

UAP acknowledges the Gamaragal/Cammeraygal People as the Traditional Custodians of the land on which we are meeting and recognise the value, diversity and integrity of First Nations arts, cultures and expressions, and their continual significance today.

We pay our respect to Elders past and present, and extend that respect to all Aboriginal and Torres Strait Islander people. We acknowledge that Indigenous sovereignty has never been ceded.

UAP

14-16 MARSHALL AVENUE, 5-9 HOLDSWORTH AVENUE & 2-10 BERRY ROAD, ST LEONARDS NSW 2065 PUBLIC ART STRATEGY

Client

Modern Construction and
Development

Document Type

Public Art Strategy

UAP Reference

P2991

August

2023

This Preliminary Public Art Strategy has been prepared by UAP on behalf of Modern Construction & Development (Proponent) and in support of a development application submitted to Lane Cove Council (Council) for construction of a mixed-use development comprising of 10 allotments with a total site area of 5,874sqm. The site is known as Areas 13,14 and 15 within the St Leonards South Precinct, and is bound by Marshall Avenue to the north, Holdsworth Avenue to the east and Berry Street to the west.

This development proposal seeks consent for the demolition of all existing buildings and structures on site and the construction of three separate 10 to 11 storeys residential flat buildings development, in accordance with the broader development within the St Leonards South Precinct.

More specifically, the proposed works are described as follows:

- Construction of three residential buildings comprising:
 - A consolidated basement car park comprising four levels and one part basement level;
 - Vehicular access via Holdsworth Avenue (from Area 14).
- Significant landscaping integrated throughout the site with a focus on the central green spine.

A key component of the development is to incorporate the desired future character of the St Leonards South Precinct and emphasis on the unique context of the locality through architectural expression and landscaping.

The proposed development is aligned with Council's vision for the St Leonards South Precinct and will create a landmark development within this corner site to celebrate the gateway entrance to the St Leonards South Precinct.

The primary objective of this Preliminary Public Art Strategy is to analyse and identify the best potential approaches for the inclusion of public art within the development. The Strategy will assist in ensuring that ample consideration is given to the integration and role of public art in the architectural design.

To inform the successful commissioning of suitable public art this Public Art Strategy will:

- Research the local context, including current planning/design status, historic, cultural, environmental and social factors relevant to the site and surrounding precinct
- Develop a curatorial vision to align with client objectives and guide the conceptual approach in future project stages
- Identify suitable artwork types and advise relevant preferred forms, locations and desired experiences
- Provide benchmark imagery to illustrate the opportunity and advise on potential budget allocation
- Develop the implementation plan with program and procurement method recommendations, confirmed budget plan, and identification of authority approval processes

