

Ipswich Central Business Briefing

Tuesday 03 March 2020





Acknowledgement of Country

Ipswich City Council respectfully acknowledges the Traditional Owners as custodians of the land, winds and water we share.

We pay our respects to their elders, past, present and emerging, as the keepers of the traditions, cultures and stories of a proud people.

Agenda

Topic	Speaker
Welcome	Ralph Breaden
Office of Economic Development Update	Ralph Breaden
Infin8te Care	Kirsten Lanagan
Nicholas Street Placemaking	Catherine Simpson
Nicholas Street Development Update	Greg Thomas
Close and Networking	



Ipswich to Springfield Public Transport Corridor

Status

Strategic Business Case underway with PwC
Scheduled to be completed April 2020

Next Steps

Advocacy Plan for funding of Preliminary Business Case
Commitment before October 2020 State Election



North Ipswich Sport and Entertainment Precinct

Status

Strategic Business Case finalised

Preliminary Business Case underway

Community consultation via Shape Your Ipswich closed

Next Steps

Advocacy Plan for recommendations of Preliminary Business Case



Norman Street Bridge

Status

Strategic Business Case finalised

Preliminary Business Case finalised

Detailed Business Case specifications being drafted

Next Steps

Advocacy Plan for support as part of October 2020 State Election



Willowbank / Ebenezer Intermodal

Status

Social and Economic Impact Study specifications being drafted
Federal Government announced \$10M to deliver a Future Freight study including Willowbank / Ebenezer

Next Steps

Advocacy Plan for support as part of SEQ City Deal



Ipswich Central Façade Improvement Program

Status

Community consultation on draft guidelines closed

Next Steps

Pilot program will be open to public April 2020

Applications via Smarty Grants and Shape Your Ipswich



Local Business Opportunities

Grant Programs

Small Business Month – 10 March - \$5,000

Workshops

How to Create a Marketing Plan – 04 March

Deep Dive Into Sales – 11 March

Export Connections – 16 March

DIY Public Relations – 25 March

Ipswich Chamber Masterclass – 26 March



Infin8 Care

Kirsten Lanagan
Regional Business Development Manager

INFINITE CARE

Ipswich Central Business Briefing



INFINITE
CARE

HELLO IPSWICH!



The old Metro Hotel, located in the heart of Ipswich city centre, has been given an Infinite Care facelift and now has a very special new purpose!

It will now be home to 96 Ipswich locals who are both ageing and have care requirements.

WHO ARE WE?



HOW WE CAME TO IPSWICH



LAYOUT OF THE HOME



This residential offering provides something new...vertical living in the heart of the CBD

- 96 beds
- All rooms have private views
- All rooms with ensuites
- Each floor will be identifiable with differing colour accents and will be its own little community with shared lounge, kitchen and dining room
- Price range starts from \$395,000 for a Classic Companion room right through to Premium Plus rooms which boast a larger floorplan and added extras
- 12 companion rooms available for couples, 2 per floor
- Dedicated 16 bed Memory Support Unit (MSU) on secure lower level floor
- Fully supported rooms available
- Respite and palliative care available

OUR ROOMS



QUALITY CLINICAL CARE



- Nurse on site 24/7 and Manager on call 24/7
- Care staff on shift 24/7
- Allied Health professionals to meet a full range of care requirements
- Visiting GPs and specialists will consult from our two consultation rooms on ground level or in resident rooms where necessary
- Right in the heart of the CBD including the health precinct and hospital for appointments



OUR PLAN



We want to create a true feeling of home for our residents. Where families and residents can comfortably be together and enjoy our spacious, bright and stunningly appointed communal spaces.

- Hair and beauty salon (open to the public)
- Bistro 8 (Restaurant and café so our residents can dine with family on site)
- Wellness Centre & Gymnasium
- Theatre
- Activity area
- Private fine dining room
- Allied health and GP consulting rooms.

At full capacity Infinite Care Ipswich will employ 100 people. This will include Registered and Enrolled Nurses, Personal Care Workers, Cleaning, Kitchen, Administration, Maintenance and resident wellbeing staff.



