

UAP acknowledges 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

28 — 32 BOURKE ROAD, ALEXANDRIA

Client

Johnstaff

UAP Reference

P3046

Document Type

Preliminary Public Art Plan

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2022

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UAP is an internationally renowned company specialising in collaborative place-making and the management and delivery of integrated art and design solutions for the public realm.

UAP has been invited by Johnstaff to prepare this Preliminary Public Art Strategy for the to support the proposed implementation of public art at 28–32 Bourke Road, Alexandria.

The primary objective of this Preliminary Public Art Strategy is to analyse and identify the 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 at the site, and will continue to be refined throughout future stages of the project. Strategy recommendations for public art will demonstrate excellence, whilst being in accordance with the the City of Sydney Public Art Policy.

To inform the successful commissioning of suitable public art for 28–32 Bourke Road 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 City of Sydney public art policy and planning conditions
- Identify suitable artwork types and advise relevant preferred forms, locations and desired experiences
- Provide benchmark imagery to illustrate the opportunity potential
- Advise on and confirm artist fees based on best practice
- Meet with City of Sydney as required
- Develop the implementation plan with program and procurement method recommendations, and identification of authority approval processes

PROJECT CONTEXT

Project Context

The Development

Development consent is sought for a concept proposal for the Alexandria Health Centre comprising a multi-purpose health facility anchored by a mental health hospital. Specifically, the application seeks concept approval for:

- In principle arrangements for the demolition of existing structures on the site and excavation to accommodate a single level of basement car parking (partially below ground level).
- A building envelope to a maximum height of 45 m (RL 53.41) (including architectural roof features and building plant).
- A maximum gross floor area of 11,442.20 sqm, which equates to a maximum FSR of 3.85:1
- Indicative use of the building as a multi-purpose health facility including ground level reception/lobby and pharmacy, medical centre uses for allied health services at levels 1-4, and a mental health hospital at levels 5-7.
- Principles for future vehicular ingress and egress from Bourke Road along the site's western frontage.
- Subject to agreement on a public benefit offer to be submitted with this application, the proposal includes the indicative dedication of the following land to Council as envisaged by the Draft Sydney Development Control Plan 2012 – Southern Enterprise Area Amendment (Draft DCP):
- A 2.4m wide strip of land along the site's frontage to Bourke Road for the purpose of footpath widening
- A 3m wide lane along the site's western boundary contributing towards a 6m wide lane (it is noted that the concept proposal will allocate an additional 3 m strip of land within the site along the western boundary to enable two-way vehicle movement into and out of the site).
- A 3m wide lane along the site's southern boundary, contributing towards a 9m wide lane.

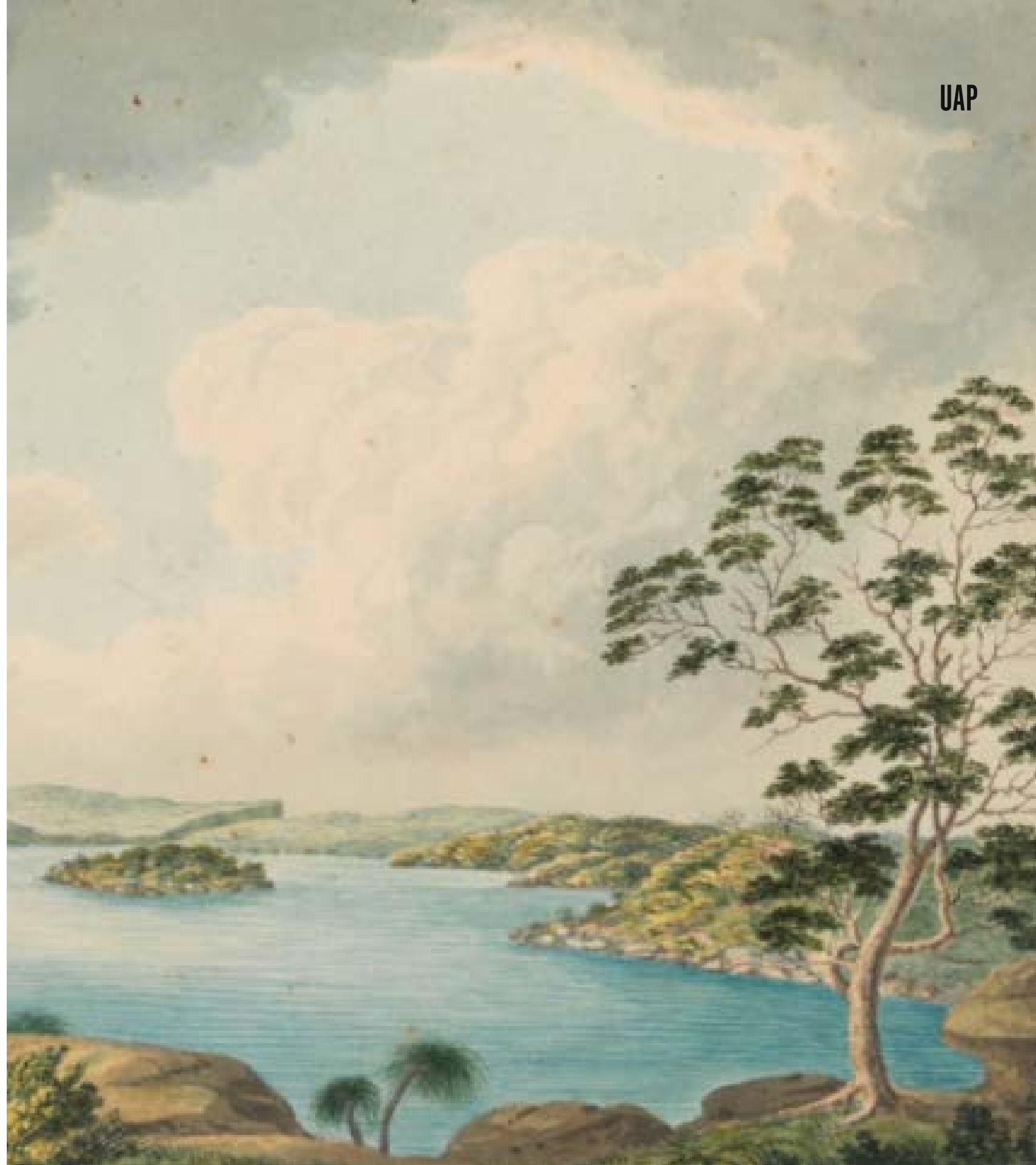
Project Context

First Nations Cultural Context

Aboriginal people are thought to have lived within the region of Sydney for at least 32,000 years. The area which is now known as Sydney was occupied by the Eora nation, which consists of the Kamearagal, Wanegal, Borogegal and Gadigal clans. The Eora nation stretches from what is known now to be the Hawkesbury River plateau in the north to Botany Bay and the Georges River in the south.

