

Public Art Strategy Addressing Western City Planning Panel Matters

October 2025

BACKGROUND

This document has been prepared in response to the Sydney (Western City) Planning Panel (Panel) meeting of 20 October 2025 which requested a concise summary of the key outcomes of the discussion concerning Concept Development Application DA 28/2025. This document forms part of the Consent.

INSTRUCTIONS

The Panel requested the following items be addressed in the applicant's Master Plan Public Art Strategy:

- 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).
- Protection of the budget to ensure it is applied as much as possible to the creation of art.
- 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).
- Clarification as to the percentage of the total budget allocated to an artwork (presumably to exclude associated site preparation, landscaping and developer's management costs).
- 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.
- Any other essential features of the strategy identified in the Master Plan.
- Indexing of the Budget to allow for inflation of building costs.

APPLICANT'S RESPONSE

Locations of the Artwork

In accordance with the approved and operational IPG Badgerys Creek Road Master Plan (WSA_MP01), the final locations of the Artwork are shown in figure 1. The Panel recognises that due to infrastructure timing and ongoing construction activity, initially the artworks may need to be placed in temporary alternative locations. These temporary locations are to ensure, that despite state and federal agency delays in providing major public infrastructure like the Eastern Ring Road, the artworks are accessible to the viewing audience and will not be at risk of damage by any ongoing construction works. Once the construction activity is completed, the artworks are to be relocated to the final location. The costs of relocation to the ultimate location will not impact the public art budget.



Figure 1. Final artwork locations

Protection of Artwork Budget

The artwork budget is shown in figure 2. The public art budgets have been derived to ensure that the proportion of the budgets dedicated to artwork fabrication and artist remuneration is protected. The artwork fabrication costs will be indexed every three years in accordance with appropriate building price inflation rates.

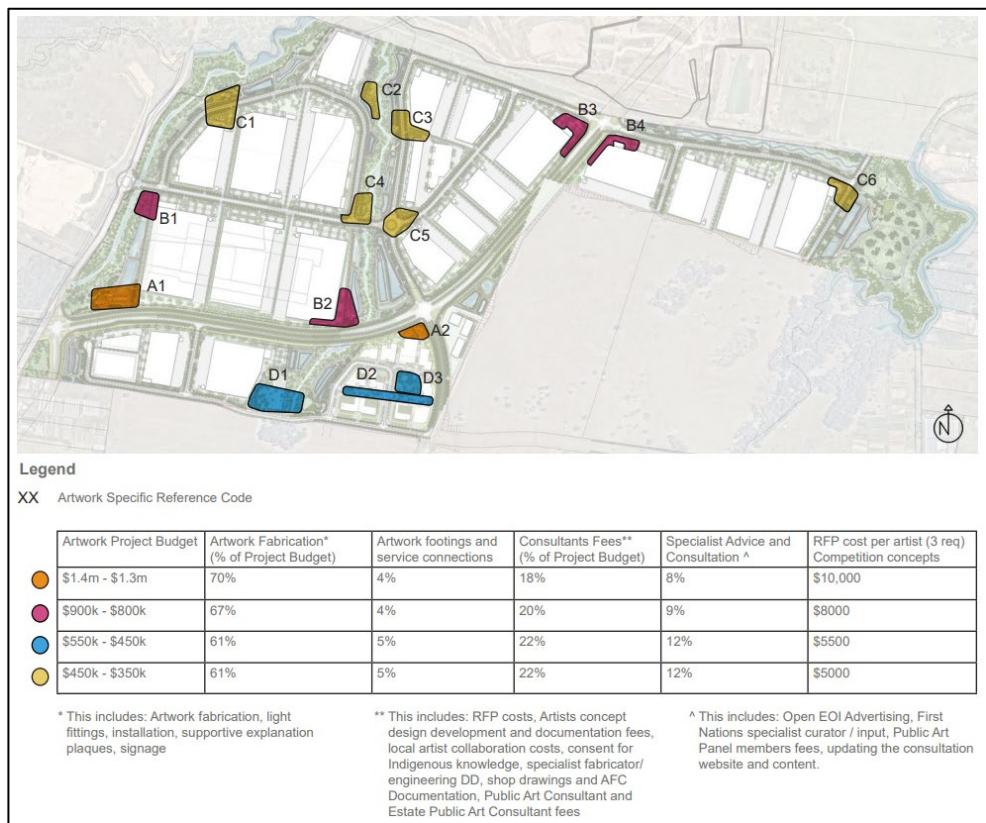


Figure 2. Public art budget detail

Constitution of the Public Art Panel

The Public Art Panel will consist of six members, including the Estate Public Art Consultant (Independent Chair), a senior representative from Liverpool City Council, an independent first nations representative, two independent public art experts and an Ingham Property Group member. Ingham Property Group will provide secretariate services to the panel. Replacement of panel members will be by mutual agreement with the existing panel. The panel will direct and guide the procurement of artwork installations. The Panel will ensure that, where appropriate, local artists will be participants in the process.