COMMUNITY ENGAGEMENT



- We plan on immersing ourselves in the community ensuring our residents stay connected to what is important to them.
- Open days to meet locals in March– Community Expo and Family Fun Day
- Partnering with local services - Terry White Chemart/ GP services/Hairdressing services
- Food sourced and supplied locally wherever possible
- Host to Expos and events - offering public use of our function centre
- Local nursing agencies
- Emergency services
- Connecting with Local training organisations/RTO's
- Dementia café in future



OPENING IN MARCH



When are we opening?

March 2020 and taking residents from the end of March

Open Day Events:

Please join us for our opening events

Aged Care Expo – Friday 13 March

Family Fun Day – Saturday 14 March

Everyone is welcome to come along and please feel free to refer anyone in the community that may want a sticky beak or learn about what great services are available to them in the Ipswich community.

We will also be running tours throughout both events



A vibrant street scene with modern buildings, trees, and a community event featuring musicians and dancers. The scene is filled with people, including a man playing an accordion, a woman playing a guitar, and a man playing a guitar. There are also people dancing and a woman in a red dress. The street is decorated with colorful balloons and streamers. The background shows modern buildings with balconies and trees. The overall atmosphere is festive and community-oriented.

NICHOLAS STREET PRECINCT + CIVIC SPACE PLACEMAKING, EVENTS AND ACTIVATION PLAN

SO WHAT IS PLACEMAKING?

UNPACKING 'PLACEMAKING'

Placemaking

is...

*a **collaborative and multidisciplinary***

process...

*which focuses on **people** and draws from a place's **unique qualities**...*

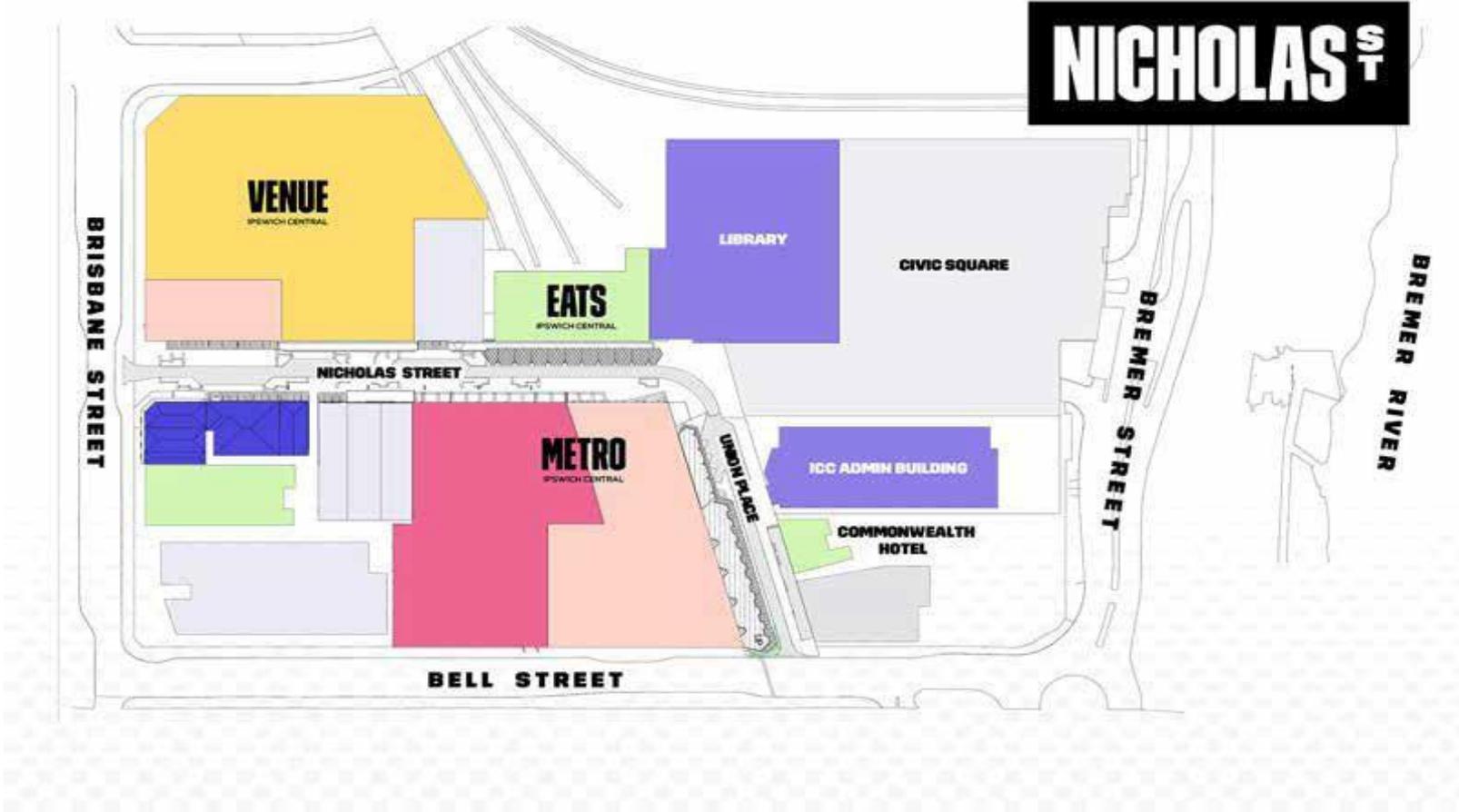
*to create great places which are **lovable** as well as liveable...*