The area in which 28–32 Bourke Road sits is the traditional Land of the Gadigal (Cadigal, Cadi) people, and was once a diverse wetland ecosystem with a natural water reservoir, rich and abundant with native vegetation and swamp resources which supported vibrant communities. Gadigal People would move throughout the area, between inland and coastal locations which would each provide unique food sources and materials for homes and tools, depending on the seasonal changes. In 1788, the population of First Nations people is estimated to have been between 4,000 and 8,000 people within the greater Sydney region.

UAP



Project Context

Site Heritage

The development is located at a site of Indigenous, colonial and contemporary narratives all of which intersect to form the vibrant urban landscape that exists today. This page provides a brief snapshot of aspects of Alexandria’s rich history and heritage. Artists can conduct their own research into site histories to inform their conceptual development.

First Nations History

The area around what is known today as Alexandria, sits within the Traditional Lands of the Gadigal people of the Eora nation. The Eora nation is comprised of the Cammeraygal, Wanegal and Gadigal Clans, who share some language similarities. The land of the Gadigal clan stretches from the south of the Sydney Harbour, to Watsons Bay through to Sydney Cove, where vibrant communities were sustained via the rich natural ecosystem present in and around what is now known as Alexandria.



Early European Settlement

Following colonisation of Sydney in 1788, European settlement was concentrated around what is now known as Sydney cove. As the colony expanded, settlements quickly became crowded and there was a need to push outwards into neighboring locations to accommodate the burgeoning new community.

In 1835 Alexandria was established, and quickly became a hub for industry. As the City of Sydney grew there was increased need for infrastructure, which spurred a need for workers. Factories sprung up throughout Alexandria as the suburb became a central point of manufacturing and fabrication to meet the needs of the City. Nearby Redfern Railway was established in 1855, and people soon flocked to Alexandria in search of work.

By the late 19th century, early industrial developments were constructed, along with an established tram line which ran through Waterloo,



Alexandria and out to Botany Bay. These developments supplied for the needs of industrial expansion and growing urban communities. By the mid-20th century, Alexandria had established itself as the largest industrial suburb in the country, being home to 550 factories which employed over 22,000 workers.

Today

Today Alexandria is a vibrant community hub which offers visitors and residents a wealth of dining and recreation opportunities. Located just 4km from Sydney’s bustling CBD, and moments from Sydney’s main airport, Alexandria is an ideal location where people are able to make the most of inner city convenience, while also enjoying the community focused and connected mindset present in the urban suburb achieved through initiatives such as the Green Square revitalisation. Abundant in arts, culture and verdant parklands, Alexandria harks back to its days as an industrial hub in that it now hosts a wealth of future equipped workplaces, ushering in a new age of productivity in the area.



Project Context

Location and Access

28–32 Bourke Road is sited in a highly connected location which offers a wealth of transport options nearby to allow for ease of access to and from the site. Located just under 4km from Sydney’s CBD and just 2km south of Central Station, the site offers the height of access convenience.

Pedestrian Access

28–32 Bourke Road is surrounded by a network of pedestrian friendly linkages that connect out to nearby O’Riordan Street, Bowden Street and Botany Road. Once completed the site will be skirted by laneways which will further assist with walkability in the area, connecting the hospital with nearby sites, parks and amenities in the area.

