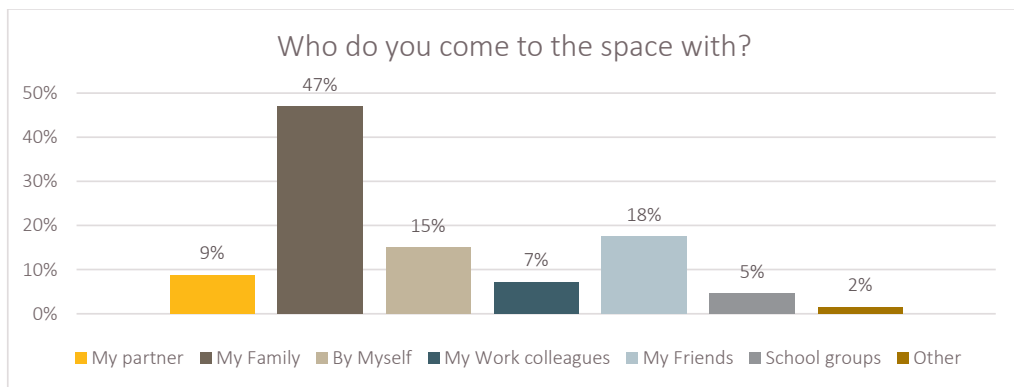


**Current use of space**

The community was asked about how the space is currently being used. A wide variety of responses were provided and are outlined below.

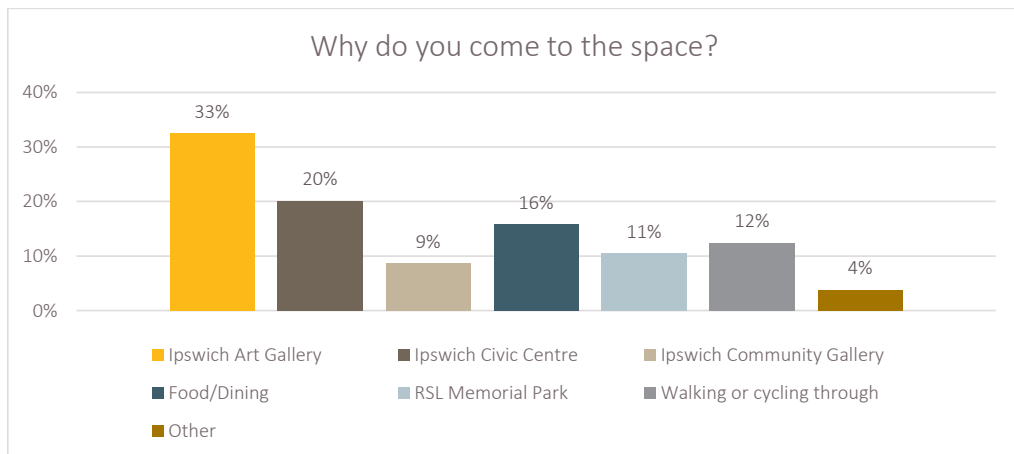
**Who do you come to this space with?**

There was a clear leading option with 47% of responses for My family. This was followed by the options My friends (18%), and By myself (15%). Of those who shared answers outside of the pre-selected options, comments centred around community groups including choir and prayer group.



**Why do you come to this space with?**

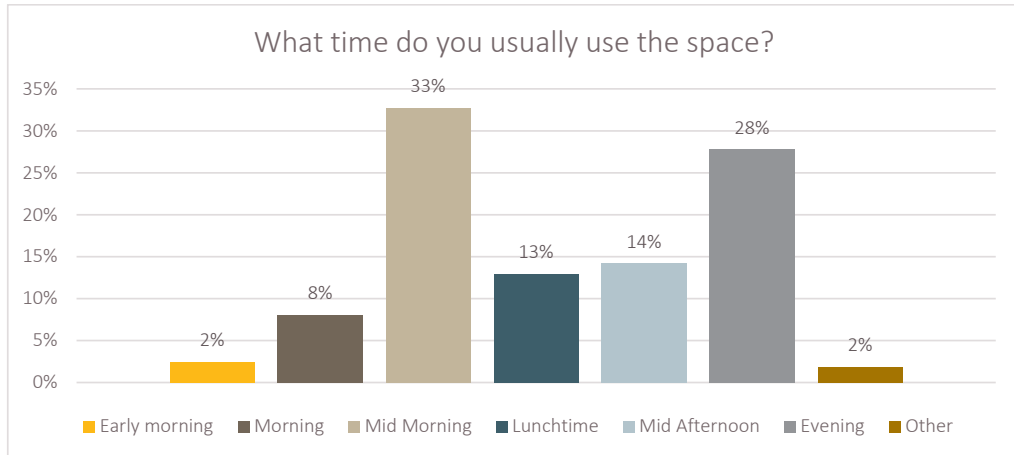
There was a clear preferred option, with Ipswich Art Gallery selected by 33% of respondents. This was followed by Ipswich Civic Centre (20%) and Food / Dining (16%). Other comments included Banshees Bar and Artspace, the library and retail shops in the area.





**What time do you usually use this space?**

There were two main preferences, Mid Morning (33%), closely followed by Evening (28%). Following this, Mid Afternoon (14%) and Lunchtime (13%) were relatively popular options.

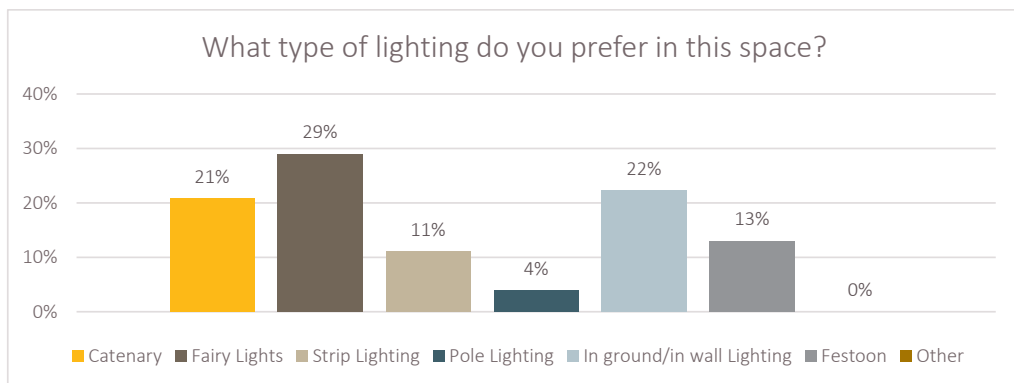


**Design Elements**

Questions on the community engagement boards were about design elements that will contribute to the preliminary design concept.