*and ensure cities and communities are equipped **for the future**.*

IT'S MORE THAN THE PHYSICAL.

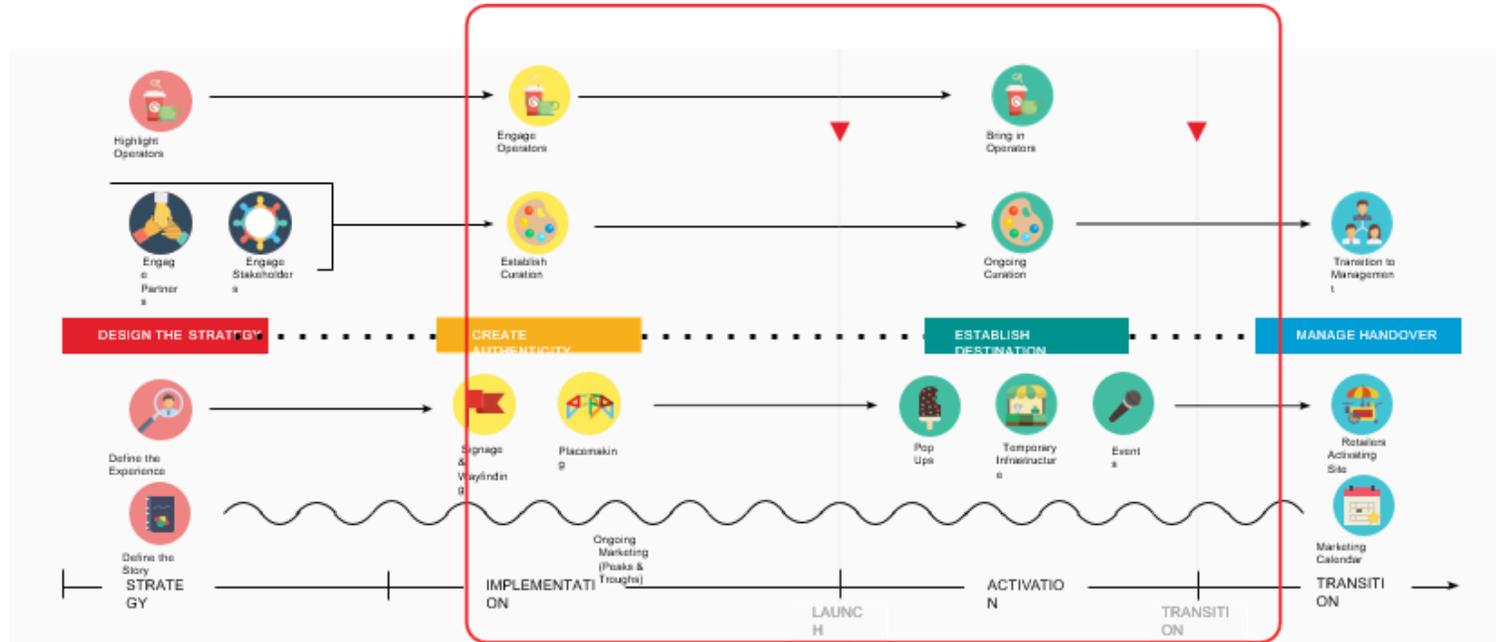


THE PROCESS SO FAR.



THE PROCESS SO FAR

ACTIVATION + PLACEMAKING + SCOPE



INPUT:

**COUNCIL, STAKEHOLDERS, BUSINESSES WITHIN
THE CBD, COMMUNITY AND EVENT ORGANISERS**



NEXT STEPS

WHAT NICHOLAS ST MEANS

TO YOU, NEW IDEAS AND INPUT,

IDEAS SHARING **VISIONING**

WORKSHOP

EXPRESSIONS OF INTEREST:

[HTTPS://SHAPEYOURIPSWICH.COM.AU/IPSWICH-CENTRAL/NICHOLAS-ST](https://shapeyouripswich.com.au/ipswich-central/nicholas-st)



**WHAT IS THE VALUE OF
PLACEMAKING?**

BONDI COMPLETE STREETS EXAMPLE

Places matter for
prosperity and **productivity**.



SPRING STREET POP-UP 'URBAN LOUNGE'

The lifespan of the urban lounge was extended from:

THREE MONTHS

to

THREE YEARS

and counting in response to visitors' and shopkeepers demand.

The success evident by the increase in spontaneous interaction and surveyed shopkeepers reporting a

