

Memorandum of Understanding (MOU)

Proposed Art Collaboration – 10 Hazelmount Street, Bowen Hills

Parties

This Memorandum of Understanding (MOU) is between:

- Focus Construct Pty Ltd ("Focus") ABN 81 161 693 134
- Nicole Crosswell (Ruby Herrenberg Art Mentor)
on behalf of Ruby ("Artist")

Purpose

The purpose of this MOU is to record the parties' mutual intention to explore and develop an art collaboration for the proposed hotel development at 10 Hazelmount Street, Bowen Hills ("Project").

Scope of Collaboration

- Collaboratively explore and develop concepts for an art installation;
- Work together in good faith to refine the artistic vision and integration;
- Discuss and agree the nature, extent and location of the artwork;
- Negotiate in good faith the terms of a formal agreement, including commission for the artist.

Development Application (DA) Support

The parties acknowledge that this collaboration may be referenced in the Development Application to demonstrate community benefit.

Costs

Each party will bear its own costs associated with this MOU and any concept development, unless otherwise agreed in writing. No fees or payments are payable unless and until a formal written agreement is executed.

Non-Binding Nature

This MOU is not legally binding and does not create any obligation to proceed, except for agreed confidentiality obligations (if any).

Termination

This MOU will terminate if:

- The Development Application is not approved;
- The Project does not proceed;
- The site is sold or transferred; or
- Either party provides written notice to discontinue.

Future Agreement

Any engagement will be subject to a separate formal written agreement covering scope, programme, IP, and commission.

Good Faith

The parties agree to act in good faith in progressing discussions.

While this MOU remains in effect, Focus agrees it will not engage another artist for the art installation forming part of the Project without first discussing the opportunity in good faith with the Artist.

Signed for Focus Construct Pty Ltd:

Name: Todd Dunlop

Signature:

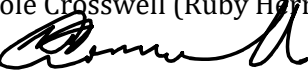


Date: 3/5/26

Signed for the Artist or representative :

Name: Nicole Crosswell (Ruby Herrenberg Art Mentor)

Signature:



Date: 1/05/2026

Outdoor Gallery and public art

A A A  Share

Explore Brisbane's Outdoor Gallery and public art collection. Find cultural events and creative opportunities.



On this page

[About Brisbane's public art](#)

[Outdoor Gallery](#)

[Public art collection](#)

[Opportunities for arts professionals](#)

[Art events across the city](#)

About Brisbane's public art

Public art in Brisbane is an important expression of our city's culture and creativity.

It includes sculptures, murals and street art that:

- celebrate the traditions and stories of different communities
- reflect the unique identity and spirit of Brisbane
- are inspired by our natural surroundings, including the Brisbane River and local wildlife.

Available for everyone to admire, these artworks are easily accessible. Head to an outdoor exhibition in the city or explore public art installations across Brisbane's streets and alleyways.

Council supports an exciting program of art exhibitions, events and projections.

» Looking for something else

[Street art and murals](#)[Heritage trails](#)[Public art trails](#)

Recently viewed

[Council tender process](#)[2025-26 Brisbane Budget](#)

Outdoor Gallery

Council's Outdoor Gallery turns Brisbane's laneways, streets and car parks into imaginative spaces for everyone. It showcases art in light boxes, banners, vitrines and evening projections.

Brisbane City Council's latest Outdoor Gallery exhibition *AMPLIFY ME!* is a celebration of local Brisbane artists with a lived experience of disability, showcasing their artwork in accessible outdoor spaces across the city. Grounded in inclusive arts practice, the exhibition encourages collaboration and barrier-free creativity. It supports lasting connections, inclusion and social change across Brisbane's cultural landscape.

[Artists and artworks](#) | [Map and table](#) | [Events](#)

AMPLIFY ME! is curated by Nicole Crosswell and will be open from 21 November 2025 to 25 October 2026.

The artists' unique practices and creative voices deeply informed the curatorial framework of this exhibition, shaping every aspect with authenticity and vision. This approach moves beyond tradition, celebrating Brisbane's rich artistic diversity and thoughtfully highlighting the importance of lived experience at the heart of the city's cultural story.

- Nicole Crosswell

Watch an [Exhibition introduction to AMPLIFY ME! with curator Nicole Crosswell](#) on Council's YouTube channel.