**What type of lighting do you prefer in this space?**

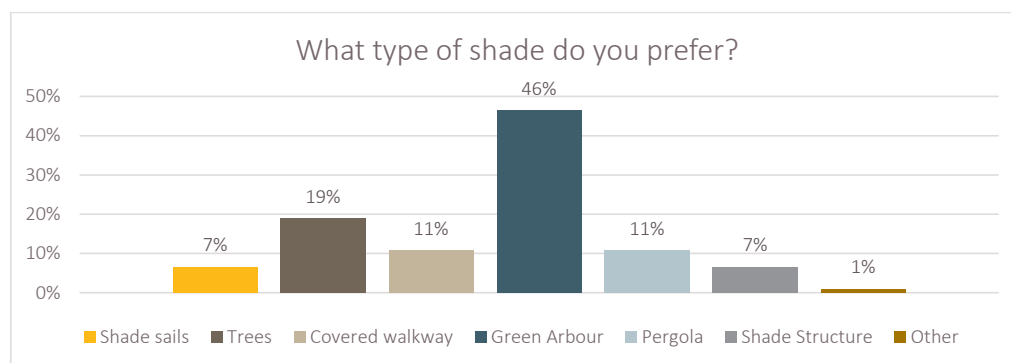
Almost 30% of responses indicated Fairy lights (29%) as their main preference for lighting, In ground / wall lighting (22%) and Catenary (21%) were other strong responses, additional suggestions were recorded.





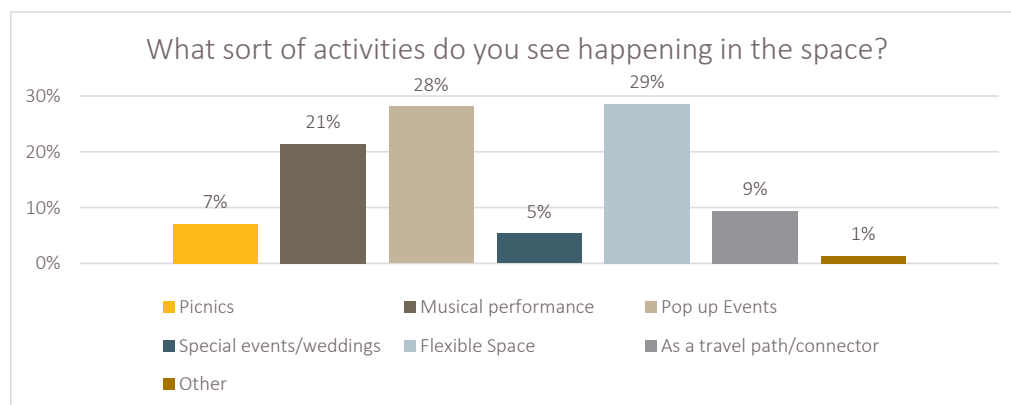
**What type of shade do you prefer?**

There was a strong preference for a Green arbour with 46% of respondents choosing this option. Trees was the second preference. Additional comments received reinforced the need for natural and green shading.



**What sort of activities do you see happening in the space?**

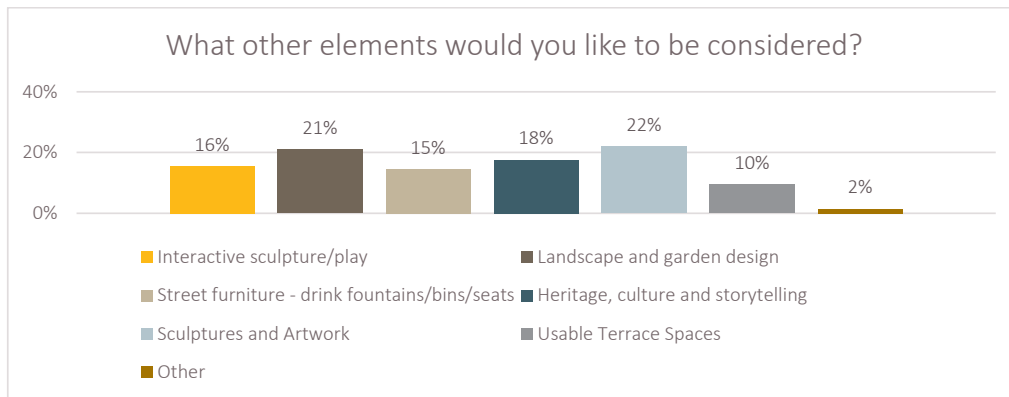
There were three responses that were all very close together Flexible space (29%), Pop up events (28%) and Musical performance (21%). One additional comment raised concerns around live entertainment not being suitable for this area.





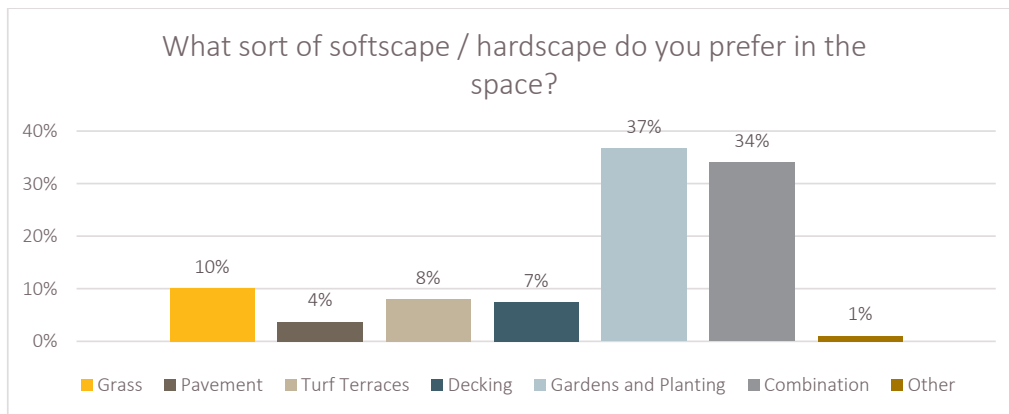
**What other elements would you like to be considered?**

The community identified Sculpture and artwork (22%), as the highest priority, closely followed by Landscape and garden design (21%) and Heritage, culture and storytelling (18%). Additional comments centred around providing infrastructure and facilities to encourage visitors to stay in the area such as food venues, an art gallery café and seating options.



**What sort of softscape / hardscape do you prefer in the space?**

Over a third of respondents identified Gardens and planting (37%) and another third identified a Combination (34%). Interestingly pavement was the least important softscape/hardscape option chosen, additional comments reinforced this and the need to focus on natural, green elements that will also keep the area cool.






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## 2 WHY WE ENGAGED

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As part of the Ipswich Central Revitalisation, Developing the Cultural Heart of Ipswich was a recommendation from the community outlined in the Centre Core and Top of Town Place Plans, endorsed in November 2021.

To progress this project, light touch engagement was originally undertaken during the Better Block event in August 2022. The engagement occurred in d’Arcy Doyle Place to understand community aspirations.

The same questions have been asked through this round of engagement to ensure consistency of information.