PROJECT CONTEXT

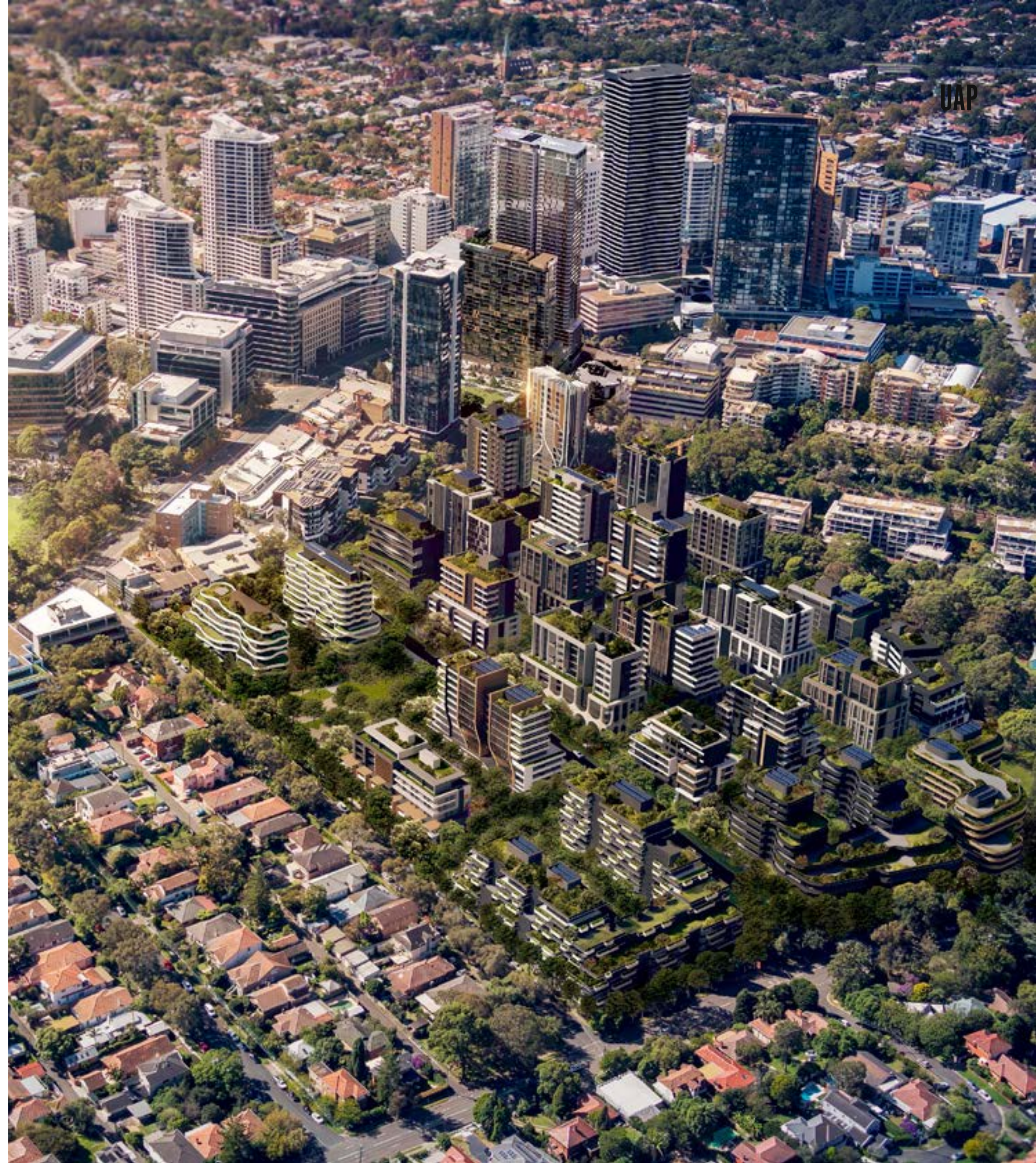
Project Context

St Leonards Precinct

In 2020, Lane Cove Council implemented the major Development Control Plan and Landscape Masterplan for St Leonards South, which saw the planning of a vibrant, youthful suburb, situated on the doorstep of Sydney's CBD and surrounded by well established neighbouring suburbs.

The St Leonards South Masterplan envisioned the future of urban dwelling, integrating high-density residential dwellings alongside existing low to medium density residential streets. The St Leonards South Precinct is located adjacent to local train stations in line with the State Governments acknowledgment for the increased demand for housing nearby to key transport hubs. This unique and highly sought after location ensures that St Leonards South is a bustling hub for residents, day-trippers, tourists and commuters alike, and equips the City to meet the needs of rapidly growing populations in the years to come.

With sustainability and green spaces key considerations throughout the precinct, green spines create key pedestrian linkages that encourage connection and opportunities for interaction between residents and visitors. St Leonards South epitomises the ways in which forward thinking design can be harnessed to create an exceptional contribution to the future of City living.



Project Context

The Development

14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, is located within the ambitious and forward thinking St Leonards South development Precinct. This development seeks to establish residential buildings which cater to the growing population in St Leonards, and the broader North Sydney area. The development re-imagines high-density living, creating hundreds of new dwellings, while ensuring future residents have access to green spaces, bespoke landscaped gardens and open public areas complete with public art.

14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road in St Leonards South is designed by PTW Architects with the landscape architecture by RPS Group. This development proposal seeks consent for the demolition of all existing buildings and structures on site and the construction of three separate 10 to 11 storeys residential flat buildings development, in accordance with the broader development within the St Leonards South Precinct.

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A key component of the development is to incorporate the desired future character of the St Leonards South Precinct and emphasis on the unique context of the locality through architectural expression and landscaping.

The proposed development is aligned with Council's vision for the St Leonards South Precinct and will create a landmark development within this corner site to celebrate the gateway entrance to the St Leonards South Precinct

Integrating greenery throughout ensures a vibrant and welcoming urban environment which allows for moments of relaxation and connection between residents and visitors as they pass through the green spines which form active pedestrian networks throughout the development and the St Leonards South precinct more broadly.



Project Context

Landscape Design

RPS Group has lead the landscape design for the project with preliminary Connecting with Country Principles included from consultation with Uncle Dennis to embed and celebrate the culture of the Traditional Owners the Cameraygal people and Cameraygal land.

14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road St Leonards South features the integration of a lush central green spine that expands on the green space network through St Leonards to create an inclusive and vibrant public realm for the community.

The landscape design vision incorporates sandstone and native vegetation exsiting on the site to create 'a garden full of surprises and wonder'. Design features include:

- Retention of a number of significant native trees
- Incorporation of local materials including the re-use of a large sandstone wall through the linear park
- Design in collaboration with the neighbouring sites to ensure the design is functional and coordinated with levels
- Design themes include: parkland setting, outdoor rooms, local character, capturing views, integration of old and new, natural character and subtle change.