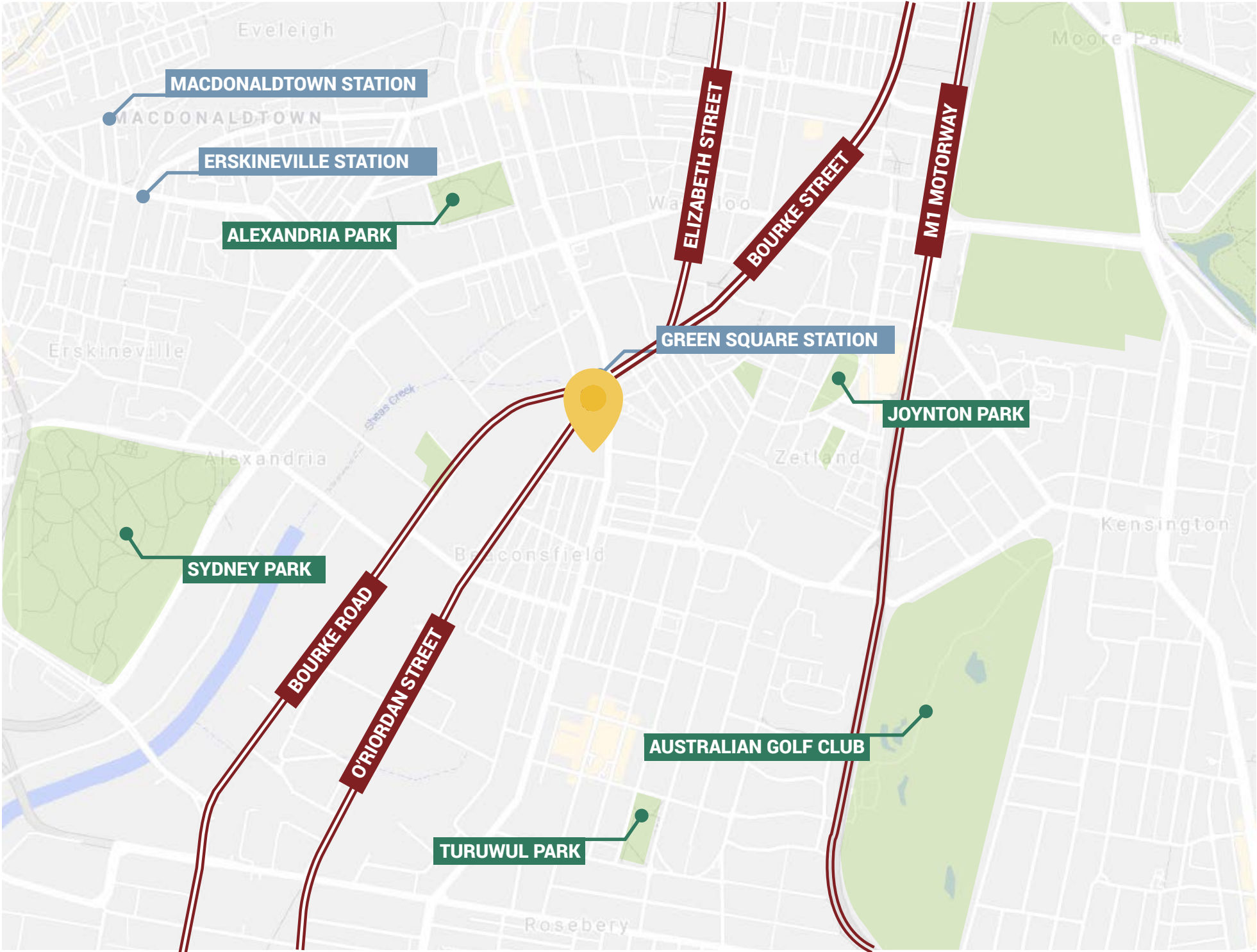
Major Roads and Transport

The site is highly connected by a series of major thoroughways which run via Alexandria and connect the site to nearby suburbs in both the East and West. O’Riordan Street connects to Bourke Road providing a direct route to the M1 which takes motorists through to the Northern suburbs and beyond.

Public Transport

There are a wealth of diverse public transport options to which the site sits nearby. Green Square Station provides train linkages from Alexandria through to Central Station where people are then able to connect outwards to locations throughout greater Sydney. Bus stops which sit just moments away from the site also create easy access to the site and beyond.

- Green Square Station – 5 minute walk
- Central Station – 10 minute train
- Buses – 3 minute walk
- Mascot Airport – 10 minute drive



Project Context

Site Characteristics

28–32 Bourke Road is sited within the bustling suburb of Alexandria, and is surrounded by a wealth of cultural and recreational attractions which together sustain and foster a vibrant community.

National Parks and Reserves

- Alexandria Park
- Sydney Park
- Joynton Park
- Turruwul Park
- Matron Ruby Grant Park
- Sweetacres Park

Historical

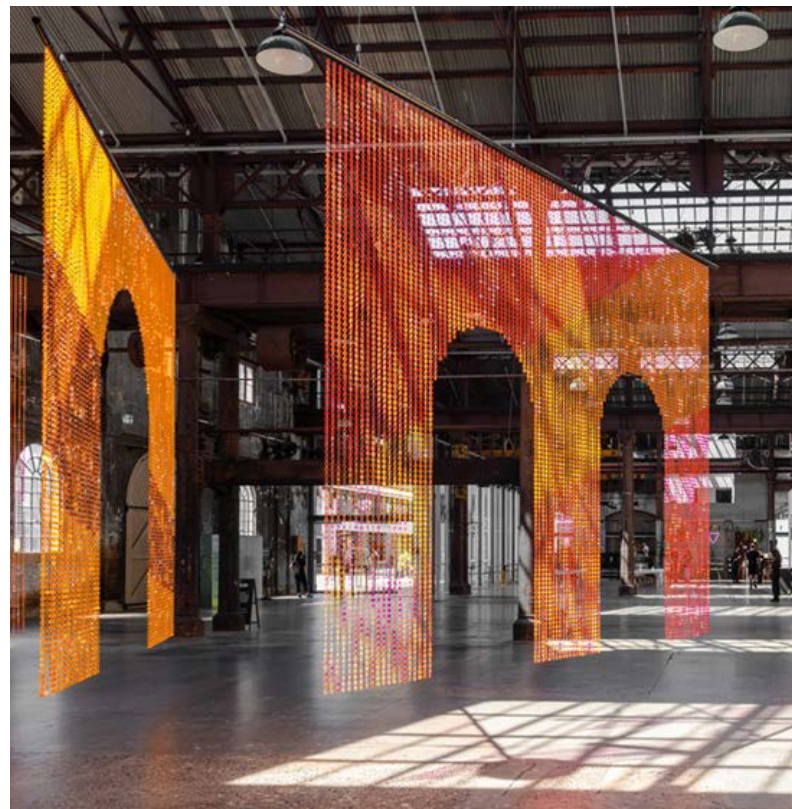
- Sydney Ruins
- Eveleigh Railway

Cultural

- Carriageworks
- Joynton Avenue Creative Centre
- White Rabbit Gallery

Recreational

- Gunyama Aquatic and Recreation Centre
- Green Square Library
- Banga Community Shed

