



DALBY

Cultural Centre

Community Engagement Report and Site Analysis Study

June 2024



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ACKNOWLEDGMENT OF COUNTRY

Our team acknowledges the traditional owners, the Barunggam, Iman (Yiman), Bigambul, Wakka Wakka, and the Jarowair people, as the custodians of this land. We pay respect to all Aboriginal community Elders, past and present, who have resided in the area and have been an integral part of the history of the region.



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INTRODUCTION

Following the loss of MyALL 107, Western Downs Regional Council (WDRC) embarked on an ambitious journey to build a new Cultural Centre for Dalby. The goal is to create new state-of-the-art facilities offering arts, cultural, educational and social opportunities for the Dalby community and the wider Western Downs.

Following the Council Resolution on the 16th of May to halt the project and allow for further consultation, placemaking and community engagement consultants Fourfold Studio were engaged to lead community engagement. The Fourfold team were supported by architectural consultants from GHD and Flexure.

This report serves two purposes:

Part 1 – Engagement Summary A summary of the purpose, process and findings from the recent round of engagement undertaken during May 2024.

Part 2 – Site Analysis Study: An assessment of the suitability of alternative sites for the Cultural Centre.

Part 1 – Engagement Summary

This portion of the report helps the WDRC to understand community sentiment in regards to the future Cultural Centre and its values, facilities and location. The report will highlight the community's needs and wants as well as concerns and design considerations.

Part 2 – Site Analysis Study

As part of this review process, Council additionally passed a motion stating that 'Council investigate the suitability of land offered to Council by a private landholder for the purpose of constructing a Cultural Centre'. This investigation was carried out by the expert architectural consultants appointed by Fourfold Studio and forms the second part of this report.

PART 1: ENGAGEMENT SUMMARY

Thinking big, thinking place

A key piece of the puzzle for the Dalby Cultural Centre is in ensuring that this project supports the future growth of Dalby as a whole. It should not only become a well-loved community anchor and visitor attraction but also capitalise on the opportunity to be a powerful piece of placemaking for the town.

As such, it is important that the project take into account the foundational principles of thoughtful and sustainable urban design. These include factors like:



Flexibility and adaptability



Safety



Identity and sense of place



Intensity of activity



Connectivity and accessibility

The consultation was therefore designed around considering potential sites and design requirements in relation to these principles that will maximise the value of this project for community now and for future generations. This included the community survey, workshop activities, discussion topics and assessment criteria for the CAP, YAP and architectural consultants.

EXPERT ARCHITECTURAL AND STRATEGIC ADVICE

To support the engagement process, Fourfold Studio appointed two expert architects and urban designers from GHD and Flexure. These consultants have been involved throughout the process and present at workshops and meetings to answer design-related queries and gain the first-hand knowledge needed to help appoint and brief the future design team. Part of their recent role has included investigations into the suitability of alternative site locations in Dalby (refer to Part 2 of this report).

Pictured Right: Expert architect and urban designer Phil Smith works with community members during CAP workshop activities in Dalby (May 2024).



Going deeper with engagement

This report summarises the third round of consultation for the Cultural Centre project. Following the appointment of a new Council and voiced concerns regarding the number of people who participated in the previous rounds of consultation, Council have taken the opportunity to broaden consultation and ensure everyone has a chance to provide their perspectives on this important matter. Three potential sites would be under consideration at this stage – 107 Drayton Street, a site within Thomas Jack Park and a distributed model with some facilities in the park and others elsewhere.

A two-way conversation

This round of engagement repeated many aspects of the previous round of engagement. The key objectives of the original consultation program were to:

- Confirm the values for Dalby Cultural Centre as defined by community
- Understand what activities, experiences and facilities can be supported by the Cultural Centre
- Identify community values to consider when determining the preferred site for the Cultural Centre

During this third round a concerted effort was made to provide information about the plans and process, enabling people to then share their insights from an informed position. This was achieved through both digital and in-person consultation:



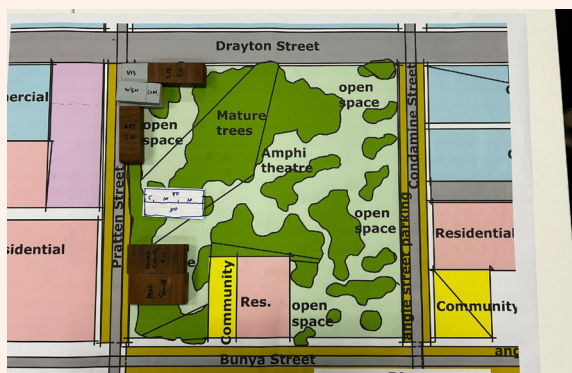
DIGITAL: the online survey included maps of each site along with a list of pros and cons of each, assessed by an independent architect



IN-PERSON: at workshops and the shopping centre pop up, people were invited to participate in an activity arranging blocks on scale plans of the site options

THE BLOCKS ACTIVITY

To help people understand the scale and challenges of each site, an activity was created where people could move blocks representing the buildings on scale maps of the potential sites. Across workshops and the shopping centre pop-up, around 80 people were able to take part in this additional activity.

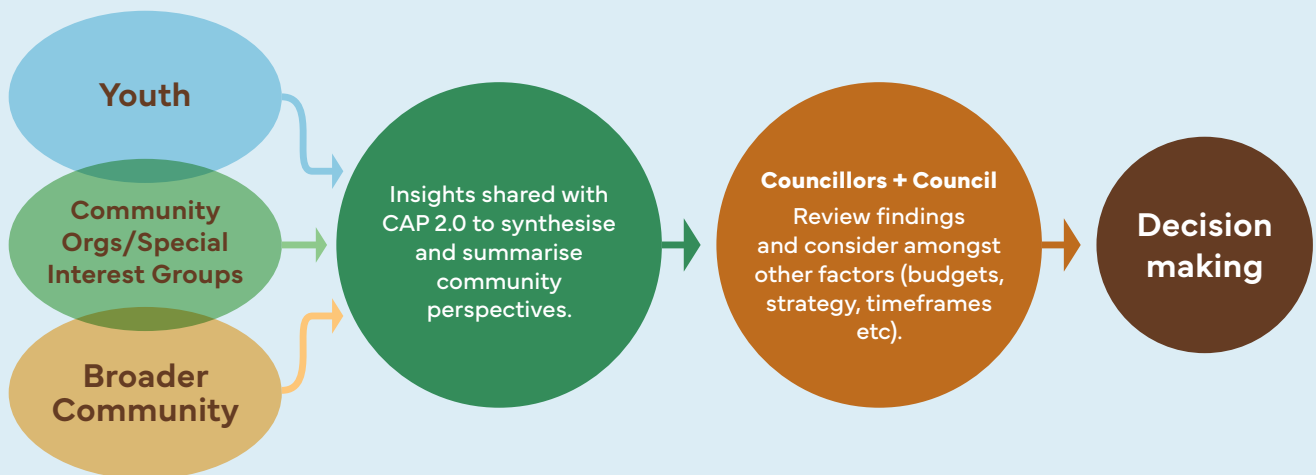


A NOTE ON THE SAVE THOMAS JACK PARK PETITION

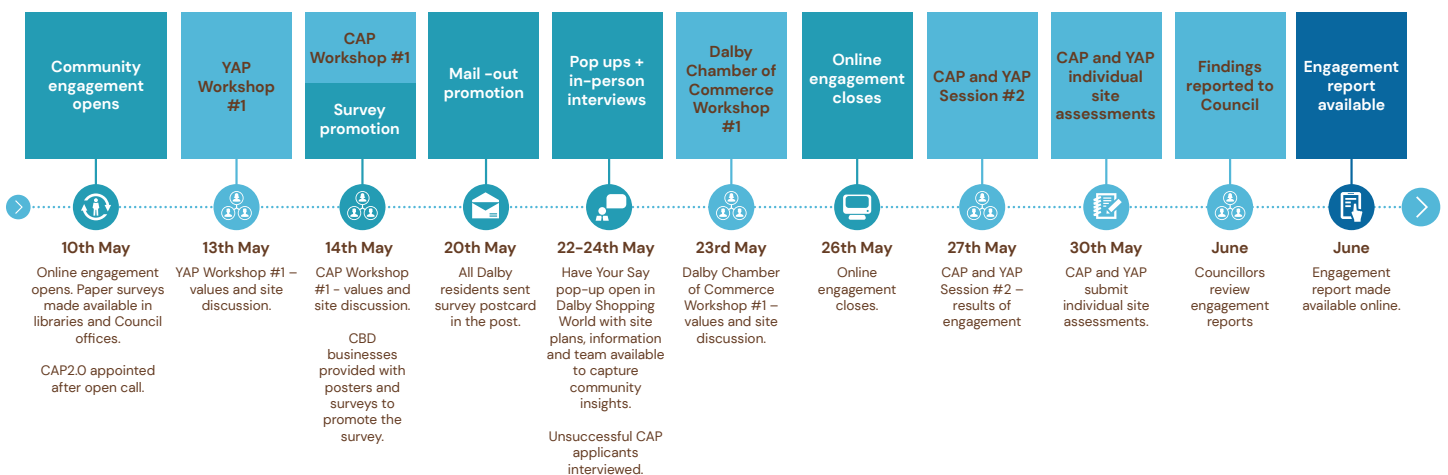
A petition was launched by the Save Thomas Jack Park group asking for signatures to support a request for Council to 'preserve Thomas Jack Park as open space and parkland'. This petition was effective in communicating broad community concern for the decision to locate the new Cultural Centre in the park. However it has been raised during recent engagement that many of the people who signed the petition did not have full awareness of the proposal. A key purpose of this round of engagement was to share the intents of the project prior to seeking informed perspectives on the matter.

WHAT WE DID

Council adopted a layered decision-making process that allows for a well considered balance of broad and deep engagement. Throughout the life of the project, deep insights will be gained from a Youth Advisory Panel (YAP), Community Advisory Panel (CAP) and other interviews and workshops, whilst broad insights will be gained from a survey and pop-up engagement.



COMMUNITY ENGAGEMENT (2024)



ADVISORY PANELS

Community Advisory Panel (CAP)

The CAP is a group of people representing local businesses, residents and community groups that meet regularly to discuss the project and act in an advisory capacity. In May 2024 a new group was formed (CAP2.0) to replace the original CAP.

The primary objectives of the Community Advisory Panel are to:

- Share knowledge regarding the Dalby Cultural Centre and ultimate site.
- Encourage the development of productive relationships between all community groups and stakeholders.
- Act as conduit to the broader community to share accurate information and generate further understanding about the project within the terms of the Community Advisory Panel.
- Foster positive ongoing relationships between stakeholders focussed on arts, cultural and recreational activities.



CAP selection process

To form the CAP 2.0, Council put out an open call for anyone to apply. These applications were then assessed by a panel made up of independent facilitators and senior officers from Western Downs Regional Council. The community representatives were chosen based on the following criteria:

- **Relevance:** The applicant demonstrates personal or business connections to the Dalby region and/or participation in community groups or organisations with an interest in the project outcomes. The applicant demonstrates a genuine interest in the project and a commitment to work constructively towards positive community outcomes.
- **Representation:** The community representatives collectively represent the demographic diversity of the area and a range of community perspectives. Collectively the new members provide relevant insights into local arts and culture, library, education, cinema, local businesses, open spaces, and events.
- **Engagement:** The applicant demonstrates a willingness to engage in constructive dialogue with other community members who may have divergent views, share insights from their own experiences, and build awareness of the project across their local networks.

Of the 46 applications received for the 13 available positions many were scored highly by the panel. To ensure there was a good cross representation of community views that covered the range of perspectives outlined within the selection criteria, an additional two positions were made available.

The 15 appointed CAP members represent a diversity of perspectives, interests and community groups which include local arts and culture, library, education, local business, open spaces, events and families. Specifically the groups are members of many community groups and organisations including Western Downs Libraries, Dalby Chamber of Commerce, Dalby Regional Arts Council, Gallery 107, Save Thomas Jack Park group, Dalby Little Players Theatre and more.

For this round of engagement, the CAP sessions were focused on:

- Vision and values of the Cultural Centre and its surrounding location
- Site location
- Facilities and scale
- Sharing back concerns or insights from wider community

Youth Advisory Panel (YAP)

The Youth Advisory Panel was formed to complement the activities of the CAP and ensure the voice of youth is strong throughout this project.

The YAP is composed of 17 students (depending on availability) from grades 9, 10, 11 and 12 from three local schools: Dalby State High School, Dalby Christian College, Our Lady of the South Cross College.

Through key stages of the engagement process, the YAP meets in advance of the CAP so that the students can then present their views to inform the CAP discussion.

YAP selection process

To assemble the YAP, three schools were contacted and asked to offer the invite to students, with a particular focus on those studying design and arts or cultural-related subjects.