CAPTURING VIEWS



INTEGRATION OLD & NEW



NATURAL CHARACTER



SUBTLE CHANGE

Project Context

St Leonards South Precinct

The indicative map, right, is sourced from the St Leonards South Landscape Master Plan provided by Oculus. This map visualises the landscape design approach across the precinct, envisaging a series of interconnected green spines which weave amongst the high-rise developments, providing communal amenities, shared outdoor space and urban landscaping. Key drivers from the Oculus overall masterplan include:

- The public spaces are in keeping with the existing native / informal character of the area and surrounding parks, tying together the overall development.
- There is greater flexibility within the communal open spaces (green spines) which allow for more individual expression between developments.
- Deciduous trees in the private areas provide greater winter solar access to largely overshadowed communal areas.
- Material palettes to be high quality and robust while providing a distinction between public and private areas.



Project Context

First Nations Cultural Context

Indigenous People have lived in Australia for upwards of 60,000 years. St Leonards South was established on the Traditional Lands of the Gamaragal/Cammeraygal People. Their Land encompasses much of the North Shore, extending from Cremorne in the East, to Woodford Bay in the West. The Gamaragal/Cammeraygal People, together with the Wanegal, Gadigal, Walumedigal, Burramattagal, Bidjigal, Norongeragal, Borogegal, Garigal and Gweagal People formed the Eora Nation within which St Leonards South is sited.

Upon these shores, with their distinctive combination of sandy beaches and rocky sandstone outcrops and cliffs, the Gamaragal/Cammeraygal People sustained vibrant communities upon the abundance of fish, shellfish and natural wildlife that thrived in the waters nearby. People would create valuable tools and implements from shell, bone and rock which would enable ease of hunting and aid in making shelter.

Given the close proximity to other Clans in the Nation, the Gamaragal/Cammeraygal People would participate in ceremonies and rituals with people from neighbouring Clans. There are reports of people traveling to a site on what is now the South side of Sydney Harbour, where initiation ceremonies led by Gamaragal/Cammeraygal men were performed for young men from different Clans.



Project Context

Site Heritage

The development is located on a site that has been the home to many different significant First Nations, colonial and contemporary histories which all intersect and intertwine to create the vibrant and active urban location that exists today. This page gives a brief overview of aspects of St Leonard South’s rich and varied heritage.

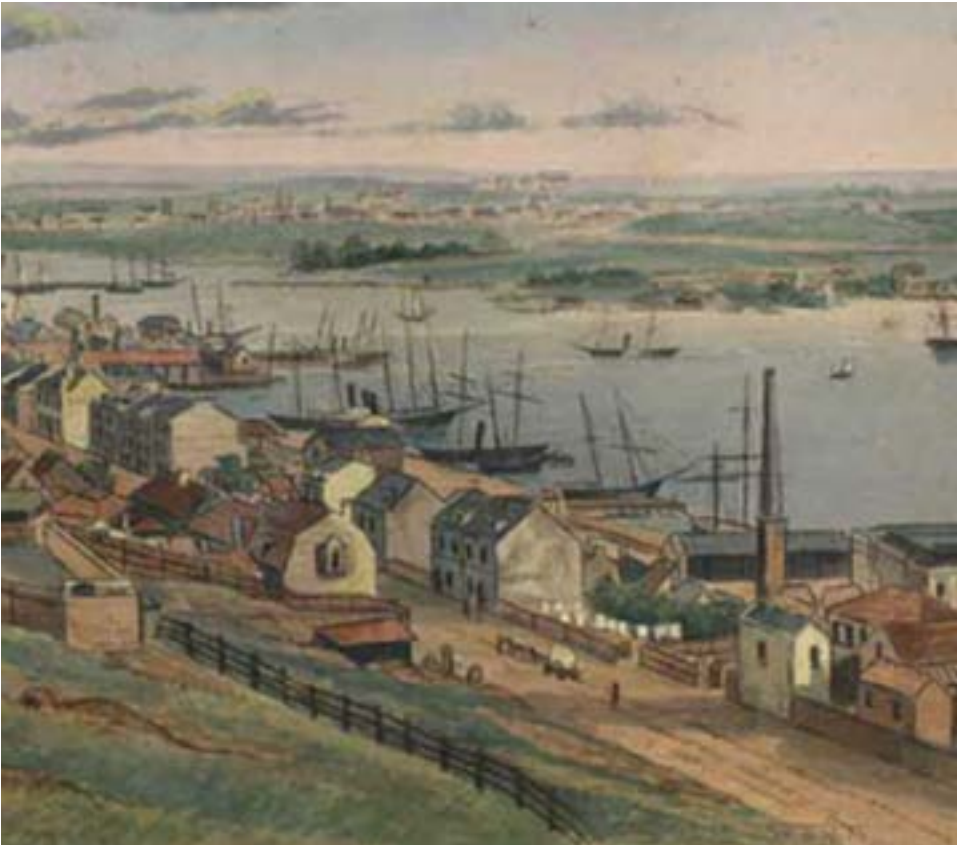


First Nations History & Pre-colonial Landscape

The land on which St Leonards South is situated are the Lands of the Gamaragal/Cammeraygal People of the Eora Nation. The Gamaragal/Cammeraygal community is thought to have lived in this area for upwards of 6,000 years prior to European arrival.