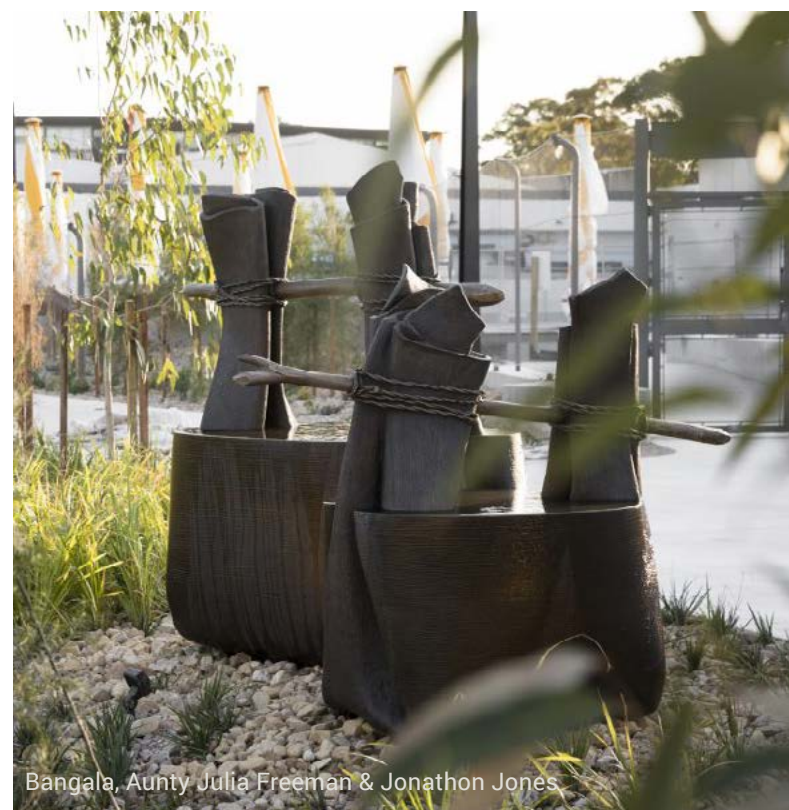


Project Context

Nearby Public Art

The City of Sydney is home to a vibrant and diverse network of world-class public art. The images to the right offer a small snapshot of public artworks which sit nearby to the site, to which public art at 28–32 Bourke Road will exist in conversation, contributing to the ongoing creation of an abundant tapestry of art which promotes engagement and offers points for interaction and community building.

- While I Live I Will Grow (2016), Maria Fernanda Cardoso, Zetland
- Stream (Under Development), Kerrie Poliness, Drying Green Park
- High Water (2018), Michael Thomas Hill and Indigo Hanlee, Green Square Plaza
- Cloud Nation (2018), Claire Healy and Sean Cordeiro, Green Square Library
- Fun Field (2016), Nuha Saad, Wulaba Park
- Bangala (2020), Aunty Julie Freeman and Jonathan Jones, Gunyama Park Aquatic and Recreational Centre
- Water Falls (2013), Jennifer Turpin and Michaelie Crawford, Sydney Park
- Storm Waters (2013), Jennifer Turpin and Michaelie Crawford, Joynton Park



VISIONING

Visioning

Public Art Policy Alignment

Public art for 28–32 Bourke Road will be developed to align with the City of Sydney’s vision and goals for public art, and will draw from the City’s Sustainable Sydney 2030 vision and related public art policies, strategies and plans. The matrix (right) outlines the ‘8 Guiding Principles’ for City of Sydney public art and provides an overview that demonstrates how public art for 28–32 Bourke Road will align with these principles.

Sydney ‘Creative City’ Vision

The City of Sydney demonstrates a strong commitment to the provision of creative offerings for the people who work in, live in, and visit the City. Along with a strong history of public art programming, and the combined success of City of Sydney’s various temporary laneway art projects, City of Sydney has also recently conducted wide-scale strategic planning for ‘A Revitalised City Centre’. Culminated in Sydney’s Sustainable Sydney 2030, culture and creativity are recognised as playing an integral role in Sydney’s future as a world-class city – a role that is emphasised and evidenced through numerous accompanying arts policy and strategy documents.

Supported by the Sustainable Sydney 2030 vision, Sydney’s cultural life is one that is:

- Visible
- Innovative
- Proud
- Engaged
- Diverse
- Bold
- Curious

City of Sydney Public Art Objectives	28–32 Bourke Road Street Public Art
Align significant public art projects with major Sustainable Sydney 2030 urban design projects	Artwork will be commissioned in consideration of other major public art projects located within the City of Sydney municipality as well as those outlined within the Sustainable Sydney 2030 strategy.
Recognise Aboriginal stories and heritage in the public domain	Aboriginal artists will be considered within the curated longlist, with artists being encouraged to consider the First Nations histories and narratives present in the location.
Support local artists and activate city spaces with temporary art projects	Providing a significant opportunity to showcase local talent, distinguished professional local artists or artists with a significant connection to Sydney will be highly considered for this opportunity.
Support vibrant places in Village Centres with community art and public art in City projects	Public Artwork for 28–32 Bourke Road will become a memorable addition to public space contributing to a meaningful, active and vibrant public realm.
Promote the integration of high quality public art in new development	Significant national or international artists whose practice supports the prestige of this opportunity will be considered. Close collaboration with the project team will ensure that public artwork for the site is of a high-quality.
Support stakeholder and government partners to facilitate public art opportunities	The creation of public art for the 28–32 Bourke Road is indicative of the success of the City of Sydney Public Art Strategy and Policy, facilitating the incorporation of a major permanent commission for the City.
Manage and maintain the City’s collection of permanent artworks, monuments and memorials	This Public Art Strategy provides guidelines and recommendations on the management and maintenance of public artworks to be developed for the site. Artworks created will not be a duplication of existing artworks, monuments, memorials and/or related concepts.
Initiate and implement programs to communicate, educate and engage the public about City Art projects	Public art created for 28–32 Bourke Road can be incorporated into existing City Art projects and programs, whilst providing a quality artwork that is publicly accessible and engaging.

Visioning

Green Square Public Art Strategy

28–32 Bourke Road sits in close proximity to Green Square, where there is a wealth of public artworks which have been delivered through the Green Square Public Art Strategy, 2021 which supports the City of Sydney's broader Public Art Policy as outlined above. Given this proximity it is important to acknowledge the themes and objectives of public art being delivered in the Green Square precinct, to ensure public art realised at 28–32 Bourke Road sits in conversation with narratives of place being explored at Green Square.

Key Objectives outlined for Green Square are as follows;

- Provides public domain that is accessible, safe, encourages diverse social interaction, accommodates active and passive activities, and is enhanced with public art;
- Achieve well integrated interpretive water elements, ecologically sustainable and landmark public art to create a more visually interesting and culturally diverse public domain (Green Square LEP 2006);
- Build a strong cultural, vibrant, diverse and inclusive community with a sense of belonging and a livable city which is accessible, prosperous and rich in its sense of community; to ensure that the vision for the future mediates between local values and global aspirations (Sustainable Sydney 2030);
- Recognise and celebrate Aboriginal stories and heritage in the public domain; support local artists and activate city places through temporary art projects; support vibrant places in village centres with community art and City Art projects; promote high-quality public art in private development (City Art Public Art Strategy 2011);

With these aspirations delivered through narratives of Art & Ecology, Art & Site and Art & Community which seek to guide the implementation of public art that supports placemaking and the exploration of narratives pertinent to the site. The below points were extracted directly from the Green Square Public Art Strategy, 2012.