- Engagement for the Cultural Heart Project aimed to:
- Understand how the Cultural Heart is currently used (Between Brisbane Street and Roderick Street)
- Understand community design preferences
- Inform the preliminary concept design

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## 3 HOW WE ENGAGED

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A number of methods were used during the engagement period including:

- One community panel session
- Four face to face pop up engagement sessions
- Online engagement through ipswichcentral.com.au (Shape your Ipswich)
- Distribution of DL Flyers

### Community Panel

One community panel workshop was held to discuss Developing the Cultural Heart.

As part of the session, panel members were invited to contribute to the community engagement boards.

Outside of the community engagement boards, comments captured from the community around the renewal of d’Arcy Doyle Place included:

Arts and Culture	Facilities and Services	Other Design Elements
<ul style="list-style-type: none"> <li>• Street art like Toowoomba ‘First</li> </ul>	<ul style="list-style-type: none"> <li>• More and diverse food outlets, cafes and an art gallery cafe</li> </ul>	<ul style="list-style-type: none"> <li>• Keep the heritage visible</li> </ul>



<p>Coat' Street Art Festival</p> <ul style="list-style-type: none"> <li>• Showcase Ipswich Art Gallery, local artists and other events</li> <li>• Large art sculptures and competitions</li> <li>• Freely available art supplies for all</li> </ul>	<ul style="list-style-type: none"> <li>• Pop up vendors with local produce / food market</li> <li>• Fandom events and conventions</li> <li>• Dog park</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainability features</li> <li>• Seamless and safe active transport connectivity to neighbouring locations</li> <li>• Sufficient seating</li> </ul>
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Images from the community panel can be seen at Appendix 7.5

**Face to Face pop up engagement sessions**

The community were able to contribute face to face during four pop up sessions held in Ipswich Central between December 2023 and January 2024. Five sessions were planned for, but one had to be cancelled due to inclement weather just prior to Christmas 2023 and one was rescheduled. Photographs of the engagement sessions can be seen at Appendix 7.6.

Date	Location	Number of Community engaged
14 December 2023	Ipswich Civic Centre	28
21 December 2023	Ipswich Community Gallery	37
10 January 2024	Ipswich Art Gallery	71
25 January 2024	d'Arcy Doyle Place	33
<b>Total community members engaged</b>		169

**Ipswichcentral.com.au (Shape your Ipswich)**

The community were able to contribute online if they were not able to attend a face to face pop up engagement session.

In addition to the dotmocracy, participants could share any big ideas they have for the space through text or imagery, plus community members could vote on these ideas.

A total of 16 contributions were made and summarised below. Verbatim responses and images supplied can be seen at Appendix 7.7.





Arts and Culture	Connection	Other
<ul style="list-style-type: none"> <li>• Incorporate First Nations/multicultural elements</li> <li>• Graffiti / mural practice wall</li> <li>• Sculpture park</li> <li>• Extend the Ipswich Art Gallery to outdoor space</li> <li>• Showcase local artists/kids artwork</li> <li>• Upgrade the Ipswich Civic Centre</li> <li>• Incorporate interactive elements for children</li> </ul>	<ul style="list-style-type: none"> <li>• Link Nicholas Street to d’Arcy Doyle Place</li> <li>• Tie in with parks (Queens Park, Limestone Park)</li> <li>• Encourage pedestrian traffic and slow down cars in the area</li> </ul>	<ul style="list-style-type: none"> <li>• Prioritise green shaded space</li> <li>• A unique destination, specific to Ipswich, not copying other cities</li> </ul>

**DL Flyers**

At each engagement session DL Flyers were handed out to the community who didn’t have time to stop and complete the activity at the point in time.

The following DL’s were handed out and despite the event getting cancelled on 16 January due to the weather, the team were still able to engage with the community in a more simplified way.

Date	Location	Number of DL Flyers
14 December 2023	Ipswich Civic Centre	5
21 December 2023	Ipswich Community Gallery	14
10 January 2024	Ipswich Art Gallery	12
16 January 2024	d’Arcy Doyle/Top of Nicholas Street	27
25 January 2024	d’Arcy Doyle Place	11
<b>Total DL Flyers handed out at pop up engagement</b>		69

Throughout the engagement quantitative and qualitative data was collected from participants in accordance with council’s Information Privacy Policy.

Quantitative data was downloaded from the various digital platforms and/or transcribed into a master Excel database by project staff.



The data was cleaned, de-identified, aggregated and charted in the master database. Open thematic analysis of qualitative comments was carried out using Excel

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## 4 WHAT THE COMMUNITY TOLD US

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The community provided clear feedback on how they would like to see the space shaped and this information is summarised in the findings above.

The themes and stakeholder insights identified in this report will help inform the preliminary concept design of the Cultural Heart, which will then be shared with the broader community for a second phase of community engagement.

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## 5 WHO ENGAGED

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### Face to Face pop up engagement sessions

The following demographic information was collected during the face to face pop up engagement sessions.

Date	Location	Female	Male	Under 18
14 December 2023	Ipswich Civic Centre	12	6	10
21 December 2023	Ipswich Community Gallery	12	15	10
10 January 2024	Ipswich Art Gallery	36	9	26
25 January 2024	d'Arcy Doyle Place	18	13	2
<b>Total number</b>		78	43	48

### Ipswichcentral.com.au (Shape your Ipswich) and Community Panel

The following information was collated from community members who participated through ipswichcentral.com.au (Shape your Ipswich) or as part of the community panel.

#### Gender

A total of 71 contributions were received. 26 people (36.62%) identified as female, 20 people (29.57%) identified as male and 25 people (35.21%) did not specify.

#### Locality

51 respondents (approx. 71.83%) confirmed place of residence was in Ipswich. All other respondents preferred not to answer.



### Cultural Background

52 respondents (approx. 72.46%) identified as Australian. In addition, other confirmed cultural backgrounds represented in the engagement included American, English, Kenyan, New Zealander, South African and Welsh.

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## 6 CONCLUSION AND RECOMMENDATIONS

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The outcomes of the engagement identified the following common themes:

- a. d’Arcy Doyle Place is a space used by a variety of people for different purposes, however it is underutilised in its current form.
- b. 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.
- c. 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.
- d. There was a strong preference towards natural green elements and shade, in particular a green arbour was selected by more than 45% of participants.
- e. The focus should be on creating a space that helps improve city connections, accessibility, and showcasing historical elements of Ipswich.

The light touch community engagement undertaken in 2022 and the engagement undertaken in December 2023 and January 2024 were quite consistent.

The information will be used to inform the preliminary concept design of d’Arcy Doyle Place, while taking into consideration the entire stretch of the Cultural Heart, Brisbane Street to Roderick Street along Nicholas Street and the potential Ipswich Civic Centre redevelopment.

The next stage of this project will be to come back to the community with a preliminary concept design.



