

MINUTES OF DESIGN EXCELLENCE PANEL MEETING

Thursday the 20th of March 2025

DEP PANEL MEMBERS PRESENT:

Kim Crestani	Chairperson	Order Architects Pty Ltd
Shaun Carter	Panel Member	Carter Williamson Architects
Matthew Taylor	Panel Member	Taylor Brammer Landscape Architects

APPLICANT REPRESENTATIVES:

Matt Ramaley	CEO	Inghams Property Group
Ben Lowe	Development Manager	Inghams Property Group
Natalija Todorovic	Assistant Development Manager	Inghams Property Group
Bruce Colman	Director	Urbis
Taylah Brito	Planning Consultant	Urbis
Ross Shepherd	Director	Site Image

OBSERVERS:

Amanda Merchant	Panel Support Officer	Liverpool City Council
Melissa Riley	Convenor	Liverpool City Council
Patrick Curmi	Team Leader – Dev. Assessment	Liverpool City Council
Jason Marshall	DA Planner	Liverpool City Council
Peter Nelson	Principal Strategic Planner	Liverpool City Council
Dr Clare Cochrane	Public Art Officer	Liverpool City Council

ITEM DETAILS:**Item Number:** 1**Application Reference Number:** DA-28/2025**Property Address:** DA-28/2025 - 475 Badgerys Creek Road Bradfield NSW 2555**Council's Planning Officer:** Emily Lawson**Applicant:** The Trustee for Ingham Property Unit Trust 4

Proposal: Concept DA for the establishment of a public art strategy for the Ingham Property Master Plan known as IPG Badgerys Creek Road Master Plan (WSA_MP01).
SWCPP

Liverpool City Council is the consent authority, and the Sydney Western City Planning Panel has the function of determining the application

Meeting Venue: Microsoft Teams Meeting**1.0 WELCOME, ATTENDANCE, APOLOGIES AND OPENING**

The Chairperson introduced the Panel and Council staff to the Applicant Representatives. Attendees signed the Attendance Registration Sheet.

The Liverpool Design Excellence Panel's (the Panel), comments are to assist Liverpool City Council in its consideration of the Development Application.

The absence of a comment under any of the principles does not necessarily imply that the Panel considers the particular matter has been satisfactorily addressed, as it may be that changes suggested under other principles will generate a desirable change.

All nine design principles must be considered and discussed. Recommendations are to be made for each of the nine principles, unless they do not apply to the project. If repetition of recommendations occur, these may be grouped together but must be acknowledged.

2.0 DECLARATIONS OF INTEREST

NIL

3.0 PRESENTATION

The applicant presented their proposal for 475 Badgerys Creek Road Bradfield NSW 2555.

4.0 DEP PANEL RECOMMENDATIONS

The nine design principles were considered by the panel in discussion of the Development Application. These are 1] **Context**, 2] **Built Form + Scale**, 3] **Density**, 4] **Sustainability**, 5] **Landscape**, 6] **Amenity**, 7] **Safety**, 8] **Housing Diversity + Social Interaction**, 9] **Aesthetics**.

The Panel commends the project team for a comprehensive package of information, well considered verbal presentation and aspirations for this unique project. The Public Art Strategy will make a valued contribution to the Liverpool community, and is an opportunity to set a high benchmark and precedence for future Public Art and Recognise Country in the Aerotropolis.

The Panel highlights the complexities associated with a project of this significance and nature, and the need for the proposal to go through a potentially rigid CDC process. The Panel felt the project's vision and aspirations were thoughtful and robust, however given the long period of delivery, and unknowns at this stage of the arising outcomes from future collaboration with creative artists, room for flexibility should be maintained in the strategy.

The Panel has provided a series of recommendations in these Minutes, to assist the Public Art Panel in their endeavours to progress the public art works over time, and recommends these Minutes should be regularly and rigorously considered throughout the course of this project, to facilitate the delivery of the highest quality of public art.