60% increase in retail expenditure

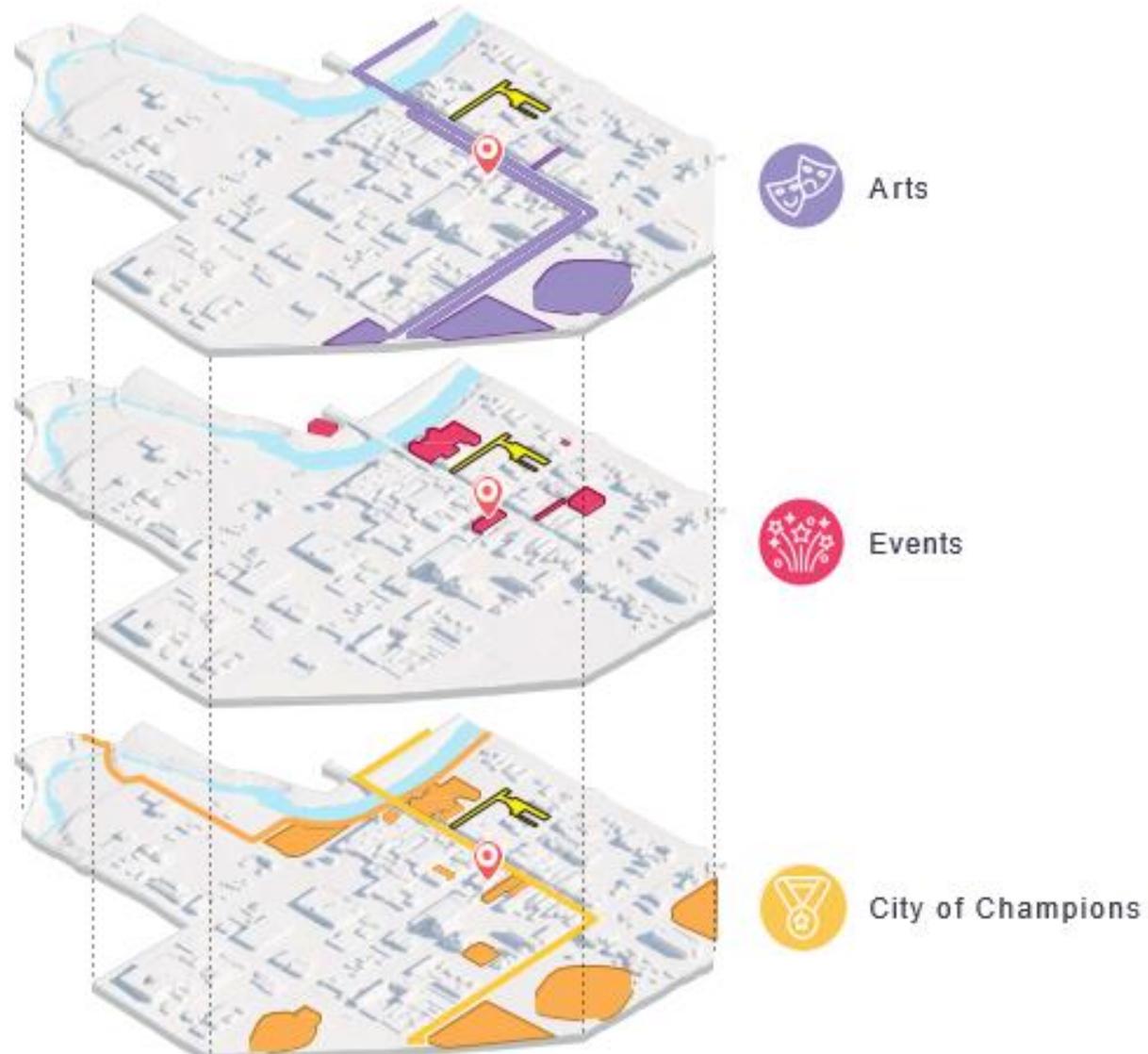


CBD PRIORITY PROJECTS



PROJECT EXAMPLE: QUEANBEYAN

PROJECT 1 STRATEGY OVERLAY



PROJECT 1 OPPORTUNITIES



Good Design and the future of Queanbeyan

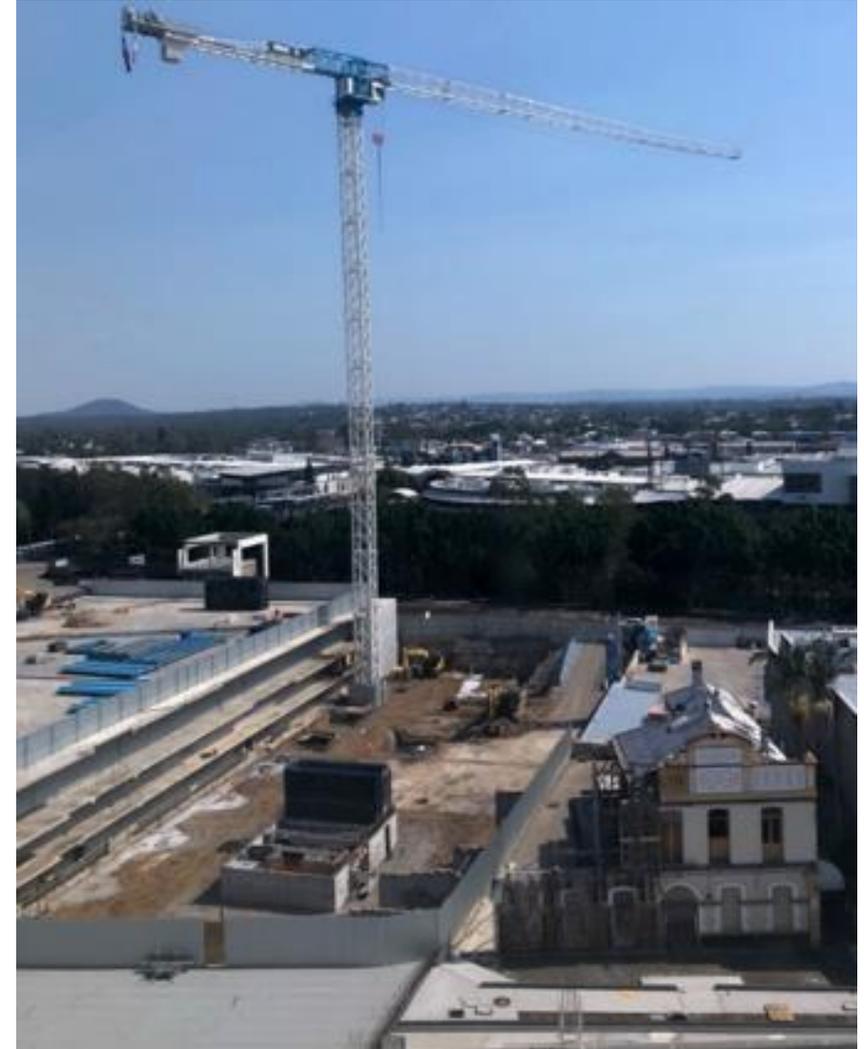
Nicholas Street Update

NICHOLASST IPSWICH CENTRAL

Greg Thomas

Project Manager

Coordination and Performance



December 2019 - February 2020

Progress Update

December 2019:

Administration Building basement construction

Concrete laid for future civic plaza and library

Work starts on future lifts and stairwells

Southern end of Nicholas Street reopens

January 2020:

3 basement levels constructed

Concrete top slabs laid in civic plaza

Steel frame installed for library

Continued work on lifts and stairwells between car park and civic plaza

Ongoing car park strengthening work

February 2020:

Ground floor of Administration Building complete (level with civic plaza)

Lift shaft at Level 2

5 metre ground floor columns installed

Installation of library roofing

Construction of masonry library walls

Project timeline and milestones

First half 2020