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## APPENDIX

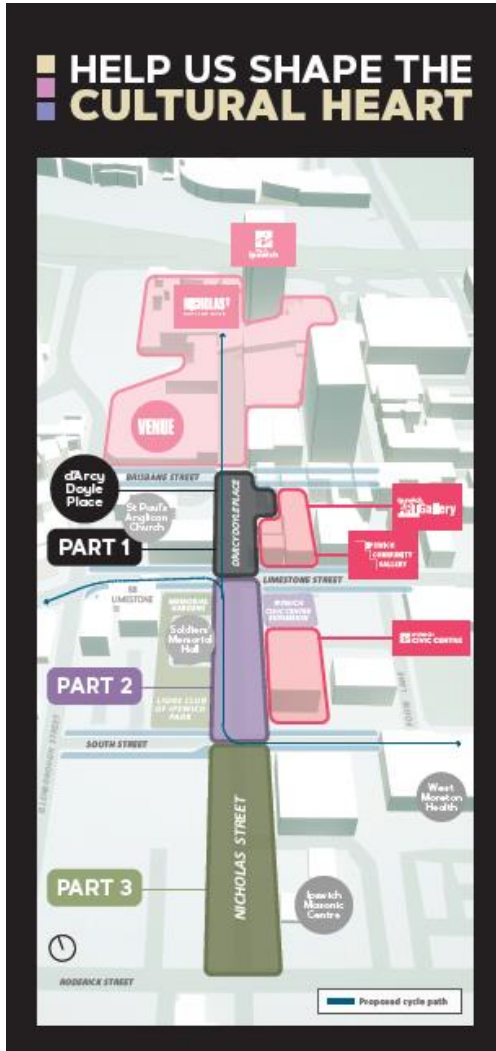
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### 7.1 SOCIAL MEDIA TILE





7.2 DL FLYER



**HELP US SHAPE THE CULTURAL HEART**

As part of the *Ipswich Central Revitalisation*, we are seeking community feedback to create a concept plan that will shape the Cultural Heart of Ipswich.

Recognised as a crucial link through Ipswich Central, the revitalisation of d'Arcy Doyle Place and Nicholas Street aims to highlight Ipswich's rich heritage and culture. This initiative seeks to promote the area south of Brisbane Street as the vibrant Cultural Heart of Ipswich.

It will also help to:

- Improve connectivity and access
- raise awareness of our historical buildings and landmarks
- enhance the entrances to the Ipswich Art Gallery, Ipswich Community Gallery and Ipswich Civic Centre.



Share your ideas via  
[ipswichcentral.com.au](https://ipswichcentral.com.au)





**7.3 BIG IDEAS FROM THE FACE TO FACE POP UP ENGAGEMENT SESSIONS**

<b>What are your big ideas?</b>
More than one food outlet in the space - smaller footprints and more variety will attract more people
Shade needs to be over the accessible ramp as well as other areas
More seating, different types of seating
Active Pavement that generates electricity through foot movement and energy sustainability showcase and local attraction
Food venues - open late, not mass-produced food, not mass fast food offerings in the CBD
Café for the Art Gallery - fancy café with wine
Street Art - would like to see more street art in the top of town, like Toowoomba when they had an annual street art walkable festival with an app on your mobile with the street art walk
Giant Frog
Pop up food vendor in the space where Jamie's Kitchen was - local chefs to have it for a month to do community cooking classes and pop up multicultural food that you can't get in the Ipswich region with local produce
Ministry of Food site transformed into a test kitchen for 3 emerging restaurateurs on 6 month contracts
Cultural Heart an opportunity to capitalise more on Civic Centre and Art Gallery events. Walk from Nicholas Street car park e.g. Eisteddfods, Children's Concerts, big name acts like Kate Miller Hiedke
Exhibition/Art Gallery space in Civic Centre foyers, exhibitions run that compliment the play/performances. Collaboration between art disciplines
Big Art - annual competition invite 20 international artists
Musician in Residence or Artist in Residence - focus on 18-25 years old engagement
Bradfield Bridge - don't want it to be locked off, should be open 24/7 as it is public infrastructure. Should be used more as an arts event and community space. I feel that Riverlink dictate when and how this bridge is open/used It should be the community who dictates the use of public infrastructure, not a developer
The Cultural Olympiad will position Ipswich at the forefront of the international and national consciousness with our amazing local artists



The arts are more inclusive than sport. Mental Health is benefitted by taking part in art practice, well being supported by arts practice, highlight inclusion with art

Seamless pedestrian connectivity, pedestrian safety, 24 hour security cameras and guards

Cultural Symposium annual

Monthly a provincial food market, not produce, not flea market that brings non-regular attractions into the CBD

Creative space especially for the youth

Encouragement for new hospitality outlets that focus on the arts particularly the performing arts to locate in the precinct

Focus on quality and unique cafes and restaurants not just chains

E-trikes (3-wheeler/rickshaw style) for passengers

Fandom events/convention, essential for isolated youth or anyone who's different. Also bring in tourism, we don't have. The Fandom community told me they want it in Ipswich. They are sick of only having Brisbane events.

Creative space. Brings lonely, isolated adolescents together. In the Art Gallery have a permanent large table with free art supplies for anyone from any age groups to come and access the art supplies. People meet each other at this table. Reduced loneliness gets people out of their home. Inspired by Nordnorsk Kuntmuseum in Tromso, Norway.

You need to promote Ipswich more, you need billboards with flashing lights with images of everything you can do in Ipswich (Wynnum visitor)

Piped Music

More freedom for Street Art. Homeless interaction and shelters. More investment in galleries and exhibitions as the ones we have are great and more always welcome.

Keep it (the space) open, keep the heritage visible

Visiting family while at work, comes to the gallery

Dog Park would be good

Christopher Trotter sculpture or artwork





7.4 COMMUNITY ENGAGEMENT BOARDS

**Who do you come to this space with?**

- My partner
- My family
- By myself
- Ipswich Art Gallery
- Ipswich Civic Centre
- Ipswich Community Gallery
- My work colleagues
- My friends
- School groups
- Food/Dining (Indian, Welsh, 4 hours)
- RSL Memorial Park and Green Space
- Walking or cycling through

**Why do you come to the space?**

**What time do you usually use this space?**

- 05:00 Early Morning
- 08:00 Morning
- 10:00 Mid morning
- 12:00 Lunch time
- 14:00 Mid afternoon
- 18:00 Evening

**What type of shade would you prefer in this space?**

- Shade sails
- Trees
- Covered walkways
- Green arbour
- Pergolas
- Shade structures













**What type of lighting would you prefer in this space?**

- Catenary
- Fairy lights
- Strip lighting
- Poles
- Musical performance
- Pop up events
- Pole lighting
- In-ground/wall lighting
- Festoon lighting
- Specials events/weddings
- Facelife space
- As a travel path or connector


**What sort of activities do you see happening in this space?**






 <p>Grass</p>	 <p>Pavement</p>	 <p>Turf terraces</p>	 <p>Interactive sculpture/play</p>	 <p>Landscape and garden design</p>	 <p>Street furniture - drink fountains, bins, seats</p>
 <p>Decking</p>	 <p>Gardens and planting</p>	 <p>Combination</p>	 <p>Heritage, culture and storytelling</p>	 <p>Sculpture and artwork</p>	 <p>Usable terrace spaces</p>