Since the 1900s, there have been a number of sites of cultural significance discovered throughout the area, such as middens, rock carvings and artworks, and tools, all of which assist in illuminating First Nations narratives which were obscured as a result of colonisation.

Each year the Gai-mariagal Festival is held to celebrate First Nations histories, experiences and promote ongoing sharing and understanding of the important continuing cultures of Indigenous People in the area.



European Arrival and History

Following European colonisation in 1788, the area around North Sydney remained largely unoccupied by European settlers, with predominant European settlements being concentrated on the Southern side of the Harbour around what is now known as Circular Quay. While a small number of land ownership titles were granted in the 1790s, the rugged terrain with undulating sandstone cliffs and gorges acted as a deterrent to European colonisers as the area was deemed largely unviable for the establishment of food crops on which colonies would be sustained.

In the early 1800s James Milson claimed a large portion of the land along the northern shore of the Harbour and started to cultivate areas, clearing portions for the introduction of crops, and felling dense forest for building materials.



Today

St Leonards South is a bustling inner city suburb that offers residents and visitors the best of City living, on the edge of the world famous Sydney Harbour. Boasting access to a wealth of recreational and entertainment offerings such as the well loved Coal Loader Platform, and Luna Park and numerous nearby gardens, and pools, the suburb caters to everyone. Connected via an extensive network of both roads and public transport, St Leonards South allows residents ease of access throughout the suburb and beyond to the West, North and East.

Only 5 kilometres from Sydney’s CBD and with schools, TAFE’s and world class universities situated nearby, St Leonards South is a prime location for growing families, young professionals and students alike.

Project Context

Location and Access

St Leonards South is a well-appointed suburb with a wealth of transport options on its doorstep. From a vibrant network of pedestrian linkages, to well established major roads and state of the art public transport, St Leonards South encourages easy movement and access to all the suburb has to offer.

Pedestrian Access

Pedestrian linkages run throughout the internal development encouraging walking and riding as prime modes of transport within the suburb. Pocket parks and open public spaces sited throughout also encourage an active outdoor lifestyle. These pedestrian friendly networks link out to the broader St Leonards area enabling ease of access to nearby public transport, shops and cafes.