The Design Excellence Panel makes the following recommendations in relation to the project:

- The Panel commends the establishment of the Public Art Panel comprised of eminent experts who have national and international experience. The applicant advised that the First Nations expert has not been confirmed as yet. The Panel emphasises the objectives of the Aerotropolis and Recognise Country Guidelines, including design through a process that includes Aboriginal people and connection with Country, and urges the appointment of a First Nations expert.
- The Liverpool area has a rich cultural history full of First Nations stories layered with multicultural histories. This project is a highly unique opportunity to celebrate these stories and collaborate with the local community. The Panel encourages continuity and weaving of cultural narratives between the public artworks.
- The Panel highlight that the Public Art Strategy framework has an aspirational intent and purpose, however in part due to the CDC process appears rigid in its delivery. For example all 15 artworks have very specific locations, and are of the same stand-alone sculptural typology. Public art can take on many forms and the Public Art Panel will make way for many upcoming, creative people to contribute where the approach may pivot. The Panel recommends strategies are incorporated in the Public Art Strategy to enable flexibility in the typology of the pieces.
- Further to the above, the facades will potentially be of a very significant expanse and are an optimal opportunity as a canvas for public art. The applicant explained due to the extent of tree canopy proposed, the public art on facades will not be visible therefore the facades have not been considered in the strategy. The Panel notes tree canopy takes many years to establish, and even so with facades of this height and length, there will be plenty of space between tree trunks, trees themselves and even above with facades

(with heights potentially at 52m). The Panel recommends public art on the facades is considered and where appropriate incorporated in the design.

- Further to the above and noting the 7-year delivery plan, the Panel notes expansive facades create a unique opportunity to create a canvas for the combination of separate pieces by different up-and-coming artists.
- There are many significant, unknown aspects as to the future scale of the buildings in the Badgerys Creek Road Master Plan site that the public artworks will be nestled amongst, such as building footprints, length of facades and building height, with potential to be as high as 52m. The Panel encourages flexibility in the Public Art Strategy to enable public art pieces that relate and respond to the scale of the surrounding built form once determined. Important view lines should be established and ensure the pieces are at a size that is visible from surrounding key points once the buildings are built, and not overly dwarfed by surrounding built form.
- The roofs will be of significant size, highly visible from the air and create a unique opportunity for story telling when people arrive and depart from the airport. The Panel encourages exploration of public art on the rooftops and their consideration as the fifth façade of these developments.
- The Panel is highly supportive of the extensive solar panels on the roof tops and accompanying solar batteries.
- The eminent Public Art Panel members will likely not be able to meet regularly due to competing commitments, however continuity of the Public Art Strategy, vision and collaborations is paramount, particular as this project will be spanning across many years. The Panel recommends embedding strategies to maintain continuity of vision and design direction within a potentially changing Panel.
- The Panel has concerns that due to the significant scale of the projects and amount of various disciplines potentially involved, it is imperative that the funds available are deployed judiciously so that costs to the Artists are fully transparent.
- The Panel appreciates the aspiration to bring in high profile international artists with significant experience with public art of this scale and significance. The Panel however highlights the importance and value of including First Nations people in the design process. For pieces that are being led by artists not from the area, the Panel recommends collaboration with local First Nations artists where they can have a key influential role in the artworks.
- The Panel has concerns that the CDC process results in the final decision and sign-off of public art ultimately lying with the Certifier. The Panel recommends a process in place where the Chair of the eminent Panel is able to cascade the outcomes of the Panel meetings and Public Art Strategy developments to the Certifier.
- The Panel has concerns that the public art budget is based on the current market, and over years could end up depleting due to rising construction costs resulting in the later pieces having a reduced budget and compromised size and quality of public art. In addition, each project in the master plan may be of varying scales, therefore it is important the public art ties to the size of the project it is a part of. The Panel

recommends each public art piece's budget is a percentage of the project CIV. The Panel recognises the current industry standard in other Councils for public art is typically 1% of CIV value and recommends this percentage is applied. This could be set as a benchmark for the project's ongoing delivery.

- A holistic strategy is required where integration of public art and landscape is considered as a whole. The themes that are developed for the public art are to be seen as a combined design approach with the landscape design. These themes need to be demonstrated and provided at the design stage and tested against the broader principles of the Aerotropolis (Blue- Green Grid). This will provide a transparent process that will enrich the outcome of the precinct and respond to the evolving needs of the development.

5.0 OUTCOME

The panel have determined the outcome of the DEP review and have provided final direction to the applicant as follows:

The project is supported. Respond to recommendations made by the panel, then the plans are to be reviewed/approved by Council.