**What type of softscape/hardscape would you prefer in this space?**

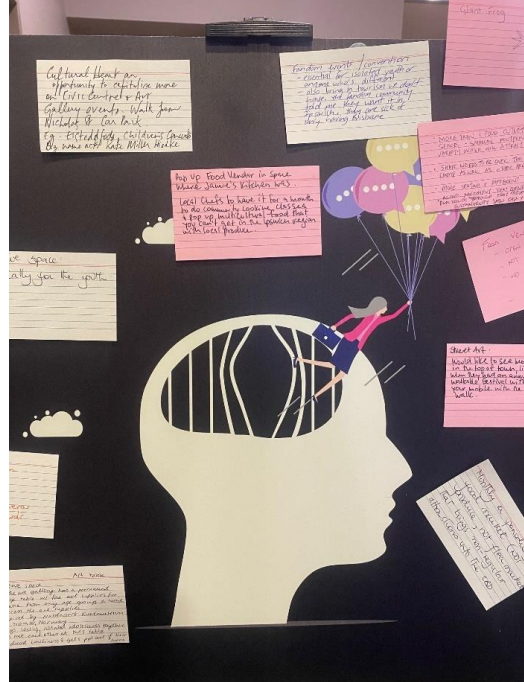
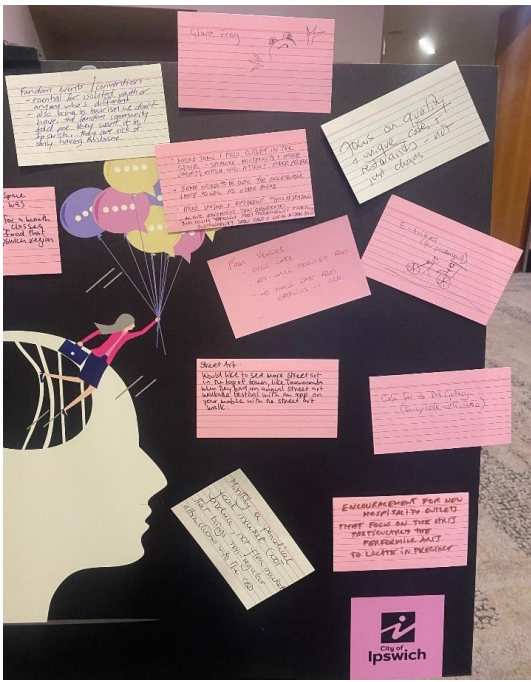


**What other elements would you like to be considered in this space?**





7.5 COMMUNITY PANEL ENGAGEMENT





7.6 PHOTOGRAPHS FROM THE FACE TO FACE POP UP ENGAGEMENT SESSIONS

<p>Ipswich Civic Centre</p>	<p>Thursday 14 December 2023</p>
<p>Ipswich Community Gallery</p>	<p>Thursday 21 December 2023</p>
<p>Ipswich Art Gallery</p>	<p>Thursday 10 January 2024</p>





D'Arcy Doyle Place



Thursday 25 January 2024





7.7 RESPONSES OF ADDITIONAL IDEAS ON SHAPE YOUR IPSWICH

## What ideas do you have for the Cultural Heart?

Share your ideas with the community below, or vote on ones already submitted by others.

15 contributions

Closed Activity closed 29/01/2024 at 12:59 AM

Filter by: Type Search Sort by

### Pre-colonial history and multicultural inclusion

Posted by Sorrieah | 4 days ago

Whatever is added, please be sure to respectfully include first nations history of the area and representation of all groups who arrived more recently. Some kind of vision of our future community might be cool, too.

0 Likes 0 Comments

### Children's Garden Sculptures

Posted by Meggs | 5 days ago

Interactive activities for children with water fountain, historical statues from our community. Mining, Military, Transportation, Music, Sports

0 Likes 1 Comments

### Past and Present

Posted by BarbDebChuwar | 7 days ago

Totally agree with putting the "children playing" sculpture back and incorporate Mining, Railway and Farming from our past. Along the stone wall of the church were the old bus stops used to be. Closer to the Art Gallery have a section for current artists (graffiti?), some trees or green space (tranquil feeling) and a limited menu alfresco cafe to encourage people to stay and enjoy.

1 Likes 0 Comments

### Museum a must

Posted by Loving Ipswich | 9 days ago

I would love to see a Museum at Ipswich. We visit the art gallery and library regularly and would love to add to the cultural splendor by visiting a museum close to home as well.

1 Likes 0 Comments

### Celebrate street art

Posted by andrea\_howard | 19 days ago

A graffiti and mural practice wall that local artists and members of the community can use, painting over and rotating the art to suit festivals, a way to divert nuisance graffiti??

0 Likes 0 Comments

### Sculpture park

Posted by andrea\_howard | 19 days ago

A sculpture park with emphasis on local artists

0 Likes 0 Comments



### Art Gallery Alive

Posted by kozican | 20 days ago

The Art Gallery is the biggest drawcard to the cbd for us. Having visited over about 25 times in the last 10 years, always attending childrens gallery experiences. DArcy Doyle place is just a footpath to that area. How about turning the outdoor area into an extension of the art gallery on a continual basis. Changing exhibitions of outdoor art. Also, I know there is parking underneath Nicholas St but the street parking to be close is so limited that greatly improving parking would help...

1 Likes 0 Comments

### New cultural center or civic center for when the Olympic come

Posted by Neil Grosskopf | 20 days ago

Decide where the new civic center it was built 1974 even in upgrades and the booming city it will have to cater for performing arts

0 Likes 0 Comments

### Darcy Doyle Place

Posted by Duchess | 20 days ago

Would like to see sculpture of children playing in fountain returned to somewhere in the heart of ipswich. An Ipswich icon, but no visual sign to celebrate this home town artist. In forecourt of Art Gallery would be a perfect spot to re place it. It was there years ago.

1 Likes 0 Comments

### Namesake attractions

Posted by G. Embling | 20 days ago

Ipswich has neither a museum nor a botanical gardens. The art gallery is a brilliant place but a museum element can showcase the historic part the town has played. Take Queens and Limestone parks, they are side by side and vastly covered in just grass. One is mostly dedicated to leisure and the other is mostly sporting. I believe to activate both parks there needs to be a natural and reasonable effort to garden limestone park and give it elements of "botanic gardens" similar to Roma...

4 Likes 0 Comments

### Kids showcase

Posted by Sari | 21 days ago

If kids have been working on something or have something they would like to share, like for example a song on an instrument or some drawings, on a certain day they could come and display what they've done or made to us. If they've been writing a book or poetry then they could show it, or if they are passionate about something then they can talk to us about it, a local band could come and play for us, we could have author or artist visits and so on. Some ideas I have come up with are Music,...