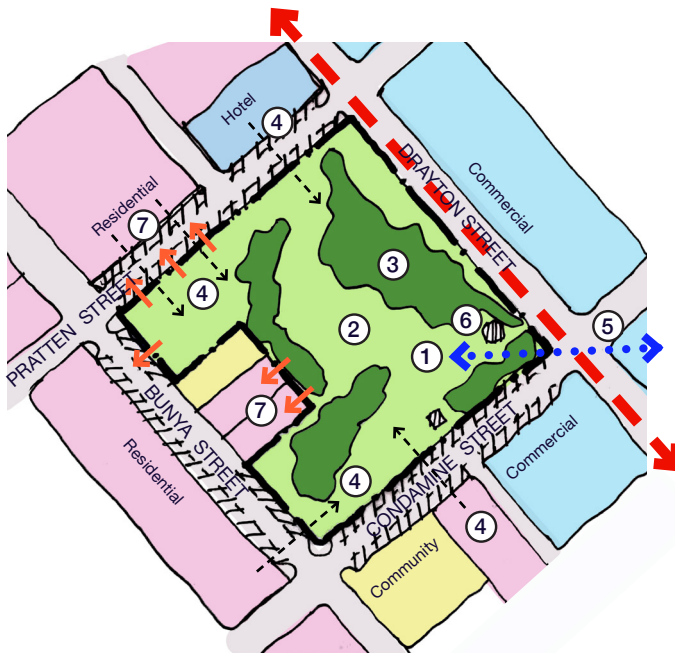


Focusing on three sites

At the point of designing the engagement program, Council had narrowed down to three options which would become the focus of engagement:

- A site within Thomas Jack Park
- 107 Drayton Street
- The distributed model, with some buildings in Thomas Jack Park and others placed elsewhere

Prior to going out to engage, the independent urban design consultants completed their own top-level analysis of the three sites to create a list of pros and cons to inform discussions with the community. These were presented as a prompt to start the conversation across all engagement methods.

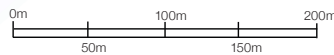


SITE OPPORTUNITIES

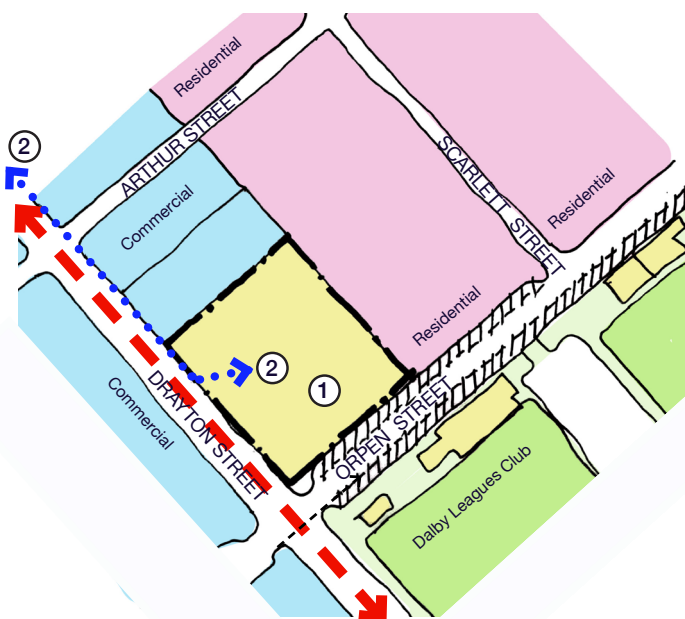
- ① Already a highly trafficked area
 - ② Popular with a range of demographics
 - ③ Existing trees for shade and amenity
 - ④ Casual surveillance from residential / hotel uses
 - ⑤ Close to CBD – schools / shops / transport & Mary's Place
- Opportunity for a state-of-the-art facility incorporating the VIC
- Connectivity with the surrounding green space which would expand into a revamped family-friendly greenspace and children's playground
- More reasons for people to visit the park leads to a more vibrant community place
- Create 'Gateway to Western Downs'
- Iconic, central & visible
- Space for indoor/outdoor recreation & events
- Uses can leverage off existing park space / programs to attract people
- Access to existing Council infrastructure (water/sewer etc)
- Doesn't flood

SITE CHALLENGES

- ⑥ Loss of some greenspace
 - ⑦ Impact of change on existing residents
- Design would have to be 'smart' to disguise loading docks, industrial bins, compressors etc. and not impact heritage residences along Condamine and Bunya streets
- Potential loss of some established trees
- Possible visibility issues from Drayton Street due to vegetation



OPTION 1 Within Thomas Jack Park

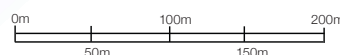


SITE OPPORTUNITIES

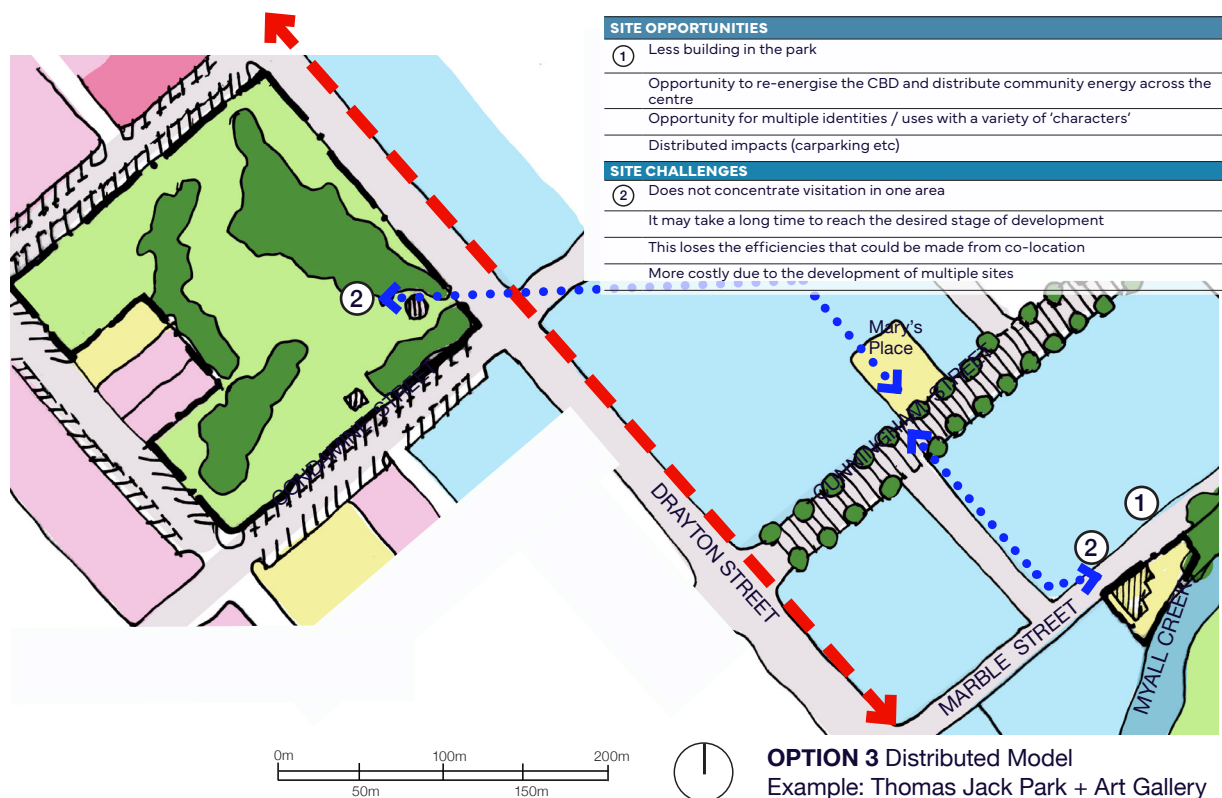
- ① Appropriate size to accommodate community requests
- Opportunity to regreen the site for neighbouring benefit
- Visible on a corner block
- Casual surveillance from residential uses
- Already cleared and flat
- Appropriate size for core uses

SITE CHALLENGES

- ② The site is isolated and not in the core CBD area
- Previous community response identified library and cafe are not as well attended due to distance and separation from the CBD and schools (a 'drive to' destination)
- Site size - needs a lot of landscaping and there may not be enough space
- No existing character or trees
- Community use probably not the 'highest and best' use
- On the opposite side to most incoming tourism. This site would not integrate well with the Cultural Centre
- Lower foot traffic may make it less active and harder for cafe to thrive
- Not a very attractive site / part of town
- Development restrictions based on flooding impacts



OPTION 2 107 Drayton Street, Dalby



The questions for community

For this round of engagement, there were five key questions being asked for the three sites under consideration.

The questions for the community to consider were:

- Do the values align with the community's ambitions for the Cultural Centre?
- What activities should the Cultural Centre support?
- What facilities are most needed?
- What are the most important considerations for the site?
- How do each of the three proposed sites align with the values and site considerations?



THE SURVEY

This updated survey was designed to build upon insights from earlier consultations. The survey gauged support for the previously defined values, and then asked respondents to consider each site in relation to various site criteria. The survey intentionally did not invite participants to simply vote on the site, instead it sought the community's perspectives on their priorities in relation to how the decision for a site would be selected. This enabled a systematic evaluation of the potential sites, based on community priorities.

The survey was open online from the 10th of May to the 26th May. Paper copies were made available at Western Downs libraries and the Dalby Council offices. These were accepted until the 31st May.

Publicising the survey

The goal was for as many people as possible to hear about and participate in the survey. It was promoted by:

- 4,882 postcards lodged with AusPost to be delivered between May 20–24 to all private addresses with a 4405 postcode
- Paper surveys were made available at Council facilities across all Western Downs towns
- Promotional materials were provided to 85+ businesses, schools and community facilities in the CBD and beyond
- Posters, corflutes and stickers were put up around the CBD
- The immediate neighbours of Thomas Jack Park and 107 Drayton received letters informing them that those sites are under consideration with a link to the survey
- Drop-in sessions were held for 3 days at Dalby Shopping World
- Social media posts and paid social advertising reaching over 60 000 views

Survey security

Council received queries relating to the security of the survey and specifically whether it was possible that someone could submit multiple entries to influence the results. This risk was mitigated in multiple ways:

For the first 7 days of the survey being live, we used anonymised IP address tracking for security. We were able to track when multiple responses were coming from the same address. It should be expected that 2 to 4 members of the same household would all individually complete the survey, but anything beyond this was highlighted for further investigation.

After 7 days, we added a mandatory email address submission in addition to the IP address tracking. Submissions with duplicate or very similar email addresses were highlighted for further investigation and cross-referenced with the IP addresses.

10 suspicious submissions were identified and analysed separately. The maximum number of entries attributed to one IP address was 5. Analysis showed that the impact on the survey results of those entries deemed suspicious was minimal and therefore no results were removed.

Other face-to-face engagement

Interviews

All applicants who applied to be on the CAP but were not successful were invited to take part in a one-on-one interview with the consultant team in order to ensure their perspective was captured. Interviews were also offered to a number of those who reached out to Council to express interest in the project as well as a session for representatives from WAMINDA. In total 14 stakeholders participated in one-on-one or small group interviews.

"The publicity at the moment [is] fantastic... there are things being done to reach everybody. The shopping centre, that can reach people who don't have social media. And it's all over social media. The fact that school kids were invited to come, the new community engagement group that got put together – I think it's really being done very well"

INTERVIEW PARTICIPANT



Supplementary workshops

Two workshops were additions to those planned with the CAP and YAP, one for Save Thomas Jack Park group and a second for the board members of Dalby Chamber of Commerce and Gallery 107.

Attending events

The consultation team attended the Devils to Diehards Rugby League and Saturday Rugby Union sporting events on the 11th of May, as well as a picnic organised by the Save Thomas Jack Park group. The team spoke to people to share information on and gain insights into the project as well as distributing postcards with the link to the online survey.

On the 5th June, the team was invited to bring the 'blocks activity' to the Dalby Chamber of Commerce 'Business After Hours' event. Around 50 people attended and many took part in the activity and shared their insights with the team.

Dalby Shopping World pop-Up

Over the course of three days – the 22nd, 23rd and 24th May – the consultation team held a pop-up engagement booth outside Big W in Dalby Shopping World.

Members of the consultation team talked people through the 'blocks activity', shared information and recorded insights from the community. Paper copies of the survey were also distributed.

The pop up was promoted online and many visitors also told us that they had attended after hearing about it through word of mouth. This pop-up was especially successful at reaching out to the older demographic who spend time in the shopping centre during the day and we spoke to around 80 people over the three days.



Engagement Summary (who we heard from)

Engagement
period lasted for

27 DAYS

Community
members spoke
to Council at
a pop up

(updated number to
include chamber session)

100+



30+

Community and Youth
Advisory Panels



728

Online
Survey
Responses

19

paper
survey
responses



50+

People at local
events

14

people in
supplementary
workshops



Emails and
letters to
Council



14

Stakeholder
interviews



"Most definitely people are talking about it,
it wasn't talked about before and now people
are out there talking. I would say that this
round of promotion has been effective."