Art & Ecology

The Green Square Public Art Strategy recognises the importance of sustainable practices and water treatment in the public domain design for Green Square and the overall thematic link the site has to environmental sustainability. A major theme for the site, the term ecology has been employed to include human interaction with the environment. Art that relates to ecology could be in terms of problem-solving, enlisting the help of the local community or reflection and focus on the environment and sustainable concerns.

Green Square has a particular relationship with water: it was originally a swamp area and the original Shea's Creek ran beneath. It is a flood plain with the potential for recycling of stormwater; The Drying Green is to provide flood detention; and hot water and energy for heating and cooling will be provided by trigeneration from natural gas (which could take Green Square off the grid). With the recent cycles of drought and flood, water is at the forefront of our collective urban consciousness. The reticulation systems, floodwater strategies, stormwater re-use, trigen and water as a sculptural/play element are all potentials for art integration.

Art & Site

The Aboriginal and industrial history of the site are recognised as important themes for permanent and temporary commissions at Green Square. The process of transformation of Green Square is also a key theme for the site – including transformation from an Aboriginal site to first settlement, then to the life of industry in the area and the residential communities, to the current redevelopment of the site to an inner-city hub. The area was important swampland for Aboriginal peoples, with a freshwater creek running through. Interesting industrial themes for potential artworks are the strength and longevity of the glass and automobile industries historically located at Green Square. The former Royal South Sydney Hospital site also has a rich social history and is a place of importance for the existing surrounding communities.

Art & Community

Green Square's integrated public art projects should recognise the existing local community as well as the incoming residents and workers, and engage as much as possible with the public, for whom the artwork is made. Integrated public art can assist in creating a community and urban environment that is sustainable and diverse, participatory and mutually supportive.

Resources:

- City of Sydney, Green Square Public Art Strategy. 2012



Visioning

Public Art Objectives

The following objectives will help to thematically guide the conceptual development of public artwork at 28—32 Bourke Road, and work in tandem with the Curatorial Vision developed for the site and detailed below. The objectives will speak to what public art at the site hopes to contribute and act as a starting point for artists in considering outcomes for the site.

Presence

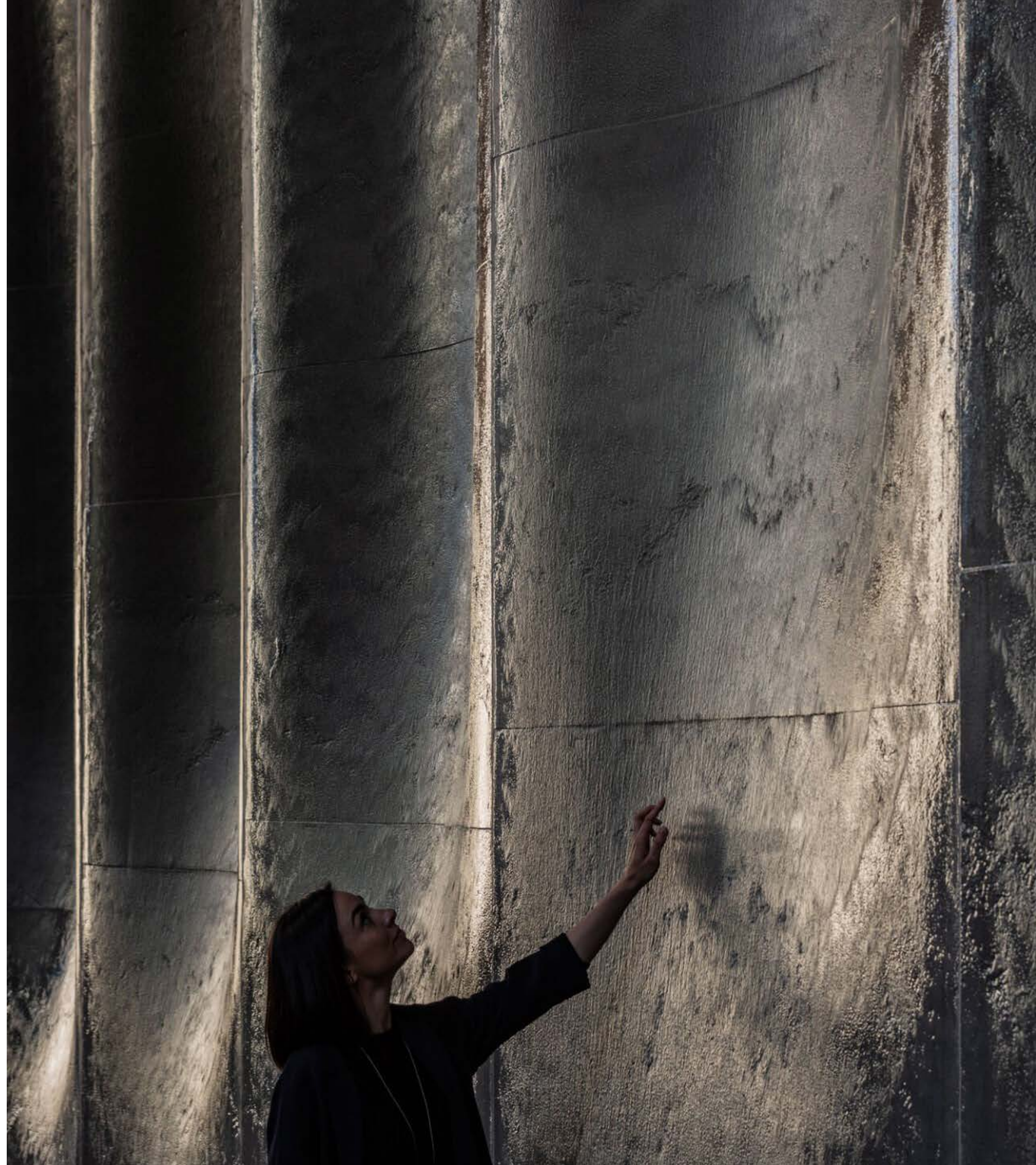
Public art will have a presence at the frontage of Bourke Road and provide a welcoming focal point for people entering to the site. The artwork will seek to contribute to the creation of a location at which pause feels natural, and allows for contemplation, and moments of connection with oneself and others.

Discovery

Discovery seeks to encourage the integration of public art which offers people moments for discovery and the opportunity to experience something new. Discovery hopes to prompt an exploration of new beginnings and looks confidently to the future.