2 Likes 0 Comments

### Colourful, vibrant, green, pedestrian focused spotlight on our culture!

Posted by RaeD | a month ago

The creation of a space in d'Arcy Doyle Place must prioritise shaded green space to enable people to linger in the spaces. Providing shade through tree cover or things such as colourful lawn umbrellas would make it more comfortable and safe for people to enjoy the space provided considering our climate. It would be an excellent space to informally showcase local artists and their work from traditional art to gardens created by our local landscape artists filled with beautiful native plants...

4 Likes 0 Comments





### A destination

Posted by **iTomAnderson** | 2 months ago

It should offer unique attractions not merely copy what already exists elsewhere. It should be something that draws people to Ipswich- that doesn't happen if we just copy Brisbane. Look at our heritage for Inspiration. Tie in with Queens/Limestone Parks- two of our greatest potential assets. A unique play space for kids. Sculpture. Information about the city. Interesting and shaded connections.

♥ 1 Likes   💬 0 Comments

### From forgotten to alive

Posted by **Caitlin Porter** | a month ago

I would love to see a link from Nicolas St to d'Arcy Doyle. This could be in the form of street art on the road showing there is more if you keep walking. This will increase pedestrian traffic, slow cars and links to Ipswich growing street art...

♥ 7 Likes   💬 0 Comments

### a new begining

Posted by **Greg** | 2 months ago

it may be time for a total remodelling of facades on Brisbane st from Waghorn st down to Thorn st , excluding the real heritage buildings. in My opinion limestone st is more appealing than Brisbane st . just putting it out there.

♥ 1 Likes   💬 0 Comments

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).

<b>Deal Status</b>	<b>As at 12 February 2024</b>	<b>Change from 15 January 2024</b>
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
<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.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

- |    |   |
|----|---|
| 1. | Draft RSPSC Minutes 24.01.24 <a href="#">↓</a>   |
| 2. | Executive Report January 2024 <a href="#">↓</a>  |

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”*

Retail Sub-project Steering Committee (Meeting No.41)  
MINUTES – 24.1.24 (1:00 – 2:30 PM)  
NSP Office, Level 7 Board Room, 2 Bell Street

<b>Members:</b>	James Hepburn (JH)(Chair), Sonia Cooper (SC), Jeff Keech (JK), Ben Pole (BP)	
<b>Attendees:</b>	Karyn Sutton (KS), Fiona McDougall (FM), Nicole Denman (ND), Melissa Annis (MA), Todd Windle (TW)	
<b>Observers</b>	Cr Marnie Doyle, Cr Kate Kunzelmann, Cr Nicole Jonic	
<b>Apologies</b>	Brett Edmunds (BE)	
<b>Attachments</b>	Draft RSPSC Minutes 11.12.23 RSPSC Action Items 11.12.23 <b>(Note: no additional report due to the Oracle eBusiness migration to Oracle Fusion)</b>	
<b>No.</b>	<b>OFFICER</b>	<b>DESCRIPTION</b>
1.	JH	Attendance / Apologies
2.	Various	Previous Minutes/Actions Items 11.12.23
3.	JH	Matters for Decision
4.	JH	Presentations
5.	Various	<p>Matters for Noting</p> <ul style="list-style-type: none"> <li>▪ Asset management <ul style="list-style-type: none"> <li>○ Asset ownership <ul style="list-style-type: none"> <li>▪ Asset Management Steering Committee update from BP – 1 Nicholas St handover action</li> <li>▪ 143 Brisbane Street – TW provided general overview of building conditions</li> <li>▪ 2 Bell Street – TW provided general overview of building conditions</li> </ul> </li> </ul> </li> <li>▪ Existing lessees <ul style="list-style-type: none"> <li>○ Abatements – JH provided update on tenancy health - <b>ACTION: Committee paper to be submitted including turnover schedule</b></li> </ul> </li> <li>▪ Leasing <ul style="list-style-type: none"> <li>○ Forthcoming Deals</li> <li>○ Status of Council endorsed deals provided by MA</li> </ul> </li> <li>▪ Development management <ul style="list-style-type: none"> <li>○ Commonwealth Hotel construction update provided by FM – <b>ACTION: FM to provide Hutchinson programme update to JK, CEO and JH)</b></li> <li>○ Aus Hotels update</li> <li>○ Venue construction update provided by FM</li> <li>○ Future contractor parking expectations – <b>ACTION: KS to consider communication options/contact details</b></li> <li>○ Hoyts update</li> <li>○ FM provided brief update on wayfinding/carpark signage</li> <li>○ Wayfinding works commenced</li> </ul> </li> <li>▪ Ipswich Children’s Art Gallery</li> <li>▪ Hotel Opportunity</li> <li>▪ Bell Street Overbridge</li> <li>▪ Brand update provided by KS</li> <li>▪ Financials <ul style="list-style-type: none"> <li>○ Budget Update 2024/25 provided by TW</li> </ul> </li> </ul>



## Retail Sub-project Steering Committee (Meeting No.41)

MINUTES – 24.1.24 (1:00 – 2:30 PM)

NSP Office, Level 7 Board Room, 2 Bell Street

		<ul style="list-style-type: none"> <li>▪ Resourcing                             <ul style="list-style-type: none"> <li>○ Precinct Governance Manager recruitment well underway</li> <li>○ Brand and Activation manager currently being recruited</li> </ul> </li> </ul>
6.	Various	Current and Emerging Risks
7.	Various	General Business <ul style="list-style-type: none"> <li>A. MA to hold leasing strategy with Colliers</li> <li>B. Offsite planning session in March/April 2024 – Look Forward</li> <li>C. Draft Ranbury Committee Report – Acquisition of land / titles with estimate costs included</li> <li>D. Qld Treasury Corporation - Potential reengagement</li> <li>E. BP discussed Gallery Report and funding gap next steps to be prepared</li> </ul>
8.	JH	Next Meeting – 21 February 2024 9:00 – 10:30am Claremont Room, L8 1 Nicholas Street