Major Roads and Transport

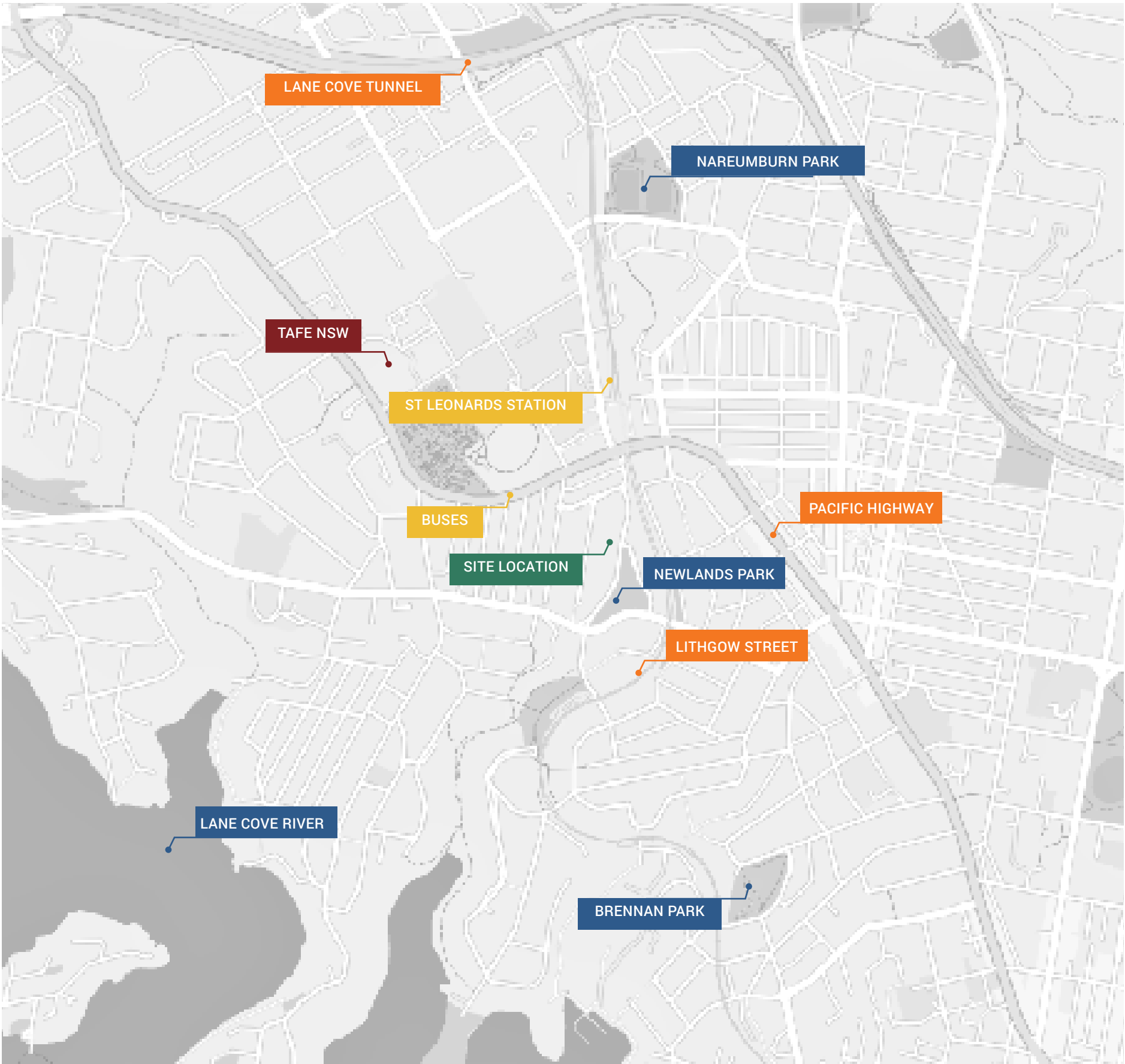
Surrounded by a network of leafy streets that link to major thoroughways, the site offers residents and visitors easy access to and from the development. The Pacific Highway gives access to Sydney's CBD and further North, connecting Sydney all the way to Brisbane. Lane Cove Tunnel also sits nearby providing a direct route into the CBD and beyond to Eastern and Western Suburbs.

Public Transport

Public transport is well established in the area with the site having nearby access to trains and buses which connect outwards to surrounding suburbs.

- St Leonards Station - 5 minute walk
- Buses, 252, 254, 265, 286, 100, 144 - 5 minute walk
- Sydney Central Station - 25 minute train, 20 minute drive

- Site Location ●
- Major Roads ●
- Parks and Waterways ●
- Transport ●
- Amenities ●



Project Context

Site Characteristics

St Leonards is located on Sydney's North Shore in an area of exciting redevelopment. A young multicultural community are creating a dynamic and lively place to live, work and play, with an exciting array of restaurants, a newly developed creative precinct and a wealth of recreational opportunities. St Leonards South itself has a green and leafy suburban character and distinct relaxed setting.

Listed below are some local green spaces, as well as the key historical, cultural and recreational opportunities in the immediate surrounds.

Parks and Reserves

- Gore Hill Oval
- Newlands Park
- Propsting Reserve
- Smoothey Park

Historical

- Carisbrook House
- Gore Hill Cemetery

Cultural

- Walsh Bay Sculpture Walk
- TWT Creative Precinct, Atchison Lane

Recreational

- Climb Fit
- Luna Park
- Greenwich Baths

Education

- Sydney Design School
- Reddam Early Learning School
- TAFE NSW - St Leonards
- International Chinese School
- Bradfield Senior College
- Greenwich Public School



VISIONING

Visioning

Public Art Policy Alignment

The Lane Cove Public Art Policy, adopted 1 November 2010, outlines Guiding Principles which provide a holistic approach to strategic planning across Council. The matrix, right, speaks to these Guiding Principles for Public Art, indicating how art commissioned for 14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, St Leonards NSW will align with these overall goals.

Cultural Vision

Lane Cove Council’s Cultural Vision is ‘for Lane Cove to be at the forefront in realising the artistic and creative potential of the community in a way that fosters diversity, passion and equity for all cultural pursuits and protects and celebrates our heritage, environment and community atmosphere.’

Following this Cultural Vision, Council has also stipulated key ideas of place which should underline all Public Art:

- Connection to and reflection of the natural and local environment;
- Celebration of local artistic and musical talents and the creative contributions of local artists, craftspeople, designer/ makers, writers, musicians, performing artists, and other creative makers;
- Honouring and celebrating the Cameraygal heritage of Indigenous inhabitants in the Lane Cove area;
- Interpreting the richness of the local cultural heritage from immigrants and the multiple strands of contemporary cultural heritage development in the Lane Cove area;
- Exploring the sense of place or unique identity arising from the layering of meaning in Lane Cove’s public places; and
- Working to increase community well-being and engagement.