Connection

Connection acknowledges the importance of connection, between people and place in creating a sense of community and contributing to feelings of wellbeing. Connection speaks to the power of relationships and bond making, and envisions public art as a potential catalyst for moments of conversation and interrelation between people who are using the site.



Visioning

Curatorial Vision

This Curatorial Vision is based on contextual research of the site, taking into account the site's end use and aspirations. The Vision ensures that the public art is conceptually connected to place, by setting an overarching vision for art, describing what the artworks seek to achieve, and providing thematic inspiration for artists.

28–32 Bourke Road sits at the forefront of mental healthcare, offering a holistic method of care which prioritises people and their unique and varied needs. Public art sited at 28–32 Bourke Road seeks to support the site's use by encouraging moments for potential pause, connection and intrigue for both patients, visitors and staff alike.

Cognisant of the site's role as a space that provides care, the Curatorial Vision seeks to support this by celebrating the importance of nurturement. Derived directly from this idea, the Curatorial Vision titled *Togetherness* speaks to care, of oneself and of others, and seeks to recognise the important role of interpersonal connection in wellness. *Togetherness* looks to a connected future in which community is central and care is prioritised.

Artists will be invited to work into the site alongside landscape designers, architects and the broader project team to create public art which compliments the site's end use and vision. Invited artists may create art which invites opportunities for connection, facilitates moments of pause and encourages quiet respite in order to compliment the sites use and aspirations to ensure a space which is welcoming for all.



ARTWORK OPPORTUNITIES

Artwork Opportunities

Overview

The inclusion of public art at 28–32 Bourke Road seeks to support the creation of a site which is reimagining mental healthcare through world class facilities that enable the highest standard of care. Public art integrated into the site could provide a welcoming focal point for visitors and guests of the site, assist with placemaking and promote moments for pause and quiet reflection.

Artwork Location

UAP together with the project team have identified the Bourke Road frontage as offering the most viable location for public art on the site. This location would offer high visibility, maximising opportunities for engagement by those who frequent the site. Within this zone, artwork could be sited in the following locations:

- Landscaped zones

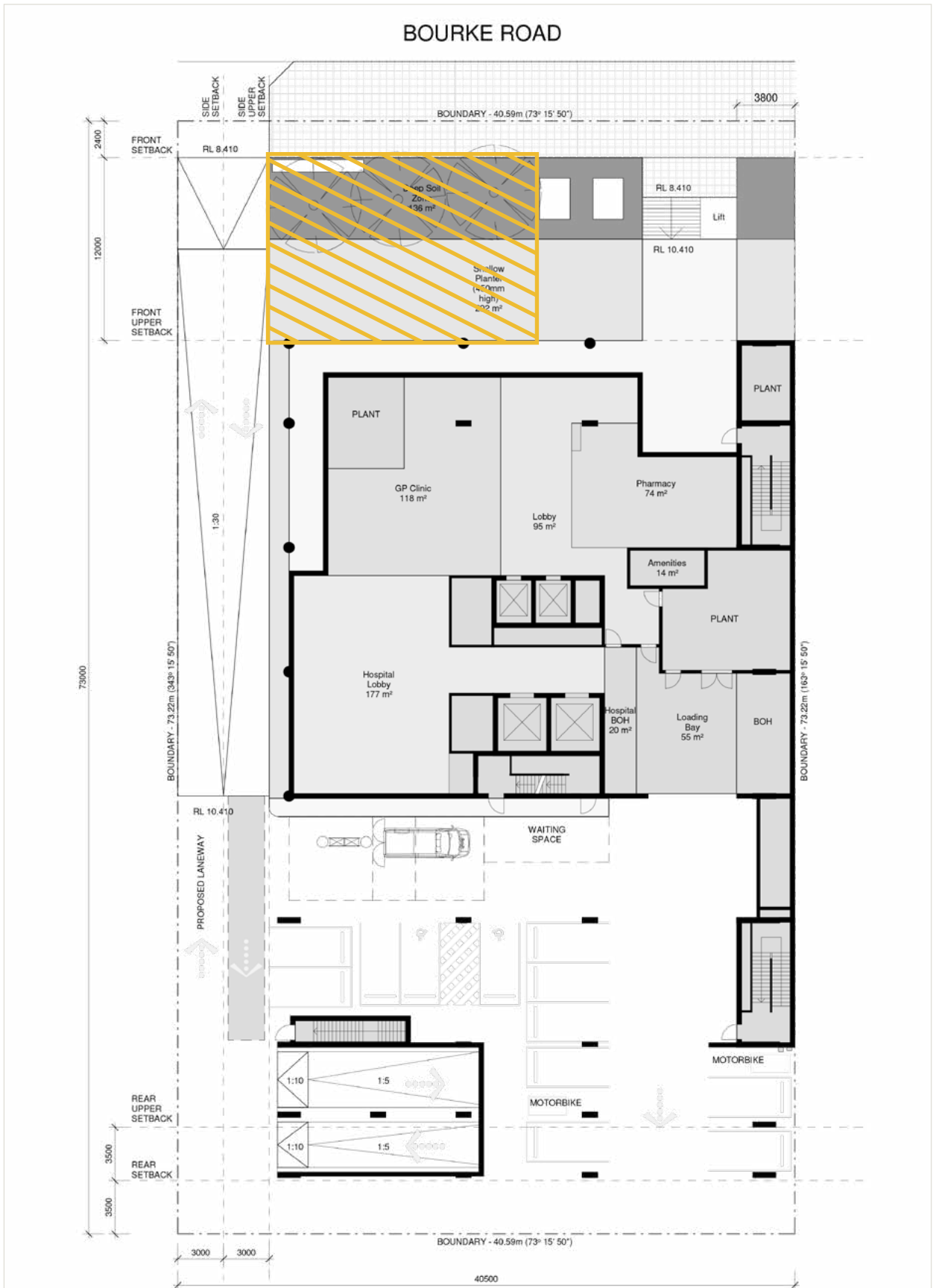
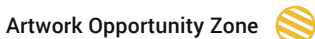
Within this location a number of different artwork forms and typologies could be sited. The following points and pages will detail these in greater depth. These forms and typologies will be further refined for Stage 2 DA submission.