# **NICHOLAS<sup>S</sup><sub>T</sub>** PRECINCT

## **Nicholas Street, Ipswich Central** **Executive Report No.57** To 31 January 2024



# NICHOLAS<sup>ST</sup>

IPSWICH CENTRAL

## DOCUMENT INFORMATION

**Title:** Nicholas Street, Ipswich Central  
**Subtitle:** Executive Report

VERSION	DATE	PREPARED BY
1	12 February 2024	CBD Redevelopment Project Team

## Distribution

Ipswich City Council

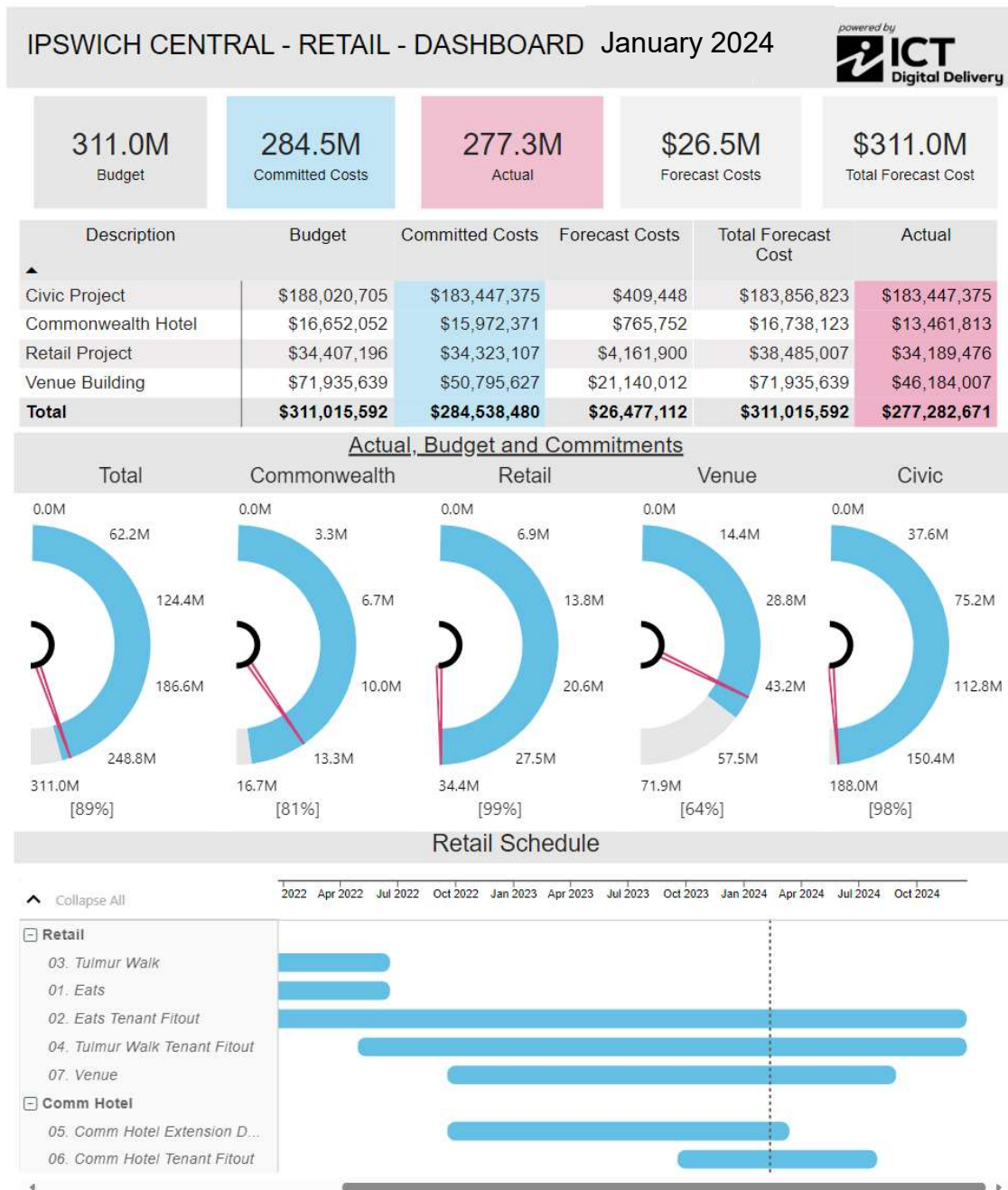
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# 1. Financial

## 1.1 DASHBOARD



## 1.2 SUMMARY

The table below summarises the current budget and forecast final cost. Final forecast costs are within the budget.

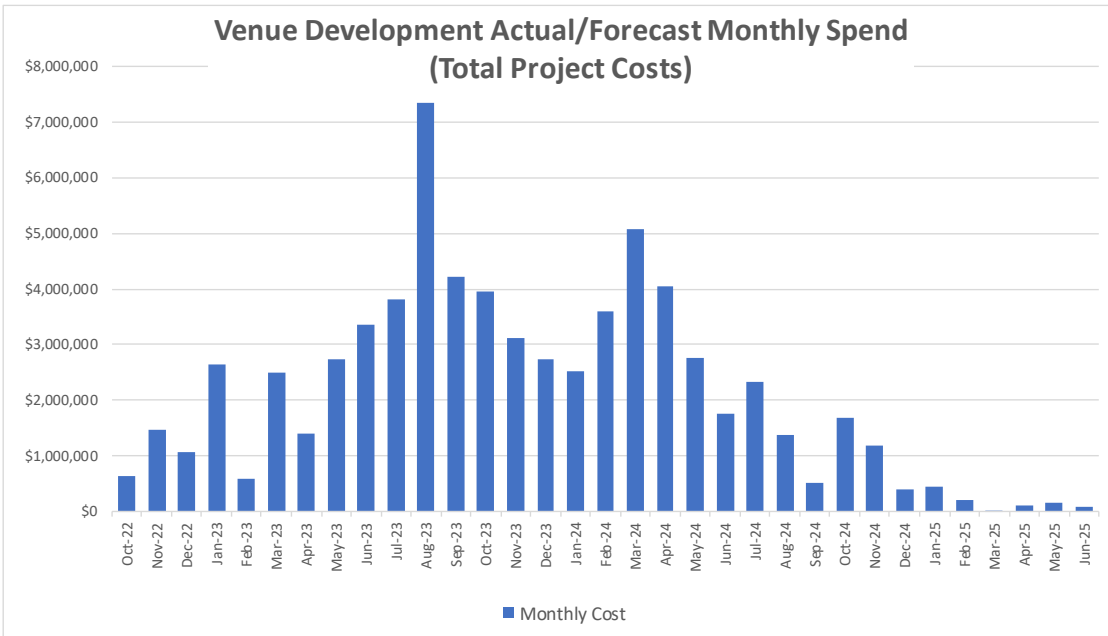
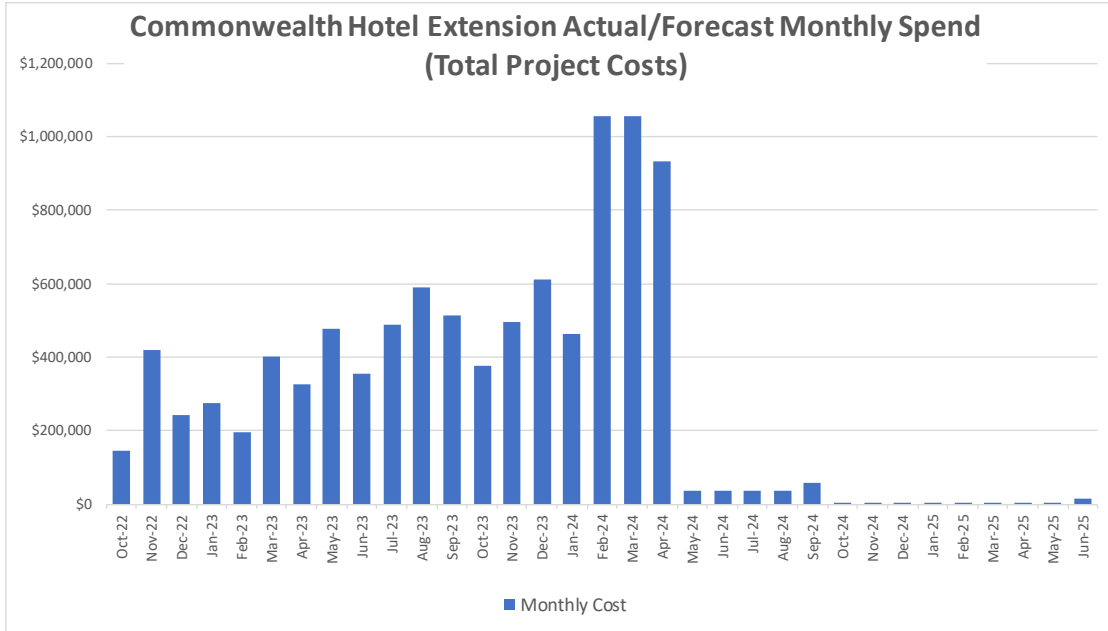
	Project	Current Budget	Committed Contracts and Variations	Forecast Contracts and Variations	Forecast Final Cost
1	Civic Project	\$188,020,705	\$183,447,375	\$409,448	\$183,856,823
2	Commonwealth Hotel	\$16,652,052	\$15,972,371	\$765,752	\$16,738,123
3	Retail Project	\$34,407,196	\$34,323,107	\$4,161,900	\$38,485,007
4	Venue Project	\$71,935,639	\$50,795,627	\$21,140,012	\$71,935,639
	<b>TOTAL</b>	<b>\$311,015,592</b>	<b>\$284,538,480</b>	<b>\$26,477,112</b>	<b>\$311,015,592</b>