METRO, EATS and VENUE - design and refurbishment of retail buildings to commence subject to successful contract award

Car park – refurbishment works progressively complete, more car parks become available

Civic Plaza – top slab strengthening complete, pavilions complete and paving commenced

Commonwealth Hotel – design/construction methodology agreed, rebuilding commenced

Activation - Nicholas Street activation program launches



Ipswich Central Post Office ceases trading 1.4.20

Week crossover between Post Office and Ipswich City Mall Newsagents

Project timeline and milestones

October 2020

Library and Civic Space – complete, official opening date TBC, scaffolding works western side of Admin Building with minor impacts on Civic Space

Car Park – cleaned, painted and relit, new lifts operational

Administration Building – concrete structure ‘topped out’, roof on

Retail – significant refurbishment works underway, creation of individual lease shells

Commonwealth Hotel - base building rebuilt



Project timeline and milestones

April – June 2021

METRO, EATS and VENUE

Base building works complete – individual tenancy shells available

Handover of tenancies to lessees for shop fitting works

Project timeline and milestones

Mid-2021

METRO, EATS and VENUE

– fit-out and facades complete, official opening date TBC

Commonwealth Hotel - refurbishment complete, pending tenant official opening date TBC

Administration Building – complete, current forecast July 2021, official opening/occupation date TBC

Nicholas Street and Union Place – reopens to public vehicles

Administration Building



Ipswich Central Library



Ipswich Central Library



Nicholas Street



Nicholas Street Activation

future flavour **Food Fair**

February
29
4.00 pm
to
8.00 pm

Food trucks
Free kids activities
Live local bands



Free entry
Free parking

NICHOLAS
IPSWICH CENTRAL



Approximately **5,000 - 7,000** attendees

12 food trucks + **6** non-food market stalls

Majority of Nicholas Street traders were open and reported very positive results

Social media results: Facebook reach for 28 days
86,293, engagement **11,612 (13.45%)**

Reminders

Next Business Briefing

Tuesday 02 June 2020 – North Ipswich Reserve

Sign up for shapeyouripswich.com.au and follow the **Ipswich Central** page to keep up to date.



Networking