Artwork Forms

The following artwork forms have the potential to be integrated within the Bourke Road location as identified in the map to the right.

- Sculptural elements, singular, medium in size or; 2–5 clustered elements, small in size
- Functional elements
- Ground plane treatment

Benchmarking imagery of potential artwork approaches which sit under these artwork forms will be detailed on the following pages.

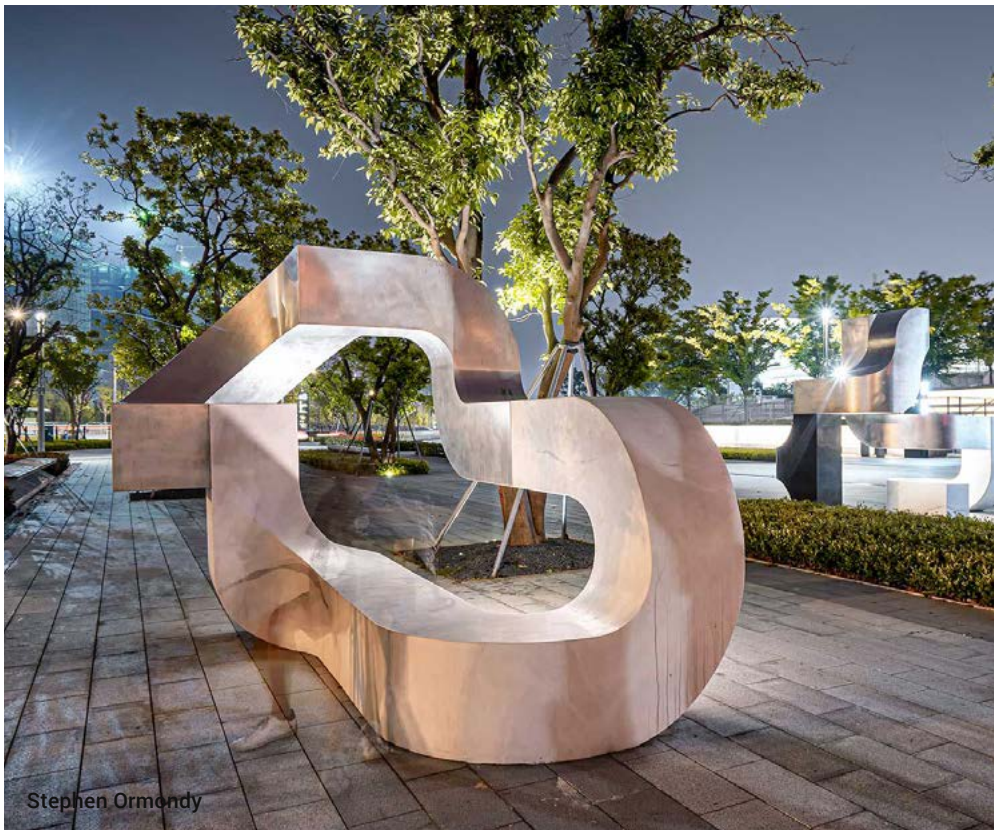
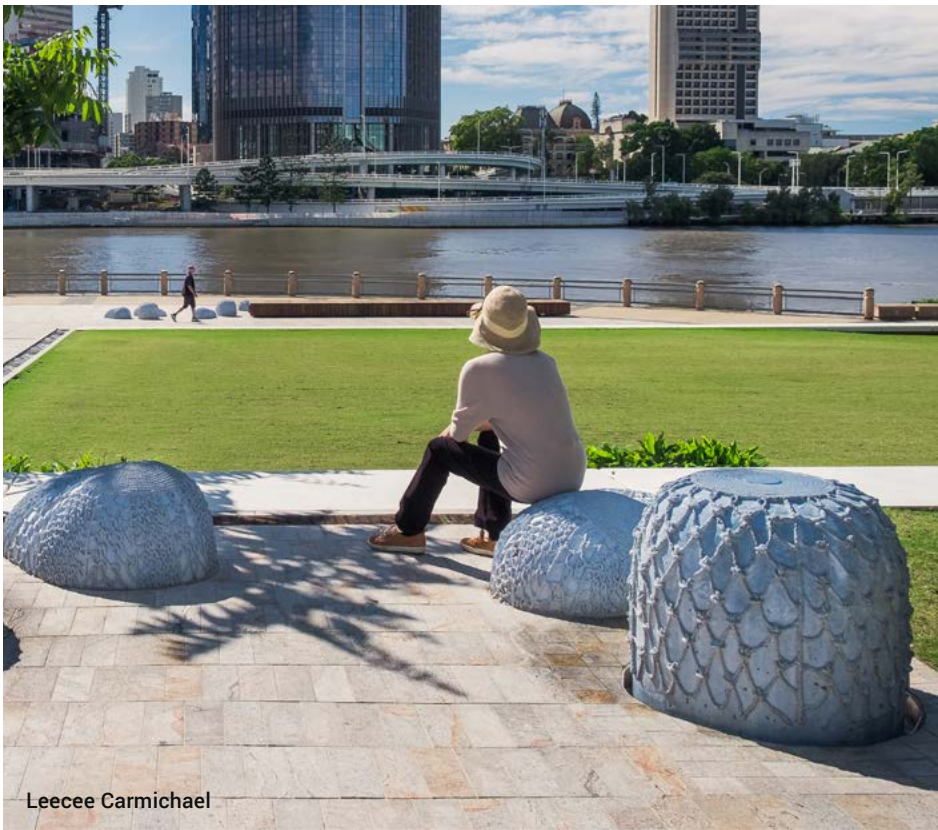