Artists and their artworks

Greg Chambers

Marcus Nunn

Ella Doyle

Frazer Campbell

Duane Doyle

'AMPLIFY ME!' artist collaboration

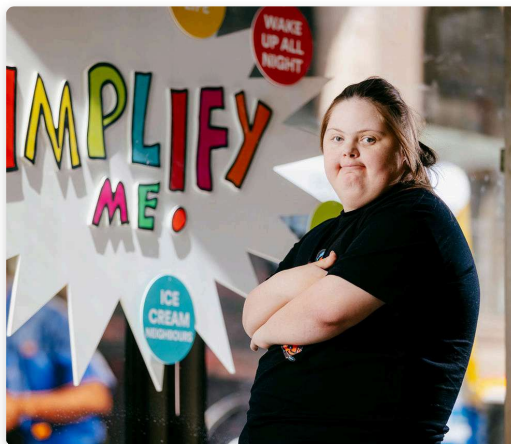
William Melrose

Ruby Herrenberg

Rupert Campbell

May Washington

Grace Lindeman



'AMPLIFY ME!' YouTube playlist

Find all interviews with the exhibition curator and artists in our YouTube playlist.

[Watch now](#)

Map and table

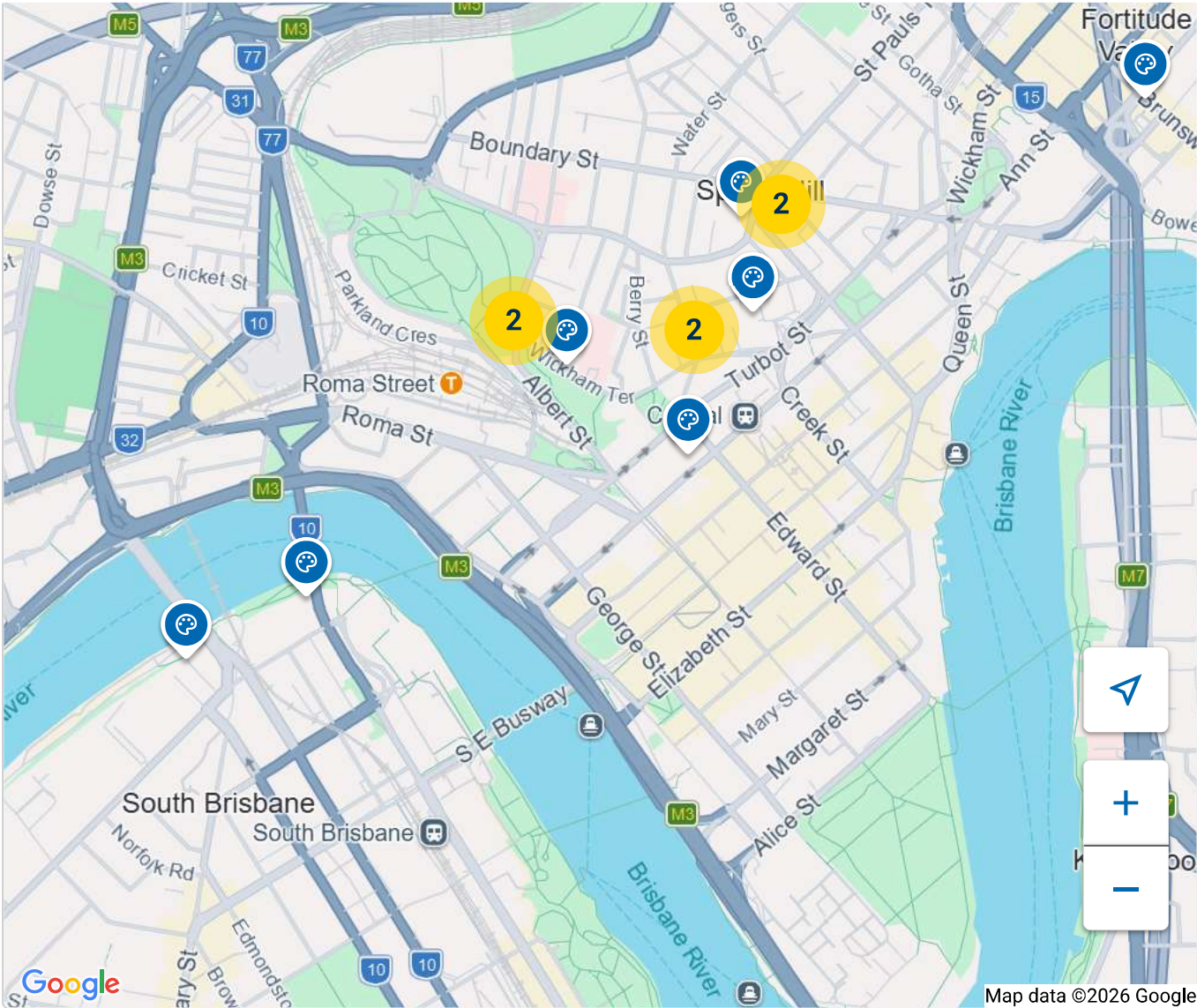


Map



Table

Search by address or suburb



Upcoming events

Show more >

Outdoor Gallery exhibition
'AMPLIFY ME!' curated by Nicole...

Howard Smith Wharves Art
Projection: 'Teresa the Tasmani...



Wed 10 Dec 2025 to Sun 25 Oct...



Wed 10 Dec 2025 to Sat 24 Oct...

Howard Smith Wharves Precinct,
Brisbane City

Public art collection

Council's Public Art Collection showcases more than 200 artworks created by prominent Australian and international artists.

Ranging from streetscape elements to contemporary sculptures, the collection features artworks of cultural, social and financial significance.

Integrated throughout the city and surrounding suburbs, the artworks are on display for both locals and visitors to enjoy.

[Explore the collection](#)

Art events across the city