The Panel will be assisted where required by the project's estate architect and landscape architect and the Public Art Delivery Consultant (PADC). The PADC will oversee the fabrication, delivery and installation of the artworks and will provide specialist input into relevant factors such as constructability, durability and the maintenance program for all artworks.

In making the decision to procure an artwork, the Panel will take into account the principles and considerations outlined in the IPG Bradfield Master Plan Public Art Strategy, dated 11 February 2025, which forms part of the approved Master Plan (link shown below).

<https://www.planningportal.nsw.gov.au/draftplans/made-and-finalised/ipg-badgerys-creek-road-master-plan>

Artwork Selection

Potential artists will be shortlisted from a broad consideration of Australian and international artists by the Public Art Panel for each artwork, noting the typologies indicated in Figure 1 above and more broadly defined in the Public Art Strategy. Shortlisted artists will be issued a Public Art Artist's Brief for the nominated artwork and will be invited to prepare a remunerated response to a Request for Proposal (RFP).

Responses to the RFPs must include at a minimum:

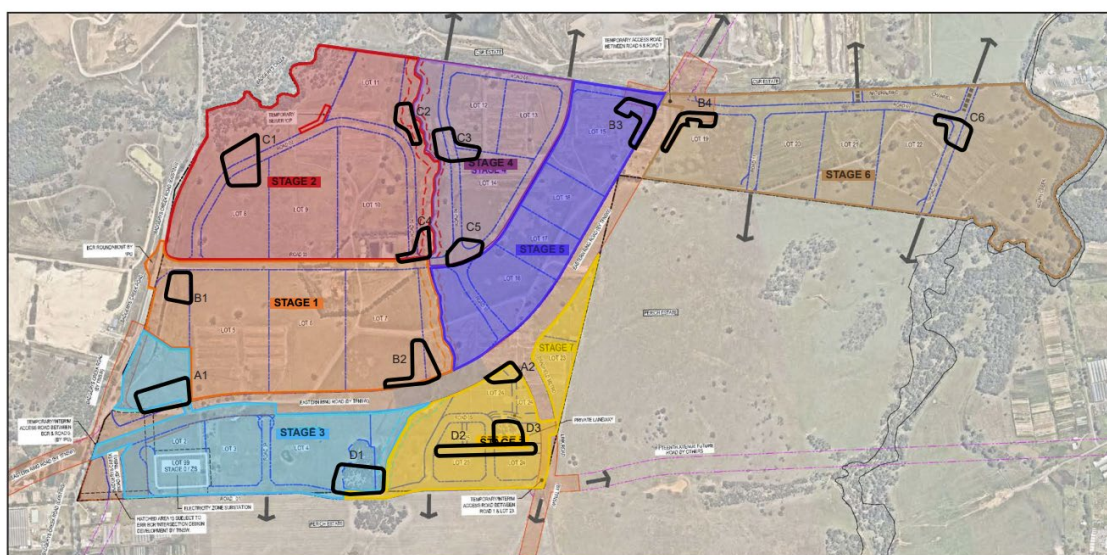
- a location plan outlining the proposed siting of the artwork;
- concept drawings that indicate form, scale and dimensions, materials and finishes;
- an outline of the theme and story expressed in the proposed artwork and how it relates to the site;
- a response to specific design considerations noted in the Public Artist's Artists Brief; and
- a preliminary cost estimate and timeline that can be refined into a budget for the artwork.

From the responses to the RFPs, the Public Art Panel with input from the PADC will select a winning artist having regard to the relevant considerations including experience, ability to respond to the brief, ability to convert concepts into final artworks having regard to budget, timeframes, willingness to collaborate with local emerging artists, constructability and durability.

Delivery of Artworks

Installation of Artworks are to be approved in accordance with Section 10.3 Public Art Complying Development Requirements and Section 13 Complying Development Code of the IPG Badgerys Creek Road Master Plan (WSA_MP01). See Figure 3.

Artworks are to be delivered on a staged basis in conjunction with the development of the Master Plan site. Where artworks are proposed to be located in the public domain and in riparian corridors, they are to be completed and installed prior to the award of Practical Completion for that area of public domain or riparian corridor. Artworks proposed to be located on private lots must be completed and installed prior to issuance of the Occupation Certificate for that lot.



Staging Plan for 475 Badgerys Creek Road Bradfield Masterplan - at&I, Drawing 22-1002-C2006 Issue E

Figure 3. Public art staging plan.

Design Construction Matters

Artworks are to be designed as long-term permanent installations. The Public Artist's Brief requires that artwork be constructed using robust materials which will ensure the longevity of the artwork and minimise maintenance. Specific maintenance requirements are to be established for each artwork including an ongoing maintenance and inspection cycle. The artwork will include appropriate interpretative signage. There will be sufficient local street parking or access to allow for visitation to the artworks. First nations considerations will be implemented as detailed in the adopted Public Art Strategy.