

Public Art Developer Contributions

Information Sheet

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City of Belmont Local Planning Policy No. 11 requires the provision of public art for developments with a value greater than \$4.5 million in certain precincts within the City. This fact sheet has been prepared to assist developers with satisfying the requirements contained within:

- Local Planning Policy No. 11 (pursuant to Clause 2.5 of Local Planning Scheme No. 15)
- The City's 'Public Art Directions and Masterplan'; and
- The Springs Public Art Strategy

Public art is the artistic expression of a contemporary art practitioner presented within the public arena. The public arena refers to both indoor and outdoor spaces that are accessible to the wider public, such as parks, open plazas, road reserves, civic centres and library foyers, etc.

Public art is generally site specific and can include:

- Stand-alone sculptural works of art;
- The involvement of artists working on integrated elements within urban infrastructure or the fabric of the building;
- Artworks that may be integrated within landscaping projects or maybe the landscaping or earthworks themselves; and
- Temporary and ephemeral works of art.

The suitability of artwork is to be determined by the City's Public Art Advisory Panel, however for the purpose of the City's Masterplan, public art does not include:

- Business logos;
- Directional elements such as supergraphics, signage or colour coding;
- 'Art objects' which are mass produced such as fountains, statuary or playground equipment;
- Most art reproductions;
- Landscaping or generic hardscaping elements which would normally be associated with the building and development; or
- Services or utilities necessary to operate or maintain artworks.

The City's requires that the value of public art provided in conjunction with a development proposal equate to 1% of the estimated cost of development.

It is recommended that the developer commissions an artist early in the development process so that the artist and architect can work together on complementary designs. The artist should refer to the City's Public Art Directions and Masterplan and where applicable, other related public art documents from the early stages of design development to ensure an appropriate artwork proposal is produced.

Public Art Advisory Panel

All developer public art proposals are referred to the Public Art Advisory Panel for assessment. The Panel ensures overall consistency in procurement and approaches to the installation of public art throughout the City. The panel meets on a monthly basis between February and December.

The panel consists of, but is not limited to the following participants:

- Two nominated Elected Members and a nominated proxy, City of Belmont
- Manager Library, Culture and Place, City of Belmont
- Coordinator Arts & Place, City of Belmont
- Manager Parks, Leisure & Environment, City of Belmont
- Manager Economic & Community Development, City of Belmont
- Arts Officer/s, City of Belmont
- Coordinator Planning Projects
- A maximum of two independent community representatives who works and/or resides in the City of Belmont with experience and knowledge in art in the public realm (voluntary nomination)
- The City's nominated Art Consultant

Where the artwork is located on public open space or land under the ownership and/or responsibility of a public authority (e.g. City of Belmont), the artwork will be assessed by the Public Art Advisory Panel in the first instance. However, depending on the nature of the public art proposal, the Panel may refer the public art proposal to Council for final determination. Should this occur, the applicant will have the opportunity to address the Council.

Assessment Requirements

The Public Art Advisory Panel will assess the public art proposal against the following principles:

- **Concept Innovation:** the artwork is to be designed by a professional artist that shows strong vision, craftsmanship, choice of materials, uniqueness and public engagement.
- **Context (sensitive to its surroundings):** the artwork is to be designed for the specific site and considers the relevant themes, architectural, historical, geographical and/or socio-cultural context of the site and community identity.
- **Public Domain:** the artwork must be clearly seen and/or accessible from the public realm and must positively impact the visual amenity of the development.
- **Public Safety:** the artwork is designed, constructed and installed with best practice risk management and the artwork does not present a hazard to public safety
- **Longevity:** the artwork designed is structurally sound and resistant to theft, vandalism, weathering, and excessive maintenance.
- **Diversity:** artworks should be diverse in style, scale and media, ranging from experimental to established art forms. This may also refer to artists from assorted backgrounds and ranges of experience.

Formal approval of the artwork will only be undertaken when the developer completes and submits an 'Application for Public Artwork Design Approval' form with copies of the following documentation that is compiled into one document:

- The Design Brief (Note: In some instances the developer may be required to procure the artists through an open tender process and shortlist a minimum of three (3) artists);
- Detailed drawings of the proposed artwork that shows colours, materials, dimensions and an indication of maintenance required;
- Composite streetscape elevations that clearly show the propose art work location in relation to the building site;
- Artists Contract and Artist CV;
- Detailed art work budget; and
- Maintenance Manual (where the public art is located on public open space or land under the ownership and/or responsibility of the City of Belmont).

Approval Process

Step 1 Development Design Phase: Developers are encouraged to consider their preferred approach to satisfying the public art contribution as part of the design phase. The value of any public art is required to equate to a minimum of 1% of the estimated cost of development.

The City's expectation is that public art will usually be provided on site, however in some cases it may not be practical or appropriate depending on the nature of the proposal or the location of the development site. In these cases, the developer (with the support of the City) may instead make a cash-in-lieu contribution for the public art, after which the City will then expend to provide public art in the public realm.

Step 2 Development Application: At the point of lodgement of a development application the developer should formally nominate their preferred approach for the provision of public art. In doing so, they should provide an indicative concept to the Public Art Advisory Panel (via the City's Community Wellbeing Department) at the early stages of design development to allow the Panel to review the suitability of the proposed artwork and to guide the approval of the work.

Should planning approval be issued for the development, appropriate conditions will be imposed requiring either (1) the formal submission of a public art concept or (2) the payment of a cash-in-lieu. Where artwork will be physically installed on private land, a condition requiring the installation and on-going maintenance of the approved public art will also be imposed.

Step 3 Prior to Building Permit Application: Relevant public art conditions stated on the development approval must be met prior to the building permit stage. This will include formally seeking approval from the Public Art Advisory Panel for the final public art design. At this point, the 'Application for Artwork Design Approval' must be completed with required documentation.

Step 4 Prior to Occupancy: The public artwork must be completed and installed in accordance with the approval and a 'Notice of Artwork Completion' form must be submitted to the City to enable Officers to inspect the site to ensure the artwork complies with the approval prior to first occupancy of the new development.

Step 5 Post Occupancy: The public art must be maintained for the duration of the development in accordance with the Maintenance Manual and any other specifications required by the City.

Timeframes

The timeframe for assessment and consideration by the Public Art Advisory Panel is expected to be approximately four (4) weeks to six (6) weeks. Should the matter require referral to Council for consideration, this is expected to take an additional four (4) weeks.

**For further information, please contact the Arts Officer on 9477 7184,
artsandplace@belmont.wa.gov.au**