Explore innovative, socially inclusive and diverse arts and cultural events.

Take an art class, attend an exhibition or join in on a workshop.

[More events >](#)

FREE

ART

Precious

📅 Mon 7 Apr 2025 to Thu 1 Apr 2027

📍 Museum of Brisbane, Brisbane City

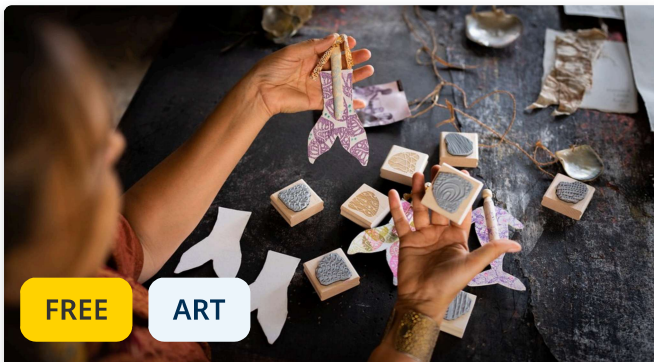


CREATIVE

2026 Brisbane Anywhere Festival

📅 Fri 1 May 2026 to Sun 31 May 2026

📍 Bookings essential



FREE

ART

Warrajamba

📅 Sun 3 May, 10:00am - 5:00pm

📍 Museum of Brisbane, Brisbane City

Opportunities for arts professionals

Creative Register

Join Council's Creative Register to receive information about creative opportunities, tenders, events and funding.

The register is open to artists, performers, producers and vendors.

When opportunities arise, we'll contact you to:

- provide information about future creative projects, events, grants and workshops
- encourage expression of interest applications for creative projects.

[Sign up to the register](#)

Helpful links



[Street art and murals](#)

Discover street art and murals in public spaces across the city using the interactive map.



Heritage trails

Learn about Brisbane's history on a self-guided tour of the many local heritage places which have helped shape our city.