INTERVIEW PARTICIPANT

= total
almost

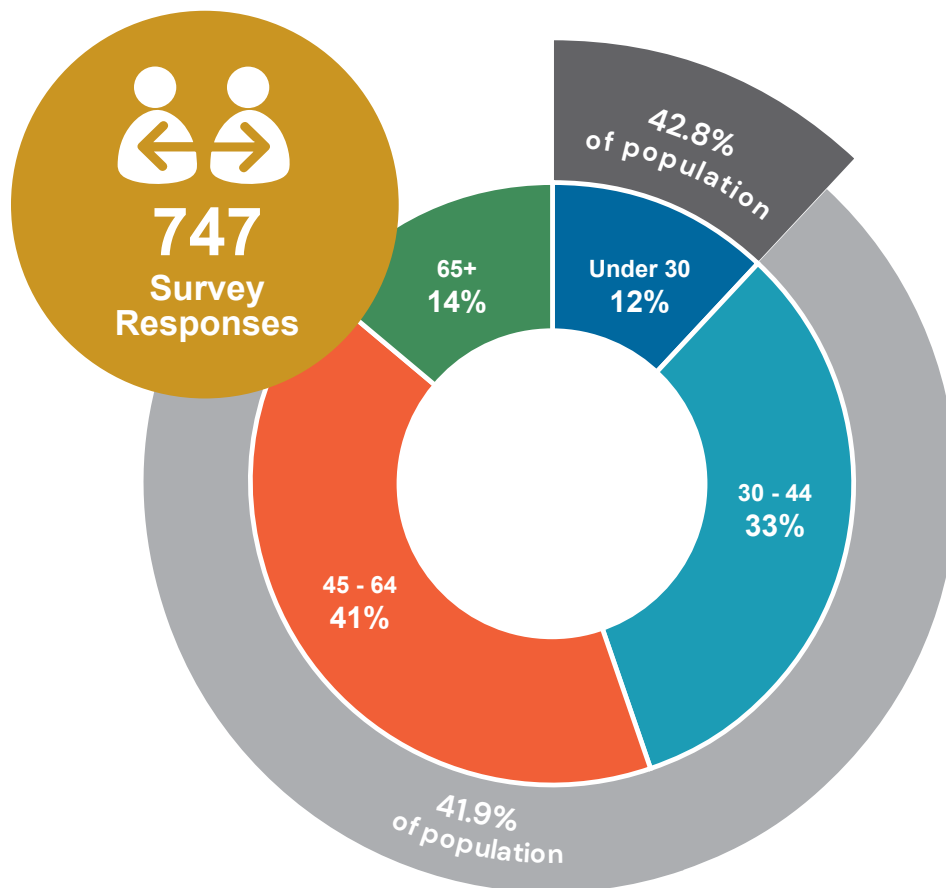
1,000

VOICES
HEARD

INSIGHTS

In this section we will cover the four key survey questions as outlined above – values, activities, amenities and site considerations. We also received 467 written responses to the survey which are considered alongside all other engagement methods in the 10 Key Takeaways section later in this report.

The Survey



Demographics

Under 30s represent 42.8% of the population of Dalby but only 12% of our survey respondents. Conversely, the 30–64 age group is 41.9% of local population but represents 74% of our respondents.

The aim of the Youth Advisory Panel was to address some of this under-representation by hearing specifically from teens.

When it comes to those below high school age, it is parents and grandparents who advocate for their needs on their behalf, which was evident in many written survey responses.

A survey in two sections

The survey was split into two sections that could be completed individually. The first covered the values, activities and amenities of the Cultural Centre and the second asked respondents – with the results of the first section in mind – to consider the proposed sites. The survey repeated questions from previous surveys, and as a result, many people in the community had previously provided their input into the first part relating to values, activities and amenities at the Cultural Centre. This portion was not mandatory.

Whilst the majority of respondents completed both sections of the survey, approximately **25%** skipped the first part and completed only the site survey.

Cultural Centre values

The values were defined by community in earlier rounds of engagement, and are summarised in six themes as follows:



Community focused – provides clear benefits for the community and gives them space to learn, play, create and grow.



Inclusive, safe & social – Provides an equal use and safe space for all people of all ages, abilities, and cultural backgrounds and encourages people to gather, socialise, and form strong bonds and community connection.



Shapes identity – provides a platform to build and express Dalby's distinct identity to the world, strengthening its profile and attractiveness as a place to live, work and visit.



Gateway to the Western Downs – provides connection to the rest of the Western Downs region and creates a place to learn about the entire area, its unique people, towns, cultures, and rich history.



Expands horizons – gives the people of Dalby an opportunity to learn, discover new ideas, build skills, engage with technology, participate in activities, and be inspired.



Embedded in nature – provides an indoor / outdoor environment with greenery integrated with built structures.

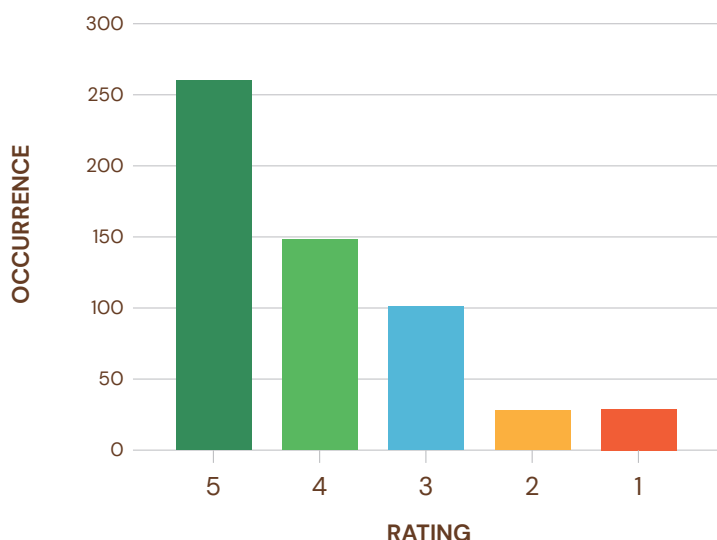
Community feedback on the values:

According to the survey, the values are well supported by the community, with an average score of 4.04 out of 5 (543 responses). This makes them a solid foundation upon which to make decisions about its future location and design.

46% strongly agree with values

72% agree or strongly agree

Average score =
4.04



I think these values encompass a really solid understanding as to what should be considered when developing a project like this.

– Survey respondent

I think the values nail what the Cultural Centre should be for Dalby.

– Survey respondent

Which activities are most important?

- | | |
|---|--|
|  | 1. Watching movies |
|  | 2. Activities for teens (13-18 yrs) |
|  | 3. Activities for kids (<12 yrs) |
|  | 4. Seeing live music and performances |
|  | 5. Socialising and spending time with friends and family |
|  | 6. Eating and drinking |
|  | 7. Experiencing art in many forms |
|  | 8. Sharing places and activities with visitors |
|  | 9. Attending festivals and major events |
|  | 10. Relaxing |

Which facilities are most important?

- | | |
|---|---|
|  | 1. Cinema |
|  | 2. Library |
|  | 3. Live music / theatre and performance |
|  | 4. Greenspace |
|  | 5. Art Gallery |
|  | 6. Indoor / outdoor recreation spaces |
|  | 7. Café / restaurant and cocktail bar |

Summary of 562 responses

THESE RESULTS TELL US

We're looking for a social meeting place where we can spend time together, be entertained, share experiences and enjoy arts and culture, and we need this to be a place which offers plenty of things to do for our youth

'Kids aged 2-15 really don't have many options on the weekends.'

SURVEY RESPONDENT

"Space should focus on keeping our youth and young families engaged in activities that will enable them to be occupied and supported in our society. Those of us who are older have many other opportunities to pursue and greater flexibility and financial freedom to engage in various activities. We want our town to feel comfortable for families."

SURVEY RESPONDENT

Pictured Below: A range of example images.



What should the site be like?

Summary of support for each consideration:

There was stronger agreement for the considerations at the top of the table than the bottom.

Agreement Division	Factor	Score
	Should be easily accessible by car	4.36
	Should be located on a site where there is enough space to replace what we had at MyALL 107	4.15
	Should not take away existing green space	4.06
	Should consider whole of life costs (operational and maintenance)	3.95
	Should be an impressive design showing showcasing Dalby's identity	3.86
	Should be visible from the Warrego Highway / Drayton Street	3.69
	Should be located in one place	3.68
	Should be easily accessible by foot or bike from the town centre	3.58
	If designed well, could use some green space to create an integrated cultural precinct that enhances existing green space	3.53
	Should take advantage of existing community infrastructure to maximise value	3.38
	Should contribute to the local economy by being located close to dining and retail offerings	3.21

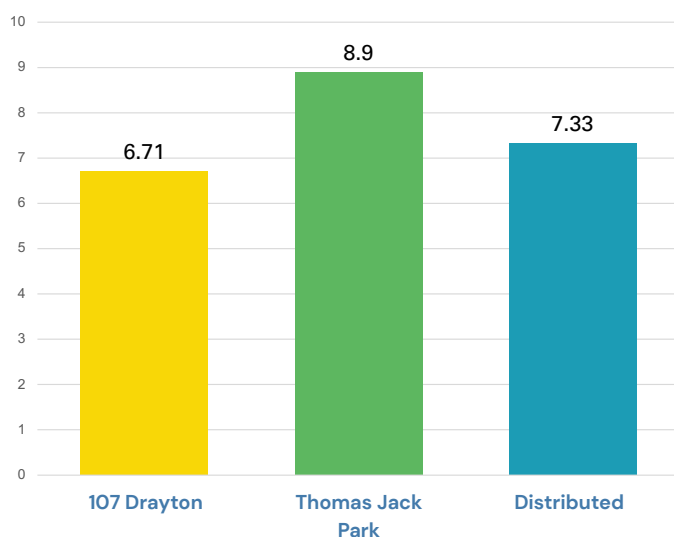
Summary of 747 responses

CAP and YAP assessment results

For the first round of workshops, the YAP met the day before the CAP. Several members of the YAP group then attended the CAP meeting so that the CAP members could hear insights from the youth in their own words. This proved to be a powerful way of sharing information, so for the subsequent session the two groups were combined. The CAP members reported that hearing the insights from youth did influence their decision making, and likewise the YAP were able to gain a wider community perspective outside of their own friends and family.

An individual homework activity was completed by each participant whereby the participants scored each of the sites against the 6 community values and then provided an explanation of there score.

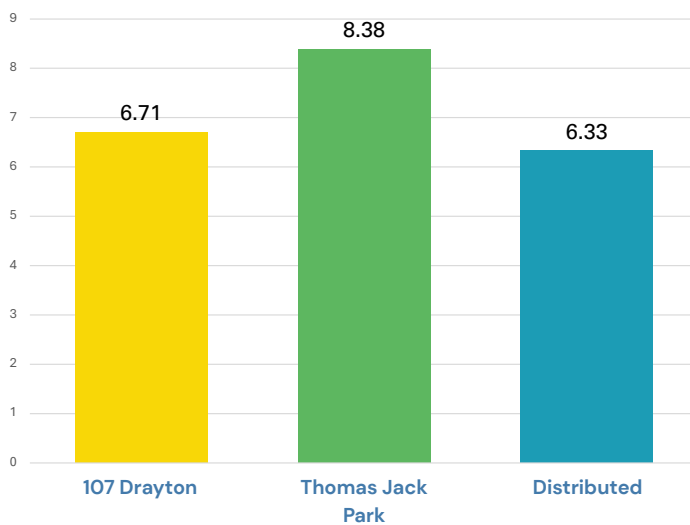
Community focused: Provides clear benefits for the community and allows space to learn, play, create and grow.



Safer in the park, create a great atmosphere with a mix of people in one space for a variety of reasons bringing community together, incidental play learning etc occurs when many options are available in the one place.

– CAP member

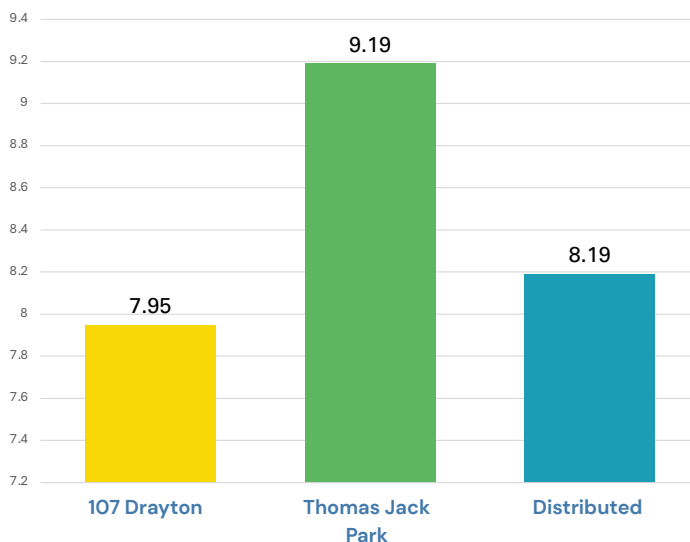
Shapes Dalby's identity: Develop and express Dalby's distinct identity to the world, strengthening its profile as a place to live, work and visit.



Myall 107 is a "box" development that is fenced in and doesn't provide a panoramic view of the homes and streets around. It is a sectioned off area in the middle of a commercial and residential area on the highway. I imagine it would be difficult to create a heart of Dalby in such a small space. TJP has the potential to be an inviting space with lots of extra plants, shrubs, hedges and trees surrounding new facilities

– CAP member

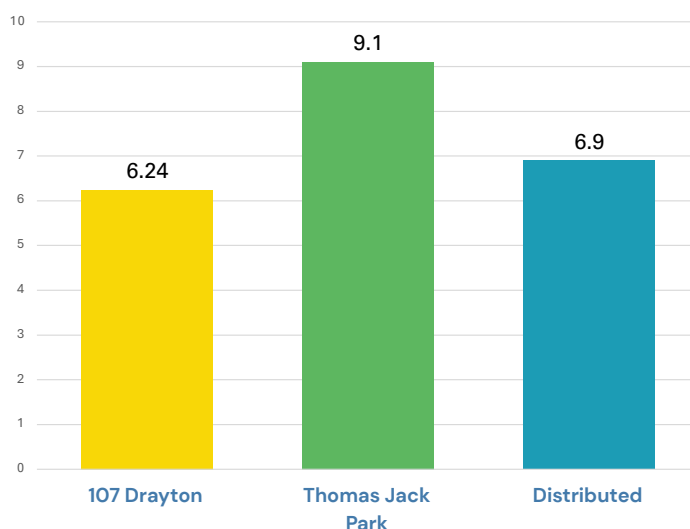
Expands our community horizons: An opportunity to learn, discover new ideas, build skills, participate in activities and be inspired.