Lane Cove Guiding Principles for Public Art

Community

To develop a strong, inclusive community that promotes access, equity and participation in decision making, working towards a better Lane Cove for everyone.

Creativity

To nurture diverse creative expression in the community and foster innovation to meet the needs of Lane Cove.

Sustainability

To ensure that all decisions consider a balance of economic, environmental, cultural and social elements to enhance the quality of life in Lane Cove.

Best Value

To balance the provision of quality services to the community of Lane Cove with cost, and to always seek continuous improvements to the services provided.

14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, St Leonards NSW

Public Art will be well-integrated within the public realm to create a welcoming environment for the community to gather, interact and relax. Public Art will be inclusive through form, expression and accessibility, ensuring it connects to all members of the Lane Cove community alike.

Local creatives, emerging artists, innovative thinkers and respected creative practitioners will all be considered to develop Public Art. Public art will nurture the diverse creative expressions emerging from the Lane Cove community.

Public Art will consider sustainability through chosen materiality, anticipated lifespan, and effect on the surrounding social and environmental contexts of the site. Public art will improve access and provide moments of solitude and rest, assisting to soften the urban heat of the cityscape.

Public Art will be developed with value for cost in mind, ensuring the final outcome is proportionate to the money spent on Public Art. The artwork will be maintained over its lifetime, ensuring it remains an important aspect of the urban design for years to come.

Visioning

Curatorial Vision

The Curatorial Vision is based on contextual analysis, including research into a place’s history, aspirations, environment, urban character and the community. The vision ensures public art is conceptually connected by setting an overarching vision for art and describing what the artworks aspire to achieve and provides thematic inspiration for the artist.

Curatorial Vision

Step into a natural urban wonderland of the St Leonards South Precinct a place deeply connected to the Cammeraygal people as the Traditional Owners of the site. The green spine creates a connected journey through the site to encourage exploration, community gathering and a space to enjoy the natural surrounds. Creatives may respond to important First Nations narratives, honouring the continuing Cammeraygal connection to the land and their deep time understanding of the natural environment. Artists are encouraged to consider the natural geography of the site, native flora and fauna, organic textures and local materials, stories of the past that weave into the present and the role that public art can play in encouraging connection to place, environment and community.



Janet Laurence, Veil of Trees

ARTWORK OPPORTUNITIES

Artwork Opportunities

Overview

Artwork Location

Two locations, within the pocket park, have been identified as being particularly viable locations for the inclusion of public art. It is recommended that one location is selected for the commissioning of an artwork.

The locations identified are sited within the publicly accessible green-spine in close proximity to the communal seating and BBQ areas and would further add to the community activities and amenities of this space.

Artwork Form

Artwork in this location could take the form of, but is not limited to:

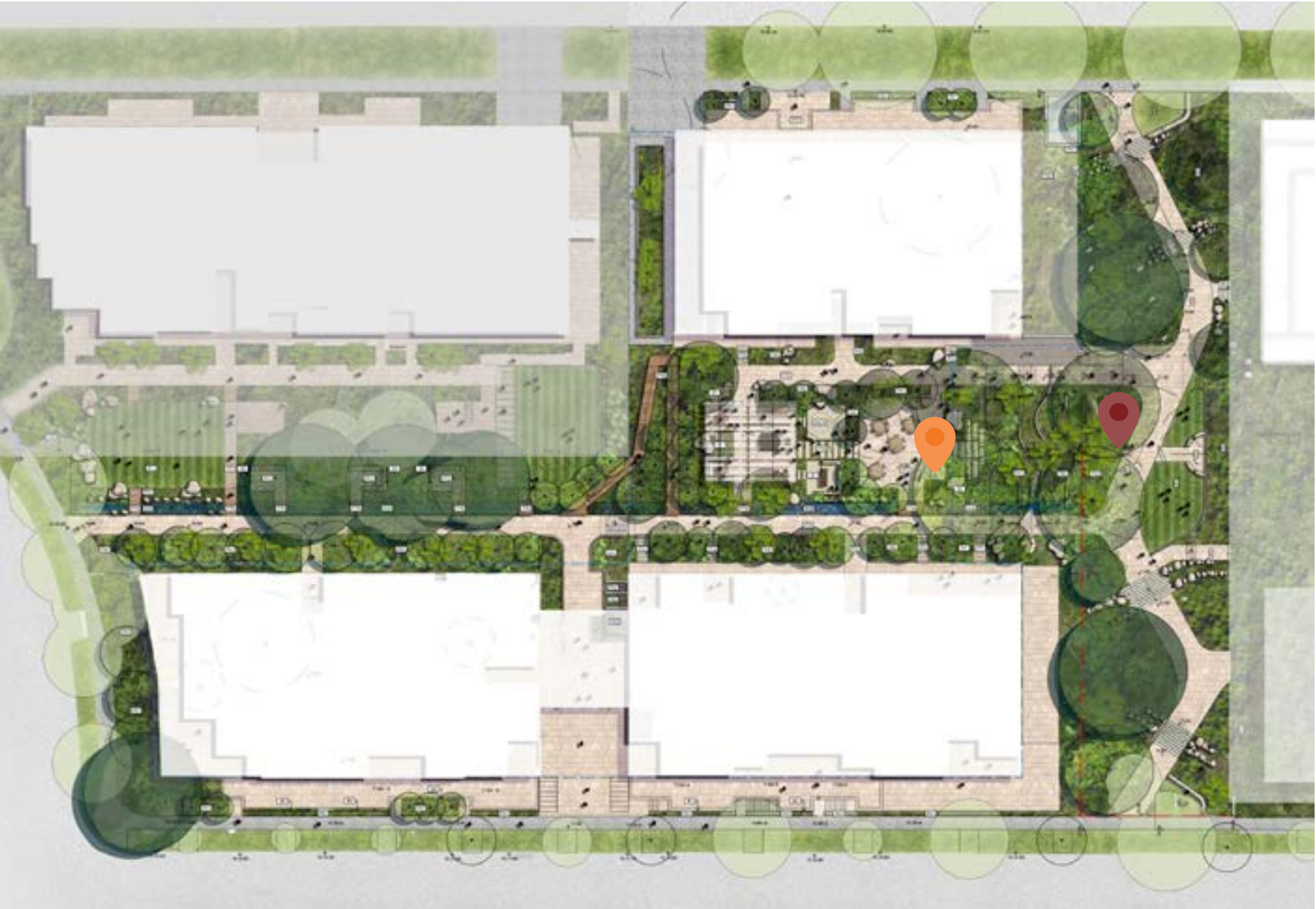
- Sculpture singular small or small clustered elements
- Sculpture on a plinth (vertical presence)

Artwork Role and Function

- Create a discovery artwork that people encounter whilst spending time in the park
- Entry marker to the pocket park
- Add to the community recreational zone promoting increased dwell-time
- Convey site histories, narratives or stories through the form or design of the artwork

Budget

The budget allocated for public artwork at the site is \$100,000 - \$150,000 (AUD). This is to be inclusive of all artist fees, design fees, fabrication and installation costs.



Artwork Opportunities

Benchmarking



IMPLEMENTATION

Implementation

Indicative Public Art Process and Timeline

The table below presents an indicative process and timeline for the planning, implementation and delivery of public art. The time frames listed indicate typical durations for each stage.

Art Planning		Design Assist		Manufacturing
Art Strategy (02 – 04 weeks)	Artist Procurement (04 – 05 weeks)	Design Assist (06 – 08 weeks)	Technical Assist (08 – 10 weeks)	Manufacturing / Delivery (12 – 24 weeks TBC)
<ul style="list-style-type: none"> Project initiation meeting and workshop process with key stakeholders Review of development's design documents Research into local culture, history and environment Development and documentation of Art Strategy with identification of art locations and benchmarking Implementation planning including development of; art budget guide, art process and initial program, maintenance and sustainability methodologies <p>CURRENT STAGE</p>	<ul style="list-style-type: none"> Facilitate and support artist short-listing and selection process with Client Confirm artist availability Develop Artist Briefing documents 	<ul style="list-style-type: none"> Contract selected Artists Brief contracted Artists Artist support for research and investigation, concept development, selection of materials, colours and scale Concept Design presentation including narrative descriptions, sketches and visualisations prepared by artists Preliminary manufacturing program and budget Management of Client review and selection of winning Concept Designs 	<ul style="list-style-type: none"> Artist support for further materials investigation Preliminary engineering advice and liaison with design consultants and manufacturing team Final models and computer generated visualisations (as required) Material selection and fabrication budget review with client Management of Client review and approval of Developed Designs 	<ul style="list-style-type: none"> Full manufacturing documentation and engineering certification including samples and prototypes (as required) Final manufacturing budget review with client Project management and budget control of artwork manufacturing Management of fabrication process, including: Artwork fabrication Client approvals during manufacturing Quality control Transportation to site Maintenance advice and development of Maintenance Manual/s Attribution plaque
Council review points by stage				
<ul style="list-style-type: none"> Lane Cove Council review Art Strategy 		<ul style="list-style-type: none"> Lane Cove Council review selected Concept Design(s) 	<ul style="list-style-type: none"> Lane Cove Council review Technical Assist Package(s) 	<ul style="list-style-type: none"> Lane Cove Council review and approval point, confirming completion of art requirement

Implementation

Artist Procurement

There is one (1) main method recommended for the procurement of an artist for Areas 13,14 and 15 St Leonards South.