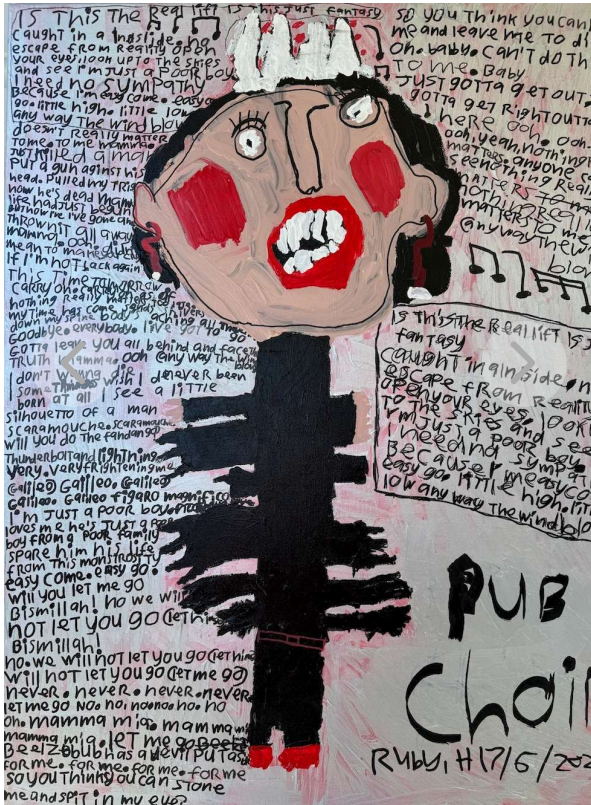
Creative lighting

Explore the decorative lighting projects illuminating buildings, bridges and trees across the city.

Frequently asked questions

What's the difference between art and public art?

Where can I find street art in Brisbane?



Astrid: Pub Choir
Ruby Herrenberg

- » **Sitter:** Astrid Jorgensen
- » **Medium:** Acrylic on Canvas
- » **Dimensions:** 76cm x 101cm
- » **Representation:** This artist represents themselves

2025 People's Choice Award

Proudly supported by
The Courier-Mail

2025 Emerging Artist Prize

About the artwork

Brisbane based choral conductor Astrid Jorgensen is the visionary behind Pub Choir, a global sensation that transforms audiences into choirs, uniting voices and hearts in one unforgettable night. Beginning in Brisbane in 2017, Pub Choir now tours the world, driven by Jorgensen's immense musical talent and magnetic stage presence. Her cultural leadership and charitable efforts earned her an Order of Australia Medal in 2023.

Brisbane artist Ruby Herrenberg created designs for Pub Choir merchandise to fundraise for Women's Legal Service Queensland in 2024. In this energetic portrait, she shows Jorgensen singing Queen's Bohemian Rhapsody, with the lyrics forming the background of the artwork.

"I think she is a Queen, which is why I used the colour silver, and she has jewels on: earrings and a crown... Astrid's dress has 10 extra hands that move around when she dances. Astrid and I are the same because we both love dancing and singing."

About the artist

Ruby Herrenberg is a Brisbane-based artist whose vibrant works are inspired by her surroundings and popular culture. As an artist with Down Syndrome, she creates original drawings and paintings that celebrate individuality, inclusivity, and creative expression. Herrenberg sells original works as well as a range of iconic art t-shirts, which extend her practice beyond the gallery space. rubysartonstuff.com

"I think she is a Queen, which is why I used the colour silver, and she has jewels on: earrings and a crown... Astrid's dress has 10 extra hands that move around when she dances. Astrid and I are the same because we both love dancing and singing."

- 2025 Female Artists
- 2025 Finalists
- 2025 Performing Arts + Music
- 2025 Winners
- twitter
- facebook

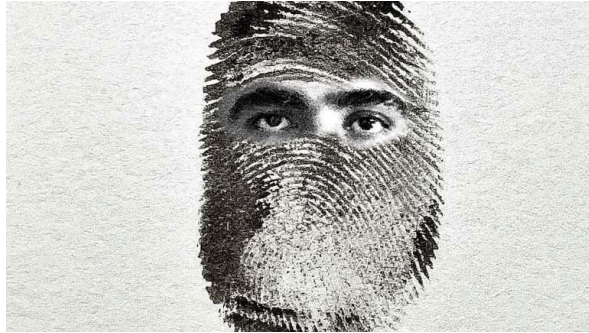
You May Also Like



Brat by Ashlee Becks



Rachel Burke Makes Things by Monica Rohan



Next Gen Prize: NFD – Not Further Defined – My Father by Connor Bashar

Acknowledgement

We acknowledge the First Peoples – the Traditional Owners of the lands where we live and work, and we recognise their continuing connection to land, water and community. We pay respect to Elders – past, present and emerging – and acknowledge the important role Aboriginal Peoples and Torres Strait Islanders continue to play within the Queensland Arts Community.

First Nations Warning

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