The space at Myall 107 is big enough to create a large, single building that could encompass all of the basic desires of the community, however that is all that will be able to fit there... The space available in TJP would provide a greater expanse for creating as many possibilities and experiences as possible. It is a much more flexible space, with a much better outlook.

– CAP member

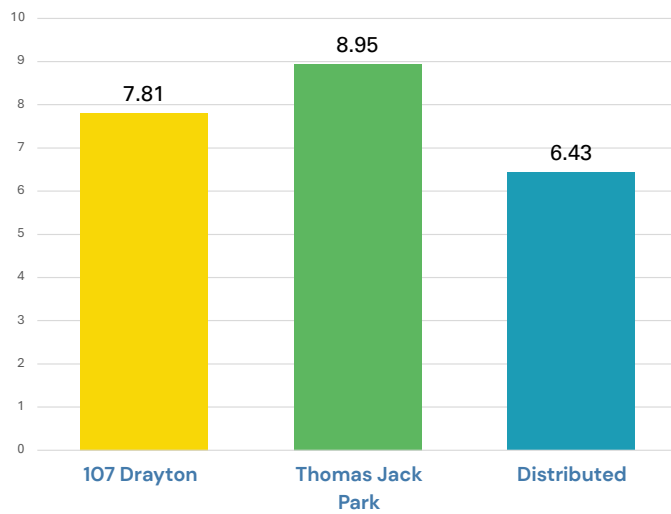
Inclusive to all, safe and social: Provides an equal use and safe space for all people of all ages, abilities, and cultural backgrounds.



TJP is a central part of town that is recognized by all, therefore helps encourage a safe and inclusive environment for all. Drayton on the other hand doesn't do this because it is further out of town.

– YAP member

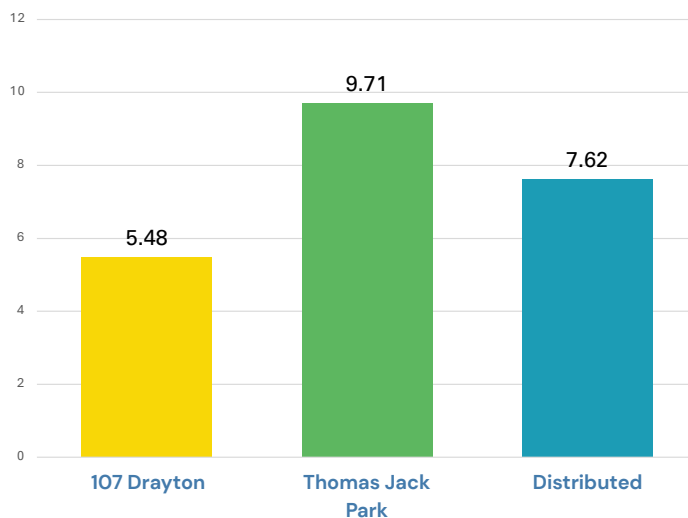
Gateway to the Western Downs: Provides a sense of connection to the rest of the Western Downs.



107 is in an easily visible location that would allow it to figuratively achieve this somewhat. But not easily accessible for West bound traffic. Distributed would struggle to achieve this, lacks ability to make an impact arriving in town. TJP is most well located and already has an aura of welcoming to travelers. Again, its ability to continue to offer this needs protecting.

– CAP member

Connected to nature: Provides an indoor/outdoor environment.



We can add greenery to 107, but only a bit. the park is obviously all nature, so it would be easy to integrate indoor-outdoor architecture into the design.

– YAP member



CAP and YAP Site Comparison Table

Consideration	107 Drayton	Thomas Jack	Distributed
Will allow for the Cultural Centre to be located in one place	3.42	3.96	2.67
Has potential for an impressive design showcasing Dalby's identity	3.13	4.04	2.92
Is easily accessible by car	3.88	4.04	3.71
Is easily accessible by foot or bike from the town centre	2.54	4.42	3.5
Has enough space to replace what we had at MyALL 107	3.83	3.92	3.96
Is visible from Warrego Highway	4.58	3.79	2.96
Should contribute to the local economy by being located where it is easy for people to walk to other dining and retail	2.5	4.13	3.79
Should not take away existing green space*	1.96	3.33	2.96
The site takes advantage of existing Council-owned land to maximise value	4.46	3.96	3
The site should consider whole of life costs (operational and maintenance)	3.79	3.75	3.21

LEGEND

Median score = 3.77

Green = 3.77+

Yellow = 3 - 3.77

Red = under 3

*colours for this consideration have been reversed to give a more accurate representation of what the score means

KEY DEMOGRAPHIC PERSPECTIVES

Youth and Parents

WHY IS THIS A KEY DEMOGRAPHIC?

- 42.8% of the Dalby population are under 30 (source: ABS)
- We were consistently told that it was vital for the consultation to hear from youth and families as some of the biggest users of the future centre and because community want to see more things in Dalby for youth to do.

Whilst over 40% of the population of Dalby is under 30, this demographic represents only 12% of our survey respondents, making the insights from the YAP group a vital part of our overall reporting. Of course when it comes to younger children we are

relying on the voice of their parents to represent them – both in what they need now from a play and education perspective, and their future needs as they begin to gain independence in their teens.

The primary areas of focus for youth and parents when considering the location of the cultural centre were:

- Safety
- Proximity to areas where youth and teens already spend time
- Co-location of activities

The general consensus from youth was that they currently feel much safer in the area around Thomas Jack Park than in the area around 107 Drayton Street. Thomas Jack Park being close to the CBD with plenty of pedestrians around offers passive surveillance and teens feel comfortable spending time together in the open areas. Youth told us that the places they currently feel they can spend time together safely without being moved on are largely fast food outlets such as McDonald's and KFC which are located in close proximity to the park.

"[Thomas Jack] is close to town and is an area me and my friends already feel safe hanging out."

YAP MEMBER

"Thomas Jack is very connected to the town, but the distributed model isn't as connected and [nor is] drayton street"

YAP MEMBER

"Thomas Jack is safest place."

YAP MEMBER

"Drayton street is not in a safe part of town. Thomas Jack is close to everything and people."

YAP MEMBER

"Site 107 is not of walking distance to the centre of town (especially for elderly) and for nighttime activities it is safer in the centre of town for youth."

SURVEY RESPONDENT, AGED 15-19

The idea of co-location of activities was discussed in the YAP and CAP meetings and supports the urban design principle of 'Power of 10'. The concept is that places thrive when users have 10 or more reasons to be there. A concentration of available activities in one place both draws more footfall, increases dwell time, and encourages repeat visits, creating a vibrant place. In the YAP and CAP sessions, the panel members completed a 'Power of 10' exercise focused on Dalby as a whole and then applied this thinking to each of the three proposed sites.

Parents in particular suggested that if facilities such as a library, gallery or community hall were located in Thomas Jack Park, this would create a 'one stop shop' where there would be (largely free of charge) activities and entertainment for children, teens and adults with no need to drive between facilities.

"I'd love for it to be all located at TJP, one central area where our children, locals and visitors can easily walk to the town centre and feel safe doing so... I love the fact that you can also access a playground for the little kids after any event or the movies."

SURVEY RESPONDENT

"Having recently had a baby I have realised how challenging it is to get in and out of the car all day. I would love everything to be in walking distance from the CBD."

SURVEY RESPONDENT, 25-29 YEAR OLD PARENT

"I think having the Cultural Centre in Thomas Jack Park would only enhance the town's greenspace – having a multi-million-dollar facility in the town's most beloved park is a win-win, and would see critical enhancements in the park for generations to enjoy..."

SURVEY RESPONDENT AGED 25-29

"Young adults with young kids and youth are keen for the Cultural Centre to be all in Thomas Jack Park."

SURVEY RESPONDENT

"I do support a smaller community concept for the park... design needs to focus on what our kids and youth and young families are lacking in the community whilst supporting and integrating the needs of our elderly."

LETTER RECEIVED



Those 65+

WHY IS THIS A KEY DEMOGRAPHIC?

- Older locals are frequent users of the Cultural Centre facilities, particularly the library
- This demographic makes up a large proportion of the Save Thomas Jack Park group who have expressed concerns over the option of locating the facility in Thomas Jack Park

This age group was represented well in the CAP and survey responses, as well as through the in-person engagement in Dalby Shopping World.

Whilst not unanimous, the most common view from this demographic is to rebuild at 107 Drayton Street. The view is that this site was perfectly adequate previously, so there shouldn't be any need to change it.

"When 107 Drayton St was actively used throughout its life there seemed to be no impediment to accessing this site."

SURVEY RESPONDENT, 65+

This group often shared their concern for the idea of the park being destroyed and any of the existing uses (both formal facilities such as the playground and seating as well as informal uses) being lost. There is much respect for the legacy of Thomas Jack and the contribution he made to the town and a nervousness that the park would be irrevocably damaged if any construction were to go ahead.

"This Park and green space was established by our previous generation as a gift to the future and what foresight they showed."

SURVEY RESPONDENT, 65+

"107 is my preferred site. Thomas Jack Park was a gift to Dalby residents. It should remain as a green space without a huge building."

SURVEY RESPONDENT, 65+

"If TJ Park is consumed by a building and infrastructure... it will destroy forever the greenspace legacy left for us by the founders of our town."

SURVEY RESPONDENT, 65+

Those with disabilities

WHY IS THIS A KEY DEMOGRAPHIC?

- Disability representation is high in the Western Downs at around 60% above the state average.
- Around 60% of local NDIS participants are currently aged 14–24 years old.
- As these young people become adults, there will be a large population of adults living with a disability in the area.

We engaged with this demographic through two interviews with representatives of Waminda Services, the survey and through the Dalby Shopping World pop-up.

For this demographic, discussions focused on site proximity to the CBD for accessibility. We were told that the previous 107 Drayton Street site was fine and manageable, but that using Thomas Jack Park may be even better due to the traffic light crossings, even paving and proximity to the shopping centre. The shopping centre is a key hub for those with this demographic because it is weather-protected and the services used by those with disabilities are located in the town centre.

"From the perspective of access, Thomas Jack Park is better. For two reasons – one, it's paved all the way and with button crossings. Whereas getting to 107 Drayton Street is much trickier."

WAMINDA REPRESENTATIVE

"The shopping centre serves as an all-weather activity and it's near disability services, so people go there a lot."

WAMINDA REPRESENTATIVE

"107 Drayton worked before, it's just that little bit more difficult."

WAMINDA REPRESENTATIVE



KEY TAKEAWAYS

The following key takeaways are recurrent themes that have been consolidated following synthesis across all forms of engagement.

Whilst there is support for the existing values, there is an important feature missing around storytelling and heritage

The overall score for the current values according to survey respondents is 4.04/5 which shows firm support. However, during conversations it has been noted that with this being a cultural project, it's important to make sure that stories around culture and heritage are part of the final output. People have suggested the idea of a museum or heritage exhibition as part of the art gallery or library to inform both visitors and younger residents about Dalby's rich history.

"The park doesn't really have much of a display of different people as of yet. At Gallery 107, there was a display about the indigenous peoples and stories about farmers and things on the walls. I really liked that."

YAP MEMBER

"Also include a library, art gallery, museum that would display our history of the township and the history of the smaller communities around the Western Downs for example Jimbour House, Lake Broadwater, Bunya Mountains."

SURVEY RESPONDENT

"We need an exhibition space that displays a short history of Dalby with iconic old photos and information about our agricultural history."

SHOPPING CENTRE POP-UP

There is support for 107 Drayton Street

Whilst the CAP, YAP and independent architect analysis indicates Thomas Jack Park as the preferred site, many open-ended responses within the survey favour 107 Drayton Street. This is for several reasons unrelated to how well it meets the values or site criteria:

- Misinformation spread through the community that the Thomas Jack Park option would result in the loss of the park
- It is seen as a way to remove community division that has arisen relating to this project and the potential use of Thomas Jack Park
- The idea that it worked in that location before, so there's no need for change
- The 107 Drayton Street area of town isn't as well used, as visually appealing or perceived as safe as Thomas Jack Park so it could be a good way to bring life to an area that needs it
- Concerns about what would happen to 107 Drayton Street if it weren't used for a Cultural Centre

"Well it was good enough to go there in the first place so continue on with rebuilding it."

SURVEY RESPONDENT

"The town is currently divided about putting the Cultural Centre in the park, so I think that if it did go in the park, less people would visit, and they'd hold a grudge."

YAP MEMBER

"Don't limit Dalby to one nice park/space by making it in Thomas Jack."

SURVEY RESPONDENT

"You hear [people] saying, 'did you hear they are knocking down all the trees at Thomas Jack Park'. I'm not necessarily 100% for it either, but it is frustrating that people have the wrong information. We need to get more information out there."

INTERVIEW PARTICIPANT

"People who signed the petition did so because they didn't want the park desecrated, decimated and disappearing. They believed the park was gone and replaced."

INTERVIEW PARTICIPANT

"107 Drayton Street is (now) a vacant eye sore."

SURVEY RESPONDENT

In general it is not felt that all facilities need to be together

For the survey prompt 'should be located in one place', the score was 3.7/5 indicating a tendency to agree. Feedback received related to a desire to concentrate activity to encourage more people to explore arts and cultural experiences by being highly accessible. However, for the written responses and in-person sessions, there seemed to be a stronger consensus that splitting facilities up may be a better option. The reasons for this were the idea of spreading the economic benefit and footfall across town and taking up less space in one area, especially if Thomas Jack Park is chosen.