## 1.3 CASH FLOW – LAST FOUR MONTHS

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

Month	Monthly Expenditure	Project Cumulative Total
October 2023	Retail: \$22,467 Civic: \$95,600 Commonwealth Hotel: \$377,105 Venue: \$3,955,026	\$4,450,198
November 2023	Retail: \$194 Civic: \$20,295 Commonwealth Hotel: \$494,043 Venue: \$3,124,357	\$3,638,889
December 2023	Retail: \$21,028 Civic: \$71,271 Commonwealth Hotel: \$610,986 Venue: \$2,743,862	\$3,447,147
January 2024	Retail: \$236,916 Civic: \$18,444 Commonwealth Hotel: \$461,924 Venue: \$2,523,646	\$3,240,930

1.4 CASH FLOW – PHASING



## 2. Design & Construction

### 2.1 PROGRAM

Ref	Project	Current Status	Target Completion
SP6	Eats Façade & Streetscape	Completed	Q4 2020
	Eats Landlord Works	Completed	Q2 2022
	Eats Tenant Fit-out <i>* First tenant opened June-2022</i>	In Design / Construction	From Q2 2022
SP7	Metro A Façade & Streetscape	Completed	Q2 2022
	Metro A Landlord Works	On Hold	TBD
	Metro A Tenant Fit-out	On Hold	TBD
SP8 / 9	Metro B (& Streetscape)	Completed	Q2 2022
	Metro B Landlord Works	Completed	Q2 2022
	Metro B Tenant Fit-out <i>* First tenant opened June-2022</i>	In Design / Construction	From Q2 2022
SP10	AV Digital Projections Design & Construction	Completed	Q2 2023
N/A	Venue Landlord Works	In Construction	Q2 2024
	Venue Tenant Fit-out	In Design	Q4 2024
SP11	Commonwealth Hotel Façade & Streetscape	Completed	Q2 2021
	Commonwealth Hotel Extension	In Construction	Q1 2024
	Commonwealth Hotel Tenant Fit-out	In Design	Q2 2024

### 2.2 CIVIC PROJECT

This project has now been closed out.

### 2.3 COMMONWEALTH HOTEL

The construction of the extension for the Commonwealth Hotel has reached a significant milestone in this month with all major structural steel work for the extension area now completed and basement 2 topping slab. The next milestone will be installing the roof on for the new Kitchen, Amenities building completed and the external pump room.

The tenant, Aushotels and their design team have visited the site to review the current construction progress of the extension.

There have been delays on site due to severe inclement weather in current wet season, likewise the Energex main power connection to the site may be delayed due to summer storm & flooding period. Hutchinson

Builders team is aiming to complete the base building extension work by the end of April 2024 to handover to the tenant.

## 2.4 RETAIL (EATS & TULMUR WALK)

Practical Completion of the Eats Building, Metro A façade, Tulumur Walk, and Nicholas Street/Union Place streetscapes was issued on 20 June 2022.

Open Minds are preparing to take handover and commence the fitout on Level 1 of the Eats building with their D&C Contractor.

Designs and pricing for future leasing deals continue to be worked up to inform lease deal recommendations, and cost and program forecasts.

Wayfinding works have commenced within the Nicholas Street Precinct car park under Tulumur Place with painting and directional graphics underway. Precinct wide exterior signage and totems are due to be installed over the coming months.

## 2.5 VENUE

During the month of January good progress has been made despite ongoing inclement weather impacts. The building's shape and size is becoming more evident through the formation of the arches of the Nicholas Street Façade. The atrium ceiling and lozenge details are framed, some tenancy walls are commencing, and of most significance the tiers within the cinema boxes are formed and the cinema screen frames are now installed. Atrium balustrade manufacture and commencement of installation as well as the amenities construction are the next areas of focus. However, Hutchinson has flagged potential programme delay due to inclement weather has reported only 12 working days during the month of January.

The Hoyts team have attended site working actively with Council's contractor to ensure the ongoing co-ordination of the Cinemas is successful. Planned completion of the cinema tiers within the cinema boxes are due to occur in the next month along with the Hoyts wet area framework, including services fit out are significant milestones in preparation for handover to the Hoyts fitout team. Hoyts have appointed Brisbane based Unita as their fit out contractor. Unita has significant cinema experience and have worked closely with Hoyts on numerous other cinema projects.

The project team are closely monitoring and considering the programme impacts of the inclement weather. The summer storm & flooding period have also impacted Energex and provided for a backlog of work, which has resulted in delays to connecting the building power to Venue. Energex cannot currently provide a confirmed connection date, the project team are evaluating and planning best possible options to mitigate the potential impacts on the completion programme.

The continual engagement with potential tenants and the progress on site has allowed for productive site inspections for leasing. The whole team continues to be a focus for the leasing prospects to ensure best opportunities for programme & cost outcomes for the development with key enthusiastically space planning.