Direct Engagement

- A short list of 3 – 5 artists is developed
- 1 artist is selected to develop a concept design
- The artist's concept design is presented for approval to continue to Design Development
- The artist is paid a concept design fee.



All artworks commissioned for 14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, St Leonards NSW 2065 should consider the importance of environmental sustainability. Throughout the development phases of the artwork, the artists, and the design, manufacturing and installation teams will be encouraged to consider implications for sustainability and environmental impact as follows:

Materials Selection

It is suggested that all artists, design and manufacturing team members consider environmentally preferred materials options, based on 5 primary considerations:

- Proportion of recycled content of the material
- End of life recyclability of the material
- Total Carbon footprint of material
- Longevity of the material
- Sustainable technologies

Artists and designers are encouraged to consider the potential for incorporating sustainable technology into the artwork. This may include, but not be restricted to:

- Water – minimisation / storage / recycling & rainwater re-use
- Energy – efficiency / renewable sources for lighting, sound or kinetic elements

Microclimatic Effects

All structures in our environment, large or small, can affect the conditions in their immediate locality. Wind tunnels or screens, light reflection or shadow, radiant heat from surfaces or masses, can all potentially affect human comfort in a space, positively or negatively.

Artists and designers will be encouraged to consider how their designs may affect conditions in the immediate locality of the artwork. This can be summarised as the localised effect on:

- Temperature: heat ‘island’ absorption and radiation / cooling effect
- Light: reflection / focusing / penetration / shading
- Wind: tunnelling / cooling / deflection / turbulence / noise
- Water: runoff / catch / storage / absorption / evaporation / humidity

Manufacturing

A number of key elements should be considered during the manufacturing phase of the artworks:

All artists, design and manufacturing teams will consider the sustainability of the finished piece. This may include, but not be confined to, the environmental costs associated with light, sound, motion, microclimate installation, maintenance and lifespan. All sub-contractors will be assessed with respect to their environmental awareness, reputation or credentials.

The design and engineering methods will take into consideration the complexity of manufacturing and assembly and its carbon emissions impact through energy intensity or efficiency.

Maintenance is a key factor in the long-term care and quality of public artworks and should be taken into consideration during concept and design development, during material selection and manufacturing.

In addition, the development of a maintenance program will ensure that the benefits generated by public art can be enjoyed over a long period and that maintenance costs can be kept to a minimum.

There are climatic conditions that all artists and fabricators must consider during permanent artwork development to ensure the longevity of all artworks. These conditions include humidity, fatigue, vehicular pollution, UV degradation and vandalism.

Material Selection

To withstand these conditions, artists will be required to ensure their artworks are of a robust nature, incorporate technologies that are easily replaced and be constructed from materials suitable for long-term exterior installations.

Artworks may be constructed from materials including but not limited to:

- Brass
- Cast aluminium
- Copper
- Stainless Steel (select)
- Exterior grade paint

Please note the list above provides examples only and is not prescriptive to the selection of materials.

Materials not considered suitable include resins, soft timbers

and any materials that are not UV stable.

Where artworks include technology elements, these should be high quality, warrantied components and fittings that are easily accessible for replacement. Use of LEDs is recommended for longevity and power efficiency of lighting installations.

Maintenance Program

During the development of a public art project, consideration should be given to the thorough documentation of the processes involved in the future care and maintenance requirements of the artwork. This information is captured in an Artwork Maintenance Manual which outlines the following information in relation to the artwork:

- Contact details for the manufacturing company/companies involved
- Materials used during manufacturing and supplier details
- Treatments, aftercare works and processes
- Design and structural drawings
- Predicted lifespan of components
- Location of power source, power supply, water supply etc
- Cleaning program outlining processes and recommended frequency
- Any specific specialist maintenance requirements

The Artwork Maintenance Manual forms the final handover of ownership of the artwork.

Financial Implications

While artworks should be designed to be durable and require minimum maintenance, all permanent artworks in the public realm will require a certain amount of maintenance to ensure their longevity and reduce replacement costs. All commissioners of artworks must understand the maintenance responsibilities of each artwork which will be minimised and explained during the design stages.

In order that maintenance responsibilities and associated costs do not become onerous it is recommended that responsibility for maintenance is clearly established and that a condition check of the artwork is undertaken on a regular basis with any remedial works and cleaning carried out when necessary. This will prevent any deterioration of the artwork that may lead to more expensive restoration works in the long-term.

Artwork Life-Span

Permanent artworks commissioned should be intended to have a life expectancy of up to 25 years. Where artworks include technology elements with expected lifespans shorter than 25 years, the future owner of the artwork may choose to conduct a review of the artwork before the intended expectancy is reached.

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