This would suggest support for the distributed option.

"I can't see why we have to have one building for everything. Many other towns have their Library, Art Gallery, Visitor Information and Performance centres all in different locations through the town."

SURVEY RESPONDENT

"Everything doesn't have to be jammed together in one site. We could have the library in the park and then a theatre, cinema and community hall at 107 Drayton and the art gallery in town."

POP UP ENGAGEMENT VISITOR

"This could be a nice way to 'share the love' around town."

CAP MEMBER

"Going to the different locations could take people on new journeys through town, showing visitors around and highlighting different businesses."

YAP MEMBER

The performing arts centre is seen as the biggest challenge in terms of parking and footprint

The performing arts centre is seen as the primary concern in terms of parking, traffic, footprint and potential disturbance.

Many express a desire to have this facility, but there is debate over whether it needs to be located with the rest of the centre, whether it has the same requirements in terms of location and access, and what size makes the most sense for Dalby.

"The PAC would be an attraction no matter where it's located."

CAP MEMBER

"The performing arts centre seems to be the issue as it would be the biggest piece of infrastructure and with it comes the parking impacts. Could this be located at another location close to the CBD/TJP?"

SURVEY RESPONDENT

"Why wouldn't you want to spread visitation throughout the town? This would assist many local businesses. Having a large, well-managed greenspace is a huge asset to town. Building the performing arts theatre within TJP would take a large portion of land also requiring significant car parks."

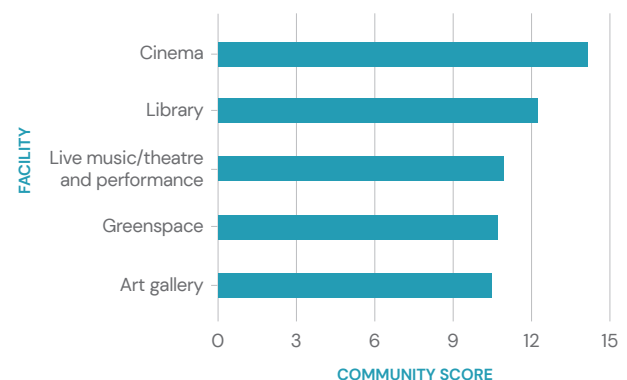
SURVEY RESPONDENT

"Moving the PAC mitigates the potential parking issue at TJP as well as the neighbourhood disruption."

CAP MEMBER

There is very strong demand for a cinema

The cinema was the most requested facility both in the survey and in-person engagement. Support came from all demographics, with many people noting that although they have access to streaming services at home, the town still needs a cinema as an entertainment venue, especially for teens.



"It should include a movie cinema which has been greatly missed by the community (not good having to travel an hour either way to Toowoomba and Chinchilla)."

SURVEY RESPONDENT

"I think priorities should be to focus on tangible things we don't have like a cinema."

SURVEY RESPONDENT

"We need our cinema back please!"

SURVEY RESPONDENT

"Dalby is seriously lacking in entertainment for teenagers so a cinema at a bare minimum would help."

SURVEY RESPONDENT

Many don't mind about the location, they just want the facilities they need

For many, the key issue is simply picking a site which wouldn't compromise the scale of the facilities which are needed.

"As a young family, we honestly don't mind where it goes, we just want access to a space where the kids can play safely."

SURVEY RESPONDENT

"Get it built already. Dalby is seriously lacking in entertainment for teenagers so a cinema at a bare minimum would help, as well as the opportunity to host modern non ag events...The focus should [be] providing sustainable, modern opportunities and entertainment that make ppl want to live here."

SURVEY RESPONDENT

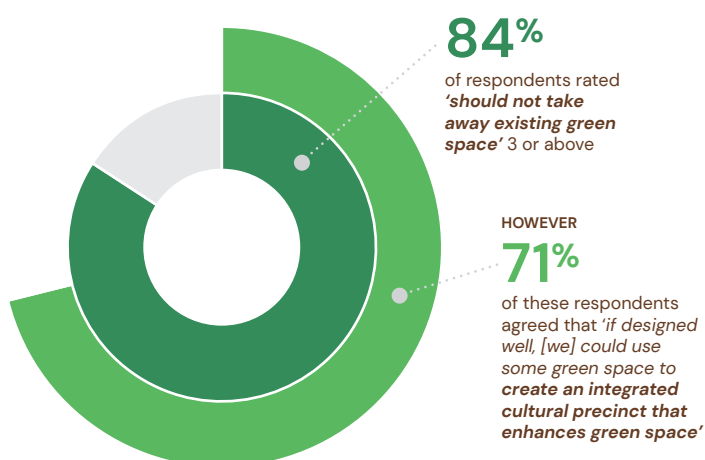
"Overall, we just want a decision made so progress can be made. It's been too many years already since losing MyALL107."

SURVEY RESPONDENT

In general, people are willing to give up a small amount of green space for greater community benefit

For the statement 'should not take away existing green space', the response was very strong at 4.28.

However, when you dig deeper, for the 84% of respondents who rated this question 3 or above, 71% of those also rated 3 or above for 'if designed well, could use some green space to create an integrated cultural precinct that enhances green space'.



"There are lots of green spaces in town if that's what you are looking for. We can share some of the footprint of TJP."

SURVEY RESPONDENT

When considering building in Thomas Jack Park, the community recognise that there are parts of the park that are underutilised

This suggestion was first made in the YAP and CAP sessions. Youth told us they don't tend to go to the 'back' areas alone, and the CAP confirmed that the spaces near Bunya Street are the spaces that are used the least.

During future engagement there was more support to use the less well utilised spaces of the park.

"Within Thomas Jack Park to me is a logical decision in terms of location, ease of access and visibility. The existing park is under-utilised, particularly the two green space areas backing onto Bunya St."

SURVEY RESPONDENT

"Put an updated visitors centre/gallery/museum and play facilities on the south-west corner of the Thomas Jack site. Keep as much greenspace and established trees in Thomas Jack as possible."

SURVEY RESPONDENT

"Thomas Jack Park seems the most appropriate place to have this hub, however perhaps the vacant greenspace on the corner of Pratten and Bunya Street would be a good location on the site to a. decrease tree removals and b. save money on not having to remove trees and de-root the ground."

SURVEY RESPONDENT

"Leave the big green space on the pratten street side and use the green space on the bunya/condaminate at. You need some space for kicking a football etc. the waterfall area could be redone too to be more interactive with little ones."

SURVEY RESPONDENT



In general, the more informed a person is, the more open minded they are about placing some facilities in Thomas Jack Park.

This was very noticeable when carrying out the 'blocks activity'. At the CAP, shopping centre pop up, Chamber Workshop and Chamber pop-up session, participants commented that seeing the scale of the proposed facilities and understanding how they might fit onto each site affected how they considered the issue. Many people began this activity firmly against the idea of building anything in the park, but left excited at the idea of small footprint buildings embedded in nature with enhanced green spaces.

"107 Drayton Street location feels isolated and disconnected from the community, not spacious or inviting, visually unappealing area of town. While the site is easily accessible by car, it is not easily accessible for those walking. The location is perceived as unsafe by many. There would be very little green space available. Thomas Jack Park site is more accessible, spacious and inviting, fostering a stronger sense of community than 107 Drayton. The distributed model with some elements in TJ Park could tick all the boxes, dependant on what elements are located [there]"

SUMMARY BY CAP MEMBER

"You need to show people the scale of this!"

CHAMBER BOARD MEMBER TAKING PART IN ACTIVITY

"It is difficult to have an opinion for the Thomas Jack site as the extent of impact is not conveyed in the information provided. The Park already meets the Values [but] I am reluctant to put that site forward, not knowing what is proposed.

SURVEY RESPONDENT

"Uncertainty is the main antagonist here, and I don't believe there is a great deal of opposition to redeveloping the very bare rear half of the park."

SURVEY RESPONDENT



SUMMARY

The views of the community are as varied as the people themselves. There is no black and white answer for where the Cultural Centre should be, and no general consensus on the specific site. Council's decision will consider the key takeaways that community agree upon – the fact that this centre is needed soon, that development must involve minimal loss of green space, that all facilities need not be co-located and that a cinema is essential.

There are many who believe that the former site at 107 Drayton Street did the job well and the site should be reused. There are equally many who are excited at the prospect of locating facilities such as the library and art gallery in the park, integrated into the natural environment. There are those who don't mind where the facilities are, as long as it creates more opportunities for youth and teens to socialise, learn and gain independence.

Should the decision be made for the project to proceed at Thomas Jack Park, the following concerns voiced by community are important to address through the design process:

- The facility with the biggest footprint and parking requirements is the **Performing Arts Centre**. Many feel this would not be suitable in the park due to potential disruption, traffic and overcrowding. Community feels this will need to be managed carefully if located in Thomas Jack Park.
- The design should aim to **minimise the loss of green space** without compromising on the scale of facility that's needed.
- The location of the buildings within the park should **minimise loss of established trees**
- Activating the **underused space** of the park on the corner of Bunya and Condamine Streets should be considered
- **Existing amenities** including fenced play area, barbecue facilities, group seating and space for active play must be maintained or enhanced
- Building design should **complement the natural surroundings**
- Building design should create **indoor-outdoor spaces**, incorporating planting and greenery into the architecture
- To be the **Gateway to the Western Downs** the Cultural Centre should be visible, yet this needs to be creatively managed so the trees remain a key feature and asset of the park

AND FINALLY...

The Dalby community has a strong emotional attachment to the park and have fears around seeing it change. Many longtime residents, with fond memories of weddings, birthdays and community gatherings in the park are apprehensive – 'we don't want this place that's an important part of our story to be taken away or damaged'. For the younger demographic, with their tendency towards optimism and innovation, this response is the opposite – excitement at 'let's make this place we already love even better'.

If Thomas Jack Park is chosen by Council as the site for the Dalby Cultural Centre, it is vital that this request for the park and associated memories not to be lost is acknowledged and addressed. The history must be documented; memories captured; stories told to the next generations. It must also be made clear that the park itself would not be taken away but enhanced, better protected and made available for even more people to enjoy.



PART 2: SITE ANALYSIS STUDY

INTRODUCTION

Following the May 2024 round of community engagement for the Dalby Cultural Centre (DCC), WDRC officers asked Phil Smith (GHD Design) and Grant Calder (Flexure) to prepare a wider assessment of possible sites for the DCC. This was in response to increased interest from the community on the 'distributed model option' which was one of 3 options the community were asked to consider. This assessment also responded to a request made at the May Council meeting.

This 'distributed model' option for accommodating the Dalby Cultural Centre has 2 possible forms.

1. Fully distributed model – where all components of the Cultural Centre are distributed on one or several sites throughout Dalby town centre (i.e., with no uses on Thomas Jack Park); and
2. Partially distributed model where a reduced footprint of uses is located Thomas Jack Park with other uses (e.g., performing arts centre, etc.) located on another site within the city centre.

The following summarises the form and outcomes of the Site Analysis Study which was presented to Councillors at an Information Session in Chinchilla on 4th June, 2024.

Sites

This analysis investigates 7 sites (refer to page 25). This includes a mix of sites that were already under consideration, were formerly under consideration and several new sites.

Already under consideration:

1. **Site – 107 Drayton Street** – subject of May 2024 engagement
2. **Site – Thomas Jack Park** – specific areas within the park, not the entire park, and subject of May 2024 engagement

New sites for consideration:

3. **New site – Marble Street (Findex) site** – under private ownership
4. **New site – 1 Eileen Street** – under private ownership
5. **New site – 43 Drayton Street (Black Toyota)** – identified by Council officers, under private ownership
6. **New site** – carpark between Foodworks and Mary's Place – under Council ownership

Site formerly under consideration:

7. **Former site – 169 Cunningham Street (Sisters of Mercy)** – previously assessed as part of 2023 community engagement, under private ownership (Roman Catholic Church, Toowoomba Dioceses)

All these sites have been considered as individual sites or where appropriate in association with other sites.

Assessment Process

The assessment process was a desktop exercise using aerial mapping and planning reports compiled by the WDRC planning portal. A range of opportunities and constraints were identified for each site and synthesised on a consistently scaled plan.

A suite of proposed uses was taken for the 'Draft Brief' (based on the 2023 architectural design competition) and arranged on each site as a 'schematic design'. The arrangement on each site was determined using 'first principles' to address site size, best possible solar orientation, key site features and attributes, surrounding land uses and where possible the six Cultural Centre values identified in the 2023 phase of Community Engagement.

A simple site plan was produced for each site with an additional option on some sites, where required to explore obvious alternatives. These plans provided the tool to test if and how the facilities would fit on the site. These schematic designs are not exhaustive but are sufficient to provide a useful basis for the assessment of the suitability of each site.

The schematic designs were then assessed against 10 site selection criteria as detailed below and rated as 'green' (complies), 'orange' (compliance possible but not certain) or 'red' (non-compliant). A table summarising this assessment can be found below.

Assessment Criteria for Site Selection

Ten 'site selection criteria' were identified. Criteria 1-4 were pragmatic criteria looking at primary planning, ownership, or geographical considerations. Criteria 5-10 reflected the '6 Community Values' identified by Fourfold Studio through the 2023 phase of Community Engagement.

This suite of criteria is considered appropriately consistent with the 2023 phase of Community Engagement and satisfactory to inform Councillors of the key issues to be understood and considered in choosing the best site for the proposed Dalby Cultural Centre (DCC).