Artwork Opportunities
Sculptural Elements



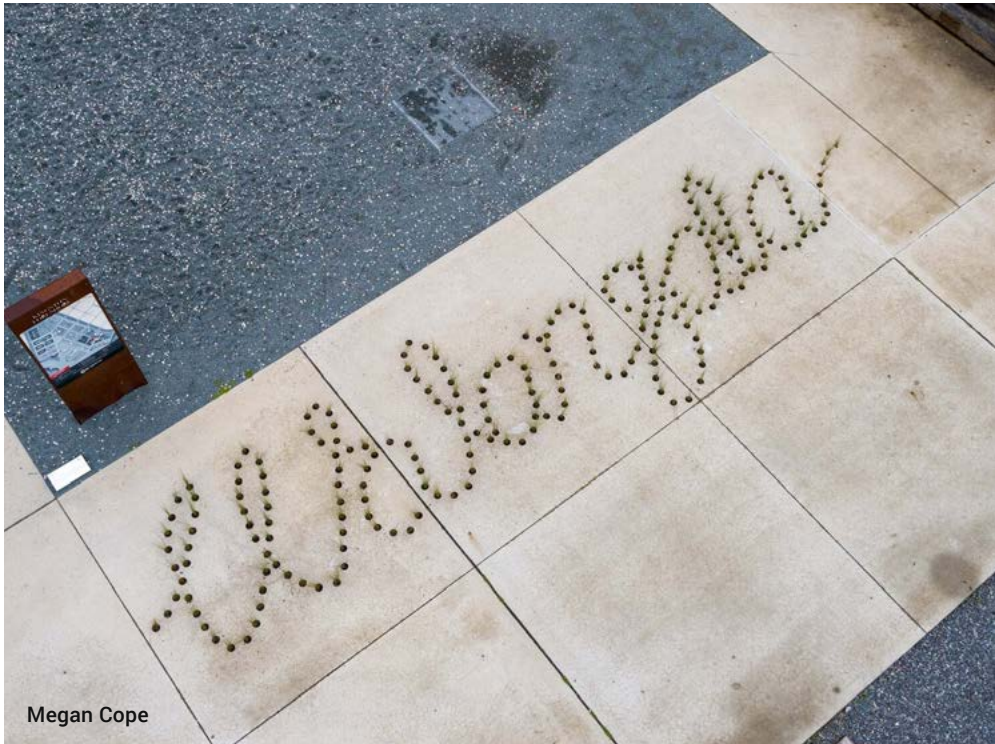
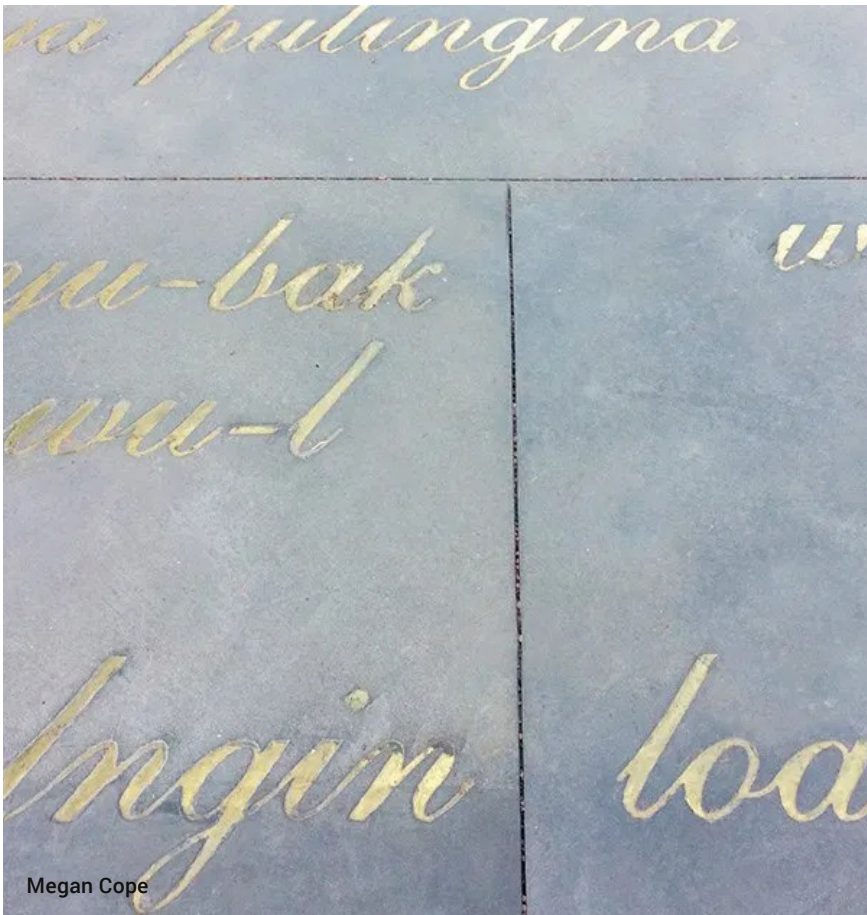
Artwork Opportunities

Functional Elements



Artwork Opportunities

Ground plane treatment



IMPLEMENTATION

Implementation

Indicative Public Art Process and Timeline

The process outlined below details an indicative timeline for the development and implementation of public art at 28–32 Bourke Road.

Art Planning		Design Assist		Manufacturing
Art Strategy (02 – 04 weeks)	Artist Procurement (04 – 06 weeks)	Design Assist (06 – 08 weeks)	Technical Assist (08 – 12 weeks)	Manufacturing / Delivery (24 – TBC weeks)
<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 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"> City of Sydney review Art Strategy 		<ul style="list-style-type: none"> City of Sydney review selected Concept Design(s) 	<ul style="list-style-type: none"> City of Sydney review Technical Assist Package(s) 	<ul style="list-style-type: none"> City of Sydney review and approval point, confirming completion of art requirement

Implementation

Artist Procurement

UAP acknowledges the importance of First Nations cultural knowledge and should the First Nations' history of the site be developed further if the project team invite a First Nations' artist to respond to the site, UAP will ensure that a Cultural Advisor is engaged and key Community stakeholders are engaged at key points prior to the artwork being designed and delivered.

There are two (2) main methods recommended for the procurement of an artist for 28–32 Bourke Road.

Limited Competition

- A short list of 5 – 7 artists is developed
- An artist/s are selected to develop concept designs in competition with each other
- The concept designs are presented for selection of a concept/s to continue to design development
- All artists are paid a concept design fee

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. In some cases the artist may be paid a higher fee and asked to submit more than one concept for consideration



All artworks commissioned for 28–32 Bourke Road 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
- 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 for 28–32 Bourke Road 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 such as:

- Brass
- Cast aluminium
- Cast bronze
- Ceramic/Mosaics
- Concrete
- Copper
- Glass (select)
- Stainless Steel (select)
- Exterior grade paint

Please note the list on the left 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 for 28–32 Bourke Road 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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