

DATE OF DEFERRAL	21 October 2025
DATE OF PANEL MEETING	20 October 2025
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Stuart Mangleson, Anthony Krilich
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 10 October 2025.

MATTER DEFERRED

PPSSWC-522 – Liverpool – DA-28/2025 - 475 Badgerys Creek Road, Bradfield - 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).

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings observed at the site inspection listed at item 8 in Schedule 1.

The Council staff have assessed the proposed public art strategy to be generally consistent with relevant standards and controls and as such it is recommended the application be approved, subject to conditions.

The Panel is satisfied that (subject to the comments below) the proposal is consistent with the adopted IPG Badgerys Creek Road Master Plan approved by the Minister for Planning and Public Spaces on 11 July 2025 which sets out the site-specific vision for the site and objectives consistent with the Western Sydney Aerotropolis planning framework.

The proposed art strategy will compliment and embellish the 456,600 m² of open space and landscape areas to be separately delivered with the IPG Badgerys Creek Road project consisting of active and passive open space areas across three riparian corridors and a local park within the local centre.

Notably, the art strategy includes First Nations nominated thematic artworks, in relation to which the public art consultant appointed is to be (or is to include in the team), a specialist Aboriginal and Torres Strait Islander (ATSI) Curator. The Public Art Strategy importantly identifies and emphasises culturally sensitive areas such as Badgerys Creek, Winamatta Creek, and parts of the public domain for focused attention.

Conditions of consent are to be included to ensure the budget of the art is indexed to allow for increased construction costs over time.

The Applicant's proposal is that the Public Art Panel will continue to play an advisory role in guiding the delivery of high-quality, innovative public art across the site. The panel includes an eminent and diverse representation of senior professionals—including curators, architects, council and developer representatives, and a local First Nations voice.

While for those reasons supportive of the proposed public art strategy, the Panel was of the view that greater certainty was required for the construction or installation of a particular artwork, in particular, what

protocol was to be followed to ensure that the overall vision was delivered with appropriate staging, particularly where changed circumstances arose during the larger master-planned development. As one example given by the Applicant, some of the permanent locations for artworks approved in the Masterplan are likely to be inappropriate until the final stages are completed as they will be adjacent to ongoing construction work.

What the Panel proposed was for the Applicant to prepare a concise “public art strategy delivery plan” which describes how a particular artwork was to be progressed to installation which might allow for interim locations in particular circumstances. Issues to be addressed included:

- (a) Final locations for the artwork to accord with the Master Plan (with the artwork suitable for the final location and relocation at no cost to the art budget).
- (b) Protection of the budget to ensure it is applied as much as possible to the creation of art.
- (c) Signoff of matters by the Applicant’s Public Art Panel with any principles to be applied and considerations to be taken into account identified (and a method for the appointment if necessary of suitable replacement members of the Panel).
- (d) Clarity as to the percentage of the total budget allocated to an artwork (presumably to exclude associated site preparation, landscaping and developer’s management costs).
- (e) Consideration of design construction issues such as longevity of the artwork, First Nations cultural issues, inclusion of explanatory information, and any impacts on traffic regulation.
- (f) Any other essential features of the strategy identified in the Masterplan.
- (g) Indexing of the Budget to allow for inflation of building costs.

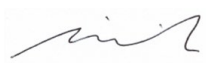
It is hoped that the public art strategy delivery plan will reduce rather than increase the bureaucracy involved in the art delivery process, while protecting the key features of the art strategy and ensuring the best contribution of the artwork to the overall project.

The timing to be followed is:

- (a) The Applicant is to communicate the draft “public art strategy delivery plan” to Council by this Thursday 23 October 2025
- (b) Council to review and make any consequential amendments to the consent conditions by Thursday 30 October 2025.

The Panel agreed to defer the matter for electronic determination once that additional material is received.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
Justin Doyle (Chair) 	Louise Camenzuli 
David Kitto 	Anthony Krilich 
Stuart Mangleson 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-522 – Liverpool – DA-28/2025
2	PROPOSED DEVELOPMENT	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).
3	STREET ADDRESS	475 Badgerys Creek Road, Bradfield
4	APPLICANT/OWNER	Applicant: The Trustee for Ingham Property Unit Trust 4 Owner: Ingham Property Co 4 Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Planning System) 2021 - State Environmental Planning Policy (Industry and Employment) 2021 - Western Sydney Aerotropolis Plan (WSAP) 2020 - State Environmental Planning Policy (Precincts Western Parkland City) 2021 - Liverpool Local Environmental Plan 2008 - Draft environmental planning instruments: Nil - Development control plans: - Liverpool Development Control Plan 2008 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council assessment report: 24 July 2025 - Written submissions during public exhibition: 2 - Total number of unique submissions received by way of objection: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing: 23 June 2025 <u>Panel members</u>: Justin Doyle, Louise Camenzuli (Acting Chair), David Kitto, Peter Ristevski <u>Council assessment staff</u>: Nabil Alaeddine <u>Applicant representatives</u>: Michael Parkinson, Natalija Todorovic, Bruce Colman, Ross Shepherd, Matt Ramaley - Determination Briefing: 17 October 2025 <u>Panel members</u>: Justin Doyle, Louise Camenzuli, David Kitto, Stuart Mangleson, Bronte Rivers <u>Council assessment staff</u>: Emily Lawson, Nabil Alaeddine <u>Applicant representatives</u>: Michael Parkinson, Bruce Colman, Ben Lowe, Natalija Todorovic
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report