Site Assessment Outcomes

The site assessment is shown below. A short summary of the key issues for each site has been provided on the following pages.

Site selection Criteria	1. 107 Drayton Street	2. Thomas Jack Park	3. Marble Street (Findex)	4. 1 Eileen St	5. (Black Toyota) 43 Drayton Street	6. Foodworks Site + Mary's Place	7. 169 Cunningham St - Sisters Of Mercy
1. Close to the CBD (400m radius)	Red	Green	Green	Green	Green	Green	Green
2. Large enough for proposed uses (minus PAC)	Green	Green	Green	Red	Green	Yellow	Green
3. Preferably in Council Ownership	Green	Green	Red	Red	Red	Green	Red
4. Flood Free	Red	Green	Yellow	Yellow	Green	Green	Yellow
5. Has a community focus (space to learn play create, grow)	Yellow	Green	Green	Red	Yellow	Green	Green
6. Shapes Identity (platform to express a distinct identity)	Red	Green	Green	Red	Yellow	Yellow	Green
7. Expands Horizons (gives opportunity to learn, discover new ideas, engage with tech and be inspired)	Yellow	Green	Green	Red	Yellow	Yellow	Green
8. Inclusive, safe & Social (equal use/access for all ages, cultural background, build connections)	Red	Green	Green	Red	Green	Yellow	Green
9. Gateway to Western Downs (provides connection to rest of Downs, place to learn about rich history)	Yellow	Green	Green	Red	Green	Red	Yellow
10. Embedded in Nature (indoor outdoor environment with greenery, integrated)	Red	Green	Green	Red	Red	Red	Green

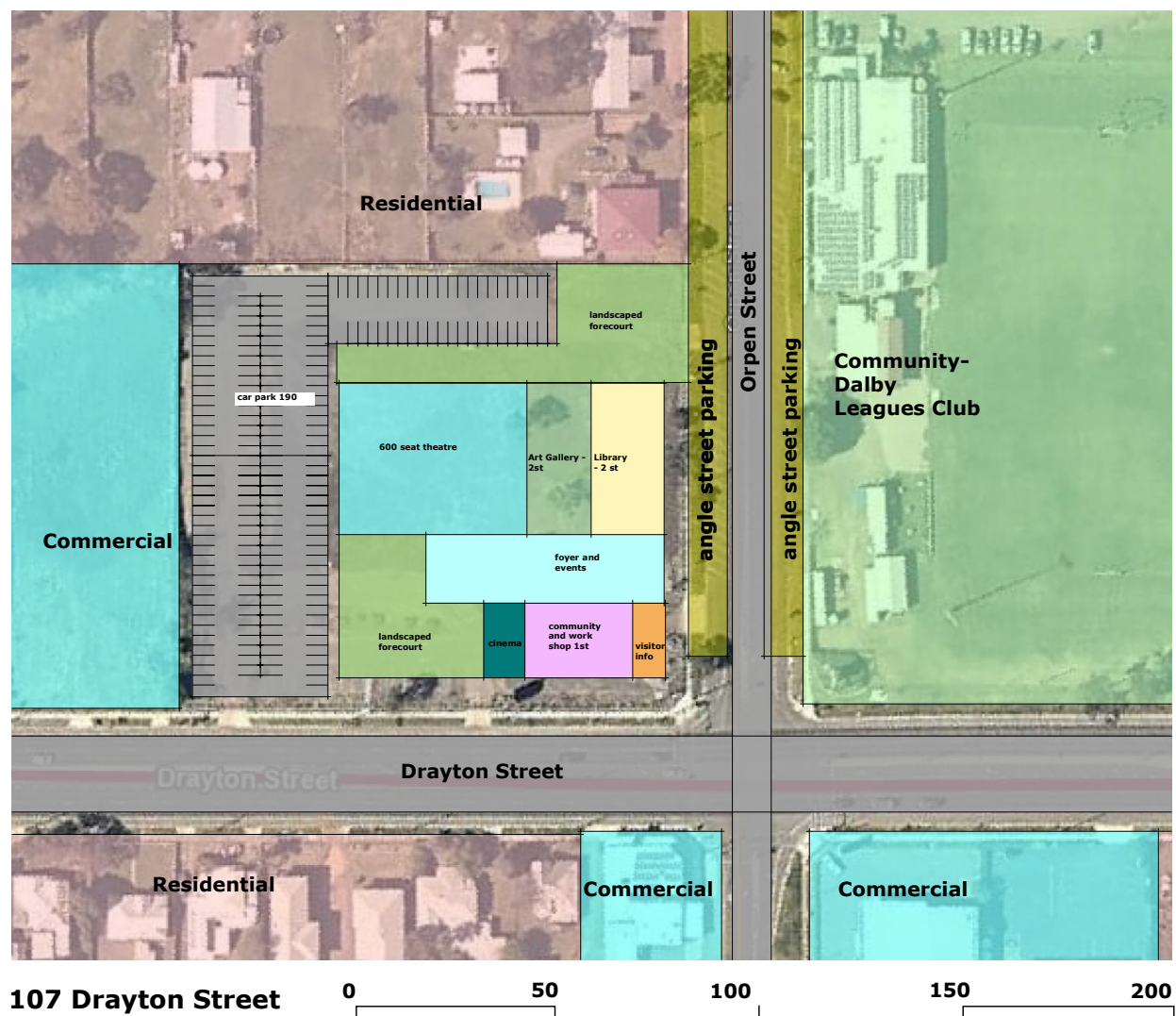
Green = complies, Orange = compliance possible but not certain, Red = non-compliant

SITE ASSESSMENTS

1 107 Drayton Street

This is the site of the former MyALL 107 Cultural Centre.

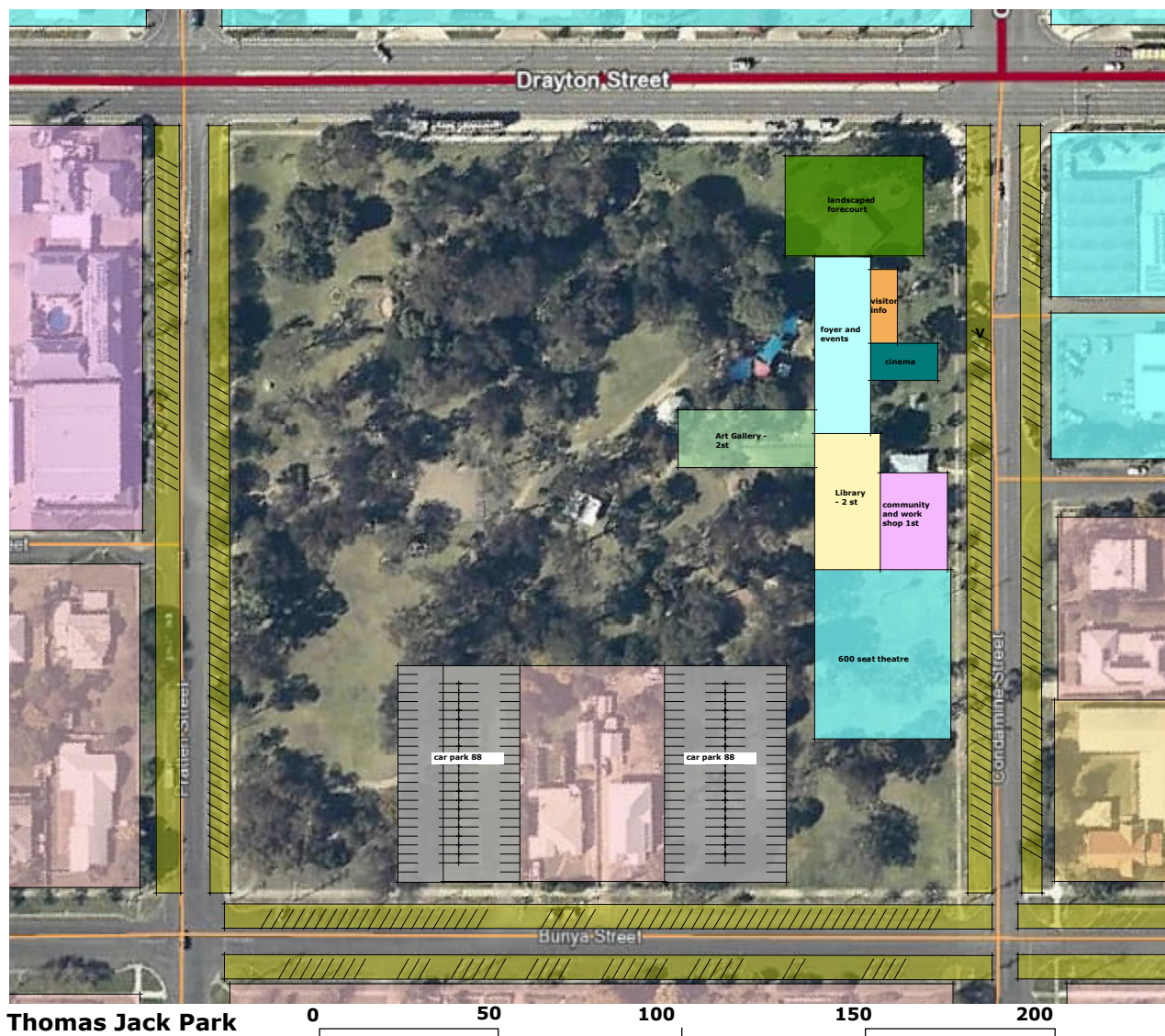
While the site is an adequate size to accommodate all the proposed uses (including performing arts and parking) the site was assessed as either non-compliant or uncertain in relation to the Cultural Centre values. This assessment is consistent with the CAP and YAP assessment. The site is not within a convenient walk of the CBD (400m) and is subject to flooding. The assessment did not consider taking the Performing Arts Centre (PAC) out of this option (as part of a distributed model) because of its distance from the CBD.



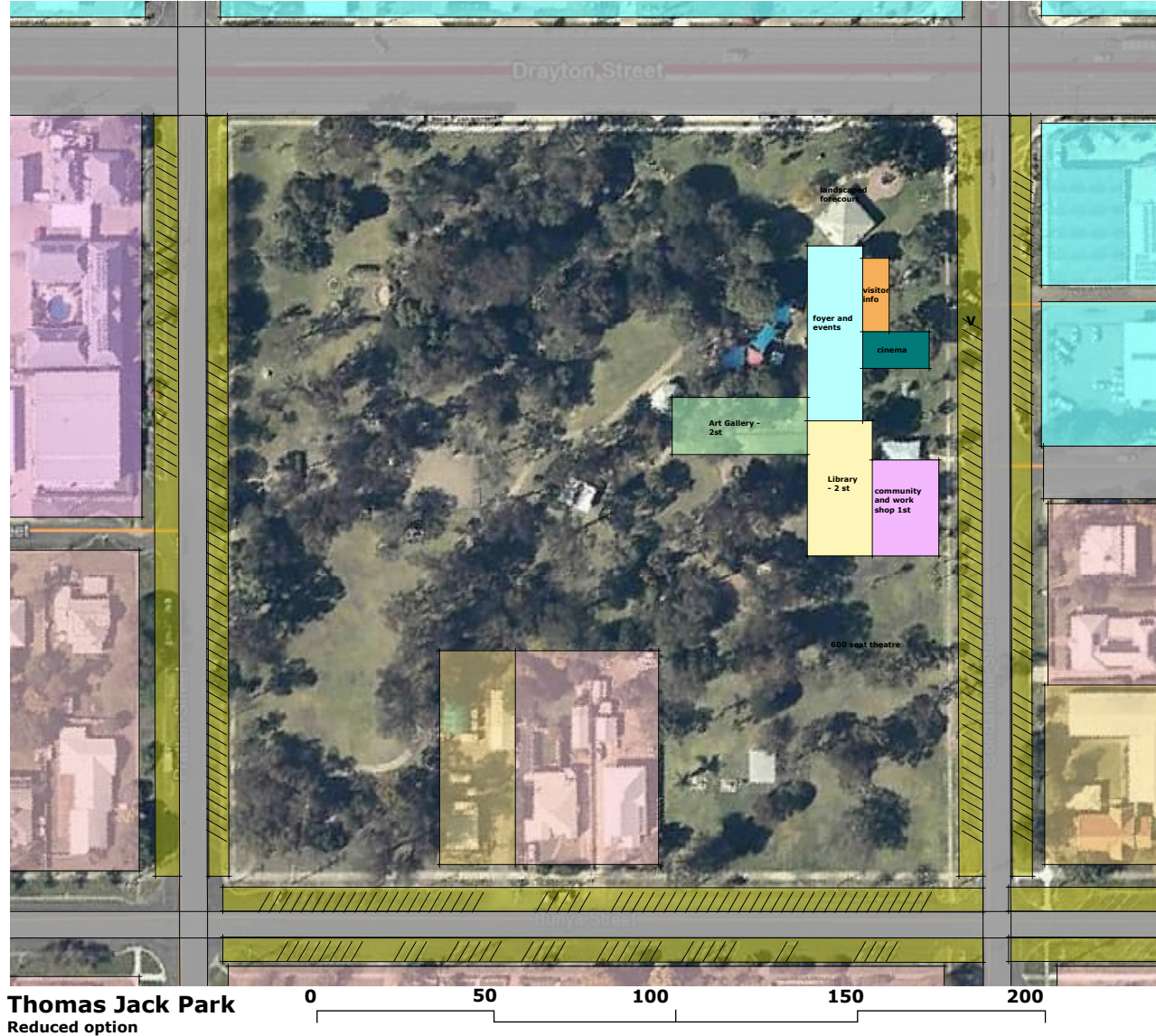
2 Thomas Jack Park

This site considers placing some facilities on a small area of Thomas Jack Park, whilst maintaining the majority of the park as green space for recreational use.

If developing a full Cultural Centre, including a PAC, this site was deemed generally compliant with all the site selection criteria, which is consistent with the CAP and YAP assessment. Its size and high community value makes it an ideal site; however, this assessment process acknowledges the concerns raised through recent community engagement around impact on vegetation and loss of greenspace due to building footprint.



A second option (below) was prepared without the PAC and its associated onsite car parking to reflect community desire for a reduced footprint. This assessment is based on the second option although it does include some performing arts uses, albeit in a significantly reduced form (200–300 seat rehearsal space) with the assumption that future demand for a full-scale PAC could be addressed as part of a distributed model (on another site in Dalby CBD).



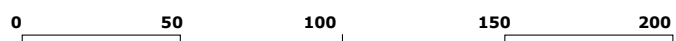
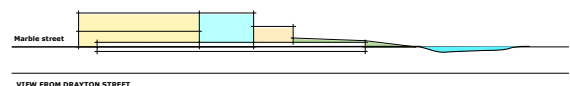
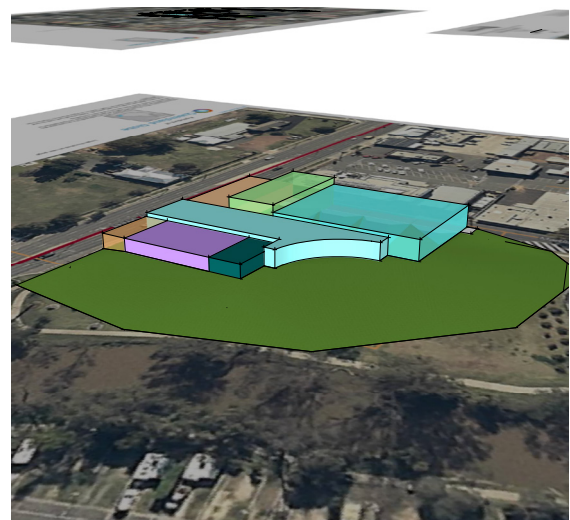
3 Marble Street (Findex)

This site has most of the attributes for a suitable location for the DCC. With the rearrangement or closure of the existing road reserves (which it's important to note is not a straightforward process) the site has the potential to connect to Myall Creek and has a visual prominence appropriate for the DCC. The site is a suitable size for all components. While the site floods, this assessment identified that a basement carpark could be used (pending technical consultation) to mitigate flood impacts (as shown below). While this would be an expensive possible solution, the position of the site on the CBD side of Drayton Street means that these car-uses could be leveraged for wider community and economic benefits. The major barrier to this site is that it is not in WDRC ownership, and the existing building will need to be demolished. Selecting this site would require a notification and sales negotiation process followed by time for current tenants to find alternative locations, which would delay the delivery of the DCC by at least 2-3 years.

While therefore not suitable for the DCC now, it would be a very strong contender as part of a 'distributed model' in association with Thomas Jack Park. The time required to acquire and make this site ready would allow time for a business case for the PAC to be completed. The site could then become a long-term complementary use to other Cultural Centre facilities on Thomas Jack Park ultimately including new greenspace, a full-scale PAC (if indicated by a business case) as well as the potential for short term accommodation and possible conference centre.

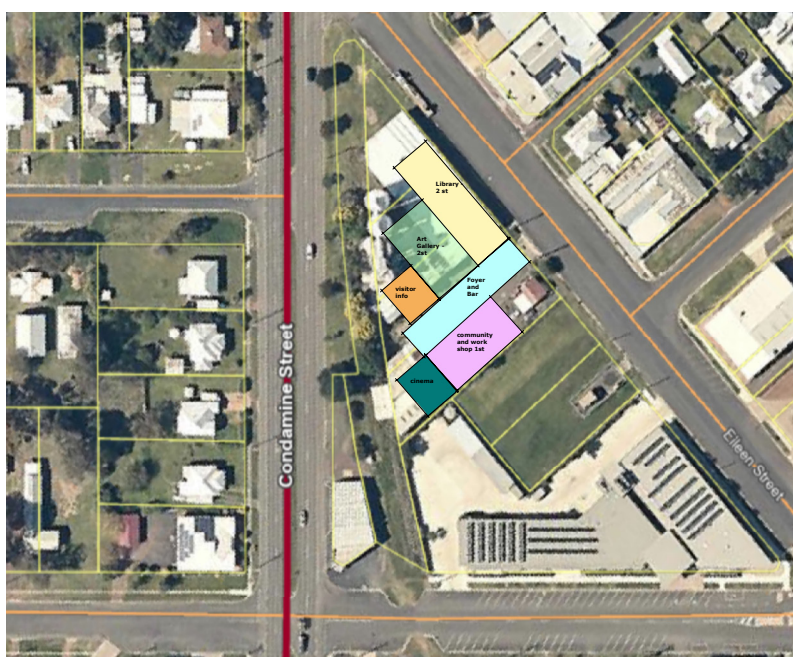
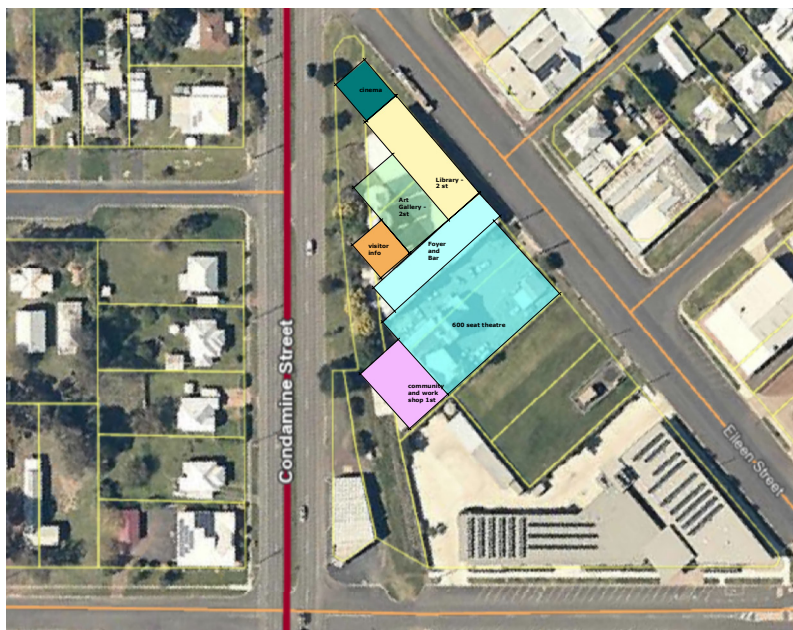


Marble Street - Findex



4 1 Eileen Street

This site was the most unsuitable of all sites considered. Although reasonably close to the CBD it is considered peripheral and not likely to leverage other community or economic uplift. The site is small and as demonstrated by the diagram (top) below, not all uses can fit on the site. Even with the PAC taken out (see the diagram (bottom) below), the site does not deliver on any of the qualities expected of the DCC. Parking for a use on the site will need to be in adjacent Eileen Street and other side streets. The Railway corridor is a further barrier, and this is on the contaminated land register. This site is not in WDRC ownership which would delay delivery.



1 Eileen Street
Distributed

0 50 100 150 200



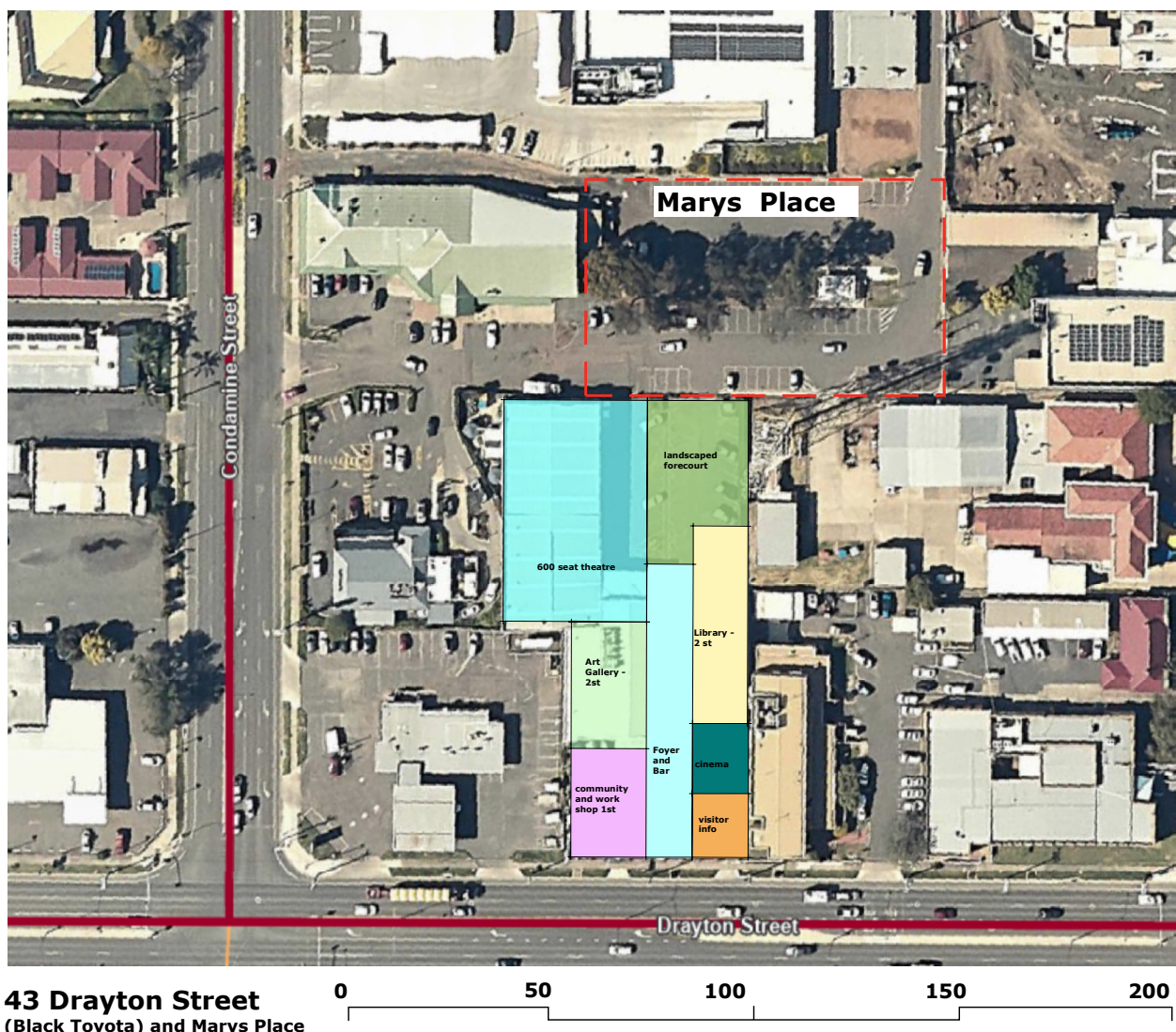
43 Drayton Street (Black Toyota)

The potential of this site was identified by several community contributors to the DCC site selection engagement process. On face value it would seem a suitable site, however this assessment process identified several concerns. While it is well located and highly visible, the rectilinear geometry of the site is constraining.

As shown in the diagram below, all required uses could be accommodated, however they would need to be built-to-boundary and would be unlikely to deliver the relaxed and 'connected to nature' qualities required by the community. This would likely continue to be the case if the PAC were moved to a different site. In addition, we anticipate there would be access issues from Drayton Street/Warrego Highway making the site

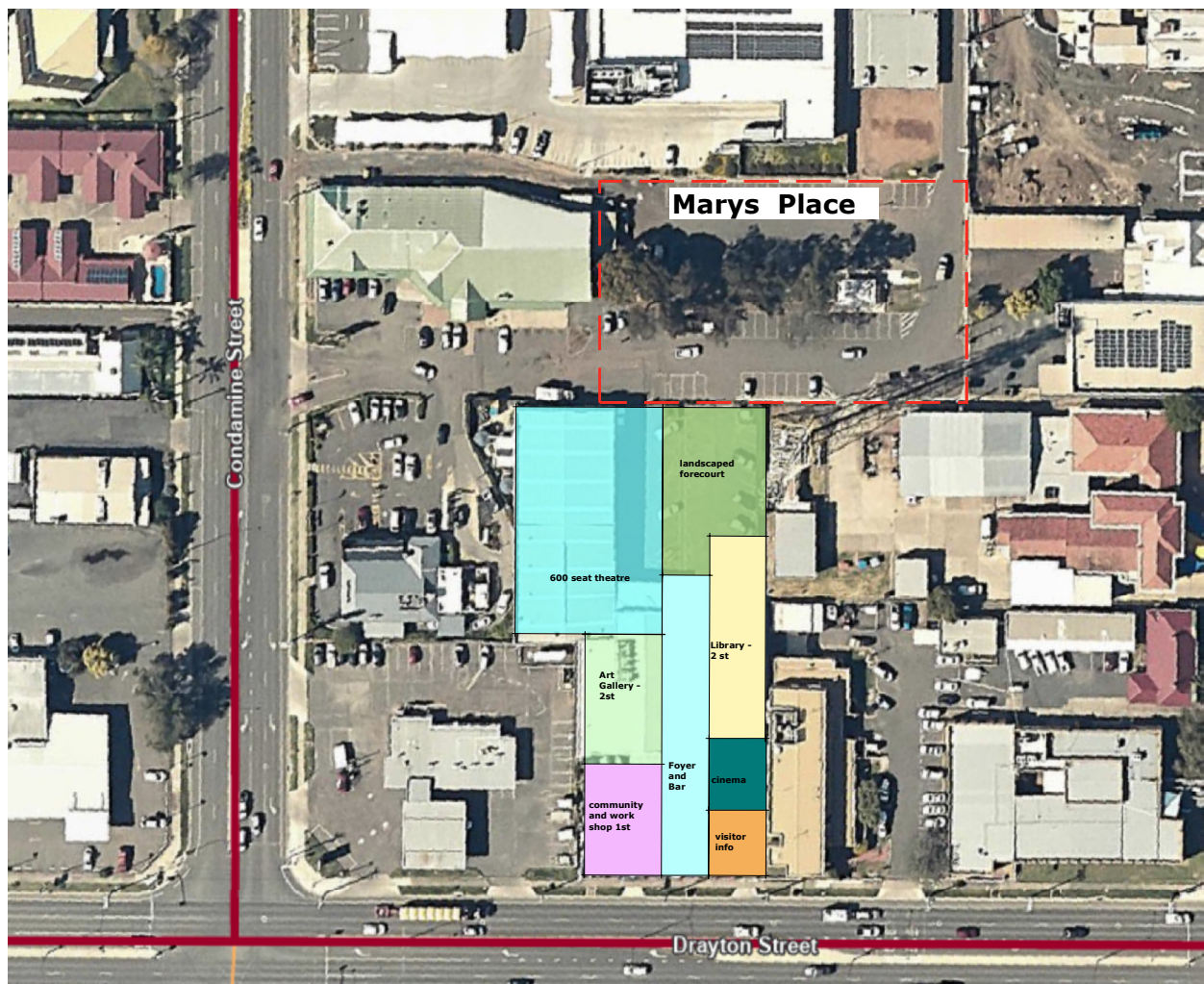
problematic for drivers, especially for visitors. The visual and 'gateway' qualities of a Cultural Centre would be diminished by the neighbouring sites which currently have poor character and amenity.

A design solution for this site may be possible, but as with Site 3, private ownership and projected cost of the site will delay delivery of the DCC.



6 Foodworks (and carpark behind Mary's Place)

Although flood free and in Council ownership, the site is generally too small even when combined with the newly completed Mary's Place. While located in an accessible and central location, the introverted nature of the site and the surrounding uses mean it cannot achieve most of the Cultural Centre values needed to warrant realistic selection as a site.



43 Drayton Street
(Black Toyota) and Marys Place



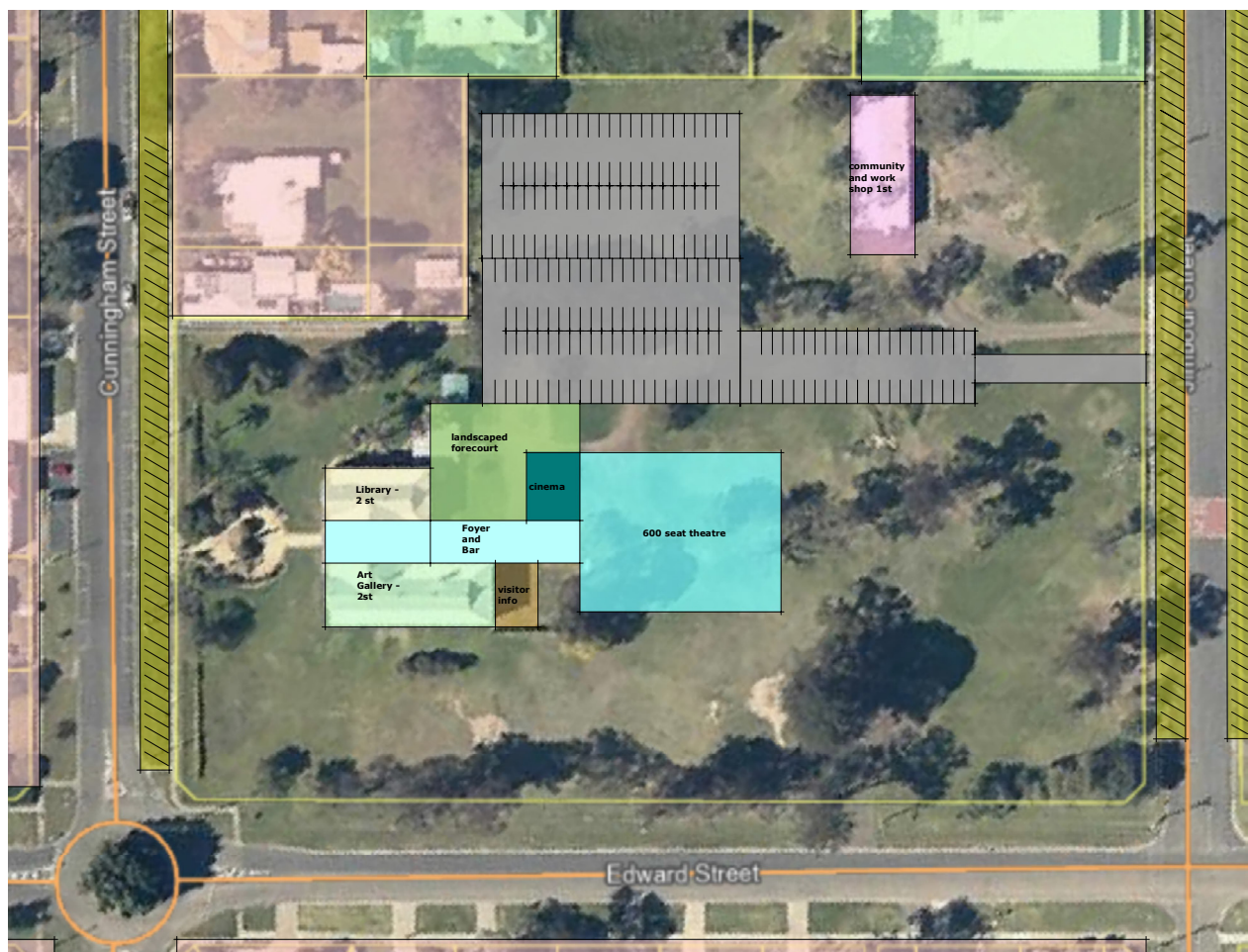
169 Cunningham Street (Sisters of Mercy)

This site was previously considered by the 2023 CAP process and discounted due to flooding, heritage listing and ownership challenges. This site assessment process confirmed that these remain as significant constraints to site selection. While the site is of a sufficient size and is close to the CBD, it is almost one block further away from the CBD than Thomas Jack Park. While this is not a major constraint, the lack of proximity and size of the site creates other challenges around establishing a gateway with sufficient activity to create a viable precinct.

The re-use of the existing heritage-listed convent building is an exciting opportunity for community and cultural heritage outcomes which is reflected on

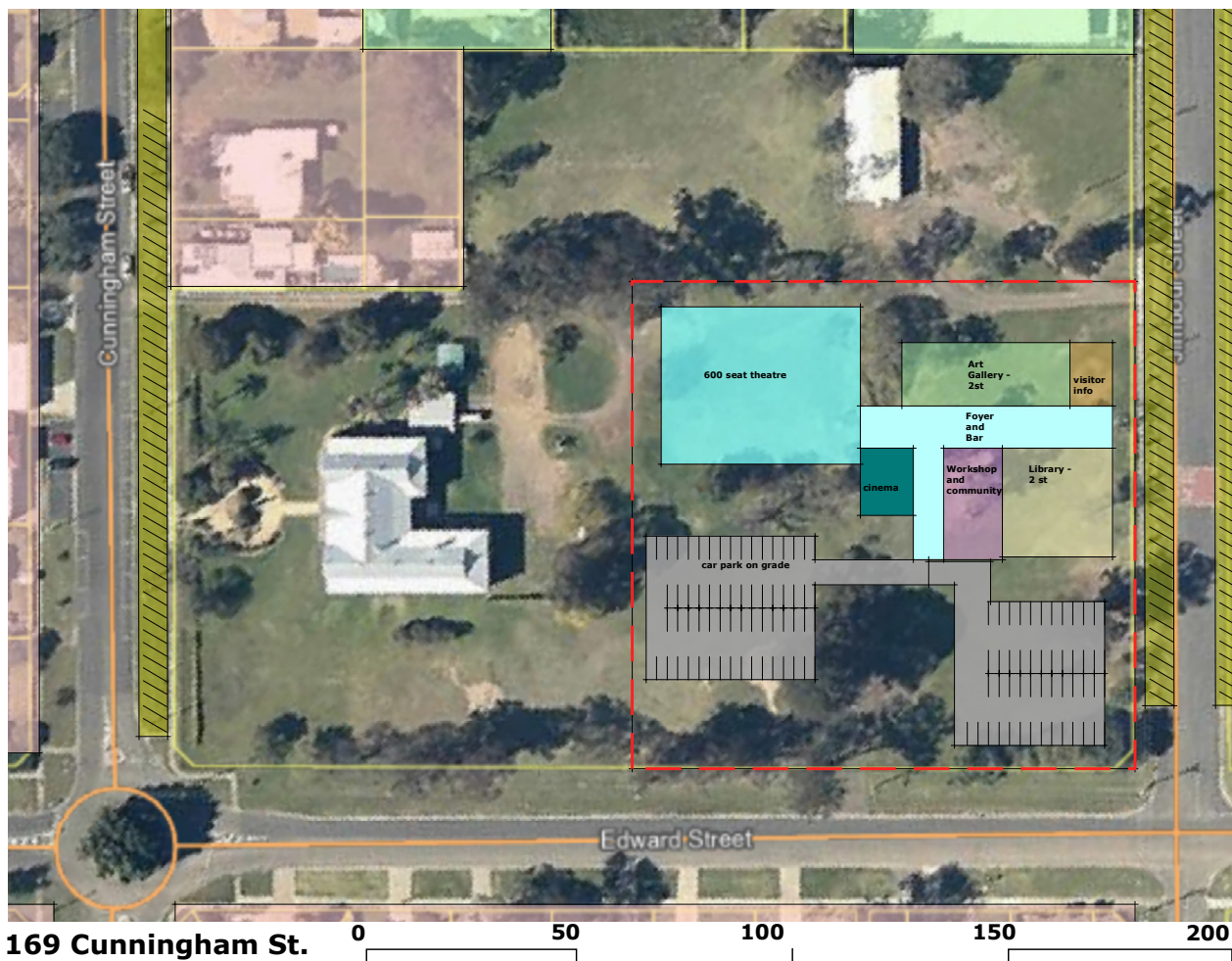
the diagram below. This arrangement pulls buildings closer to the Cunningham Street 'axis' however other strategies (including raising the buildings higher) would likely be needed to mitigate flooding, which would in turn limit public accessibility and further increase cost. The diagram on the following page considers creating a separate parcel from the convent building which may be a simpler approach, but one that increases flood concerns and is likely to create a less connected community precinct.

This assessment determined that use of a car-parking basement to mitigate flooding is not a viable strategy due to expense and the inability to use the off-peak parking (as used in Site 3) for other community or commercial uses.



**169 Cunningham St.
Sisters of Mercy. whole
site, convert existing buildings**

Note: Car parking under building, all facilities on level 1 above flood level, landscape around building to conceal car park



169 Cunningham St.
Sisters of Mercy. Part
 site, all new buildings

RECOMMENDATIONS

Primary Site

This assessment identified **Thomas Jack Park** as the most suitable site when assessed against the criteria. Thomas Jack Park's current value as a connected, safe, and inclusive site gives it outstanding qualities to house locally appropriate Cultural Centre uses, provided the future design of the facilities and renewed recreation and open space **protects and enhances** the qualities the community value.

Taking into consideration the outcomes of the May 2024 engagement, this site may be selected as the best site option for the Dalby Cultural Centre use with the caveats of:

- A reduced building footprint (compared to the Architectural Competition Brief); and
- A building form that minimises the loss of trees and open space

On-site car parking should also be minimised to volunteers and staff. By our assessment this means the site with careful and clever design, can reasonably house the following uses; a regional library, 'Class A' art gallery, visitor information centre (VIC), community rooms and workshop spaces, cinema and combined foyer, if in a two-storey format.

While there is no current business case to support viable demand for an 800-seat performing arts centre (PAC) in Dalby, it is noted that a reduced performing arts capability should also be considered to help activate the space and build cultural and community capacity in the region. In our opinion, this reduced PAC function (200-300 flexible seats) could be co-located with the combined foyer area within this reduced footprint. Car parking generated by any performing arts uses would still need to be accommodated 'on-street'.

Secondary Site

The assessment also identified the suitability of the Marble Street (Findex) site as a possible long-term site to accommodate a future 800-seat PAC (at an appropriate timing) and other aligned uses (hotel conferencing, Council overflow parking and community open space). The timing of acquiring this (or any other) site should be contingent on a feasibility study and business case for a PAC in the region. The use of this site would be subject to longer-term commercial negotiations outside of any current program for the DCC and so in our opinion is not suitable as a standalone site for the Dalby Cultural Centre.



DALBY

Cultural Centre

Community Engagement Report

June 2024

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STUDIO **fold**

This Community Engagement report was produced by Fourfold Studio in partnership with Western Downs Regional Council. We would like to thank all community members from the community who gave feedback or participated in surveys, interviews, activities and workshops as part of the engagement process.



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