

Como Bridge

Public Arts Masterplan

March 2021



DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
23-Mar-2021	SDAU-025-20

This document sets out the intention of Como Baptist Church Inc., as project developer, to provide Public Art as an intrinsic part of the development in alignment with the requirements of the City of South Perth Public Arts Policy, and also the Canning Bridge Activity Centre Plan. The strategy will ensure that all public spaces, including buildings, art installations, and open spaces are linked by an over-arching narrative that invites inquiry and conversation, and builds community and culture.

Background

Como Baptist Church has served the community from premises located on this site for almost 90 years. Over that time, the church itself has grown and changed, as has the local community.

Whilst renovating the properties 12 years ago, Como Baptist resounded with a descriptive passage from an ancient writing, written 2700 years ago in the book of Isaiah. It captured our heart as a vision and hope of what could become in and around our local community:

The Lord will guide you always;
he will satisfy your needs in a sun-scorched land
and will strengthen your frame.
You will be like a well-watered garden,
like a spring whose waters never fail.
Your people will rebuild the ancient ruins
and will raise up the age-old foundations;
You will be called Repairer of Broken Walls,
Restorer of Streets with Dwellings.

For the past 12 years, Como Baptist Church has been actively considering and monitoring the development of the Canning Bridge Activity Centre Plan, hoping to see this vision come to realisation as a *'unique, vibrant, creative community'*.

Whilst the dream of the potential future for the church, the community and the CBACP simmered for many years, throughout 2019 Como Baptist Church agreed a vision, a Concept Plan, for the church which included development of the site. It is our intention that all the spaces, including the buildings, art installations, and open space have a story connected to them that invites inquiry and conversation, and builds community and culture.

As a community of faith, we believe in a Creator who is actively involved with creation, therefore the engagement of all the senses within the overall development is an important element to draw enquiring minds. Whilst the landscaping and gardening can capture the elements of smell and taste, the public art elements will contribute strongly to the senses of sight, touch and sound.

The location also contains two significant historic elements: a registered and preserved tuart tree located on Robert Street, and a Category C Building of Interest: South Como Old Hall (also known as 'the Chapel') on the 111 Robert Street. The church community itself has a history closely connected with the local post-war history, teaching children from 'tent city' as early as 1927.

These themes will be reflected in a cohesive, curated Public Arts strategy specifically for this site, and take into account the provision of the publically accessible space, 'the plaza', at the heart of the development.

City of South Perth Public Art Policy and Strategy

Our Public Art Strategy is informed by the Public Arts Strategy and Cultural Plan of the City of South Perth, as well as the Public Art options outlined in the Canning Bridge Activity Centre Plan. In essence, within our development we are seeking to deliver works of public art (which may include public art space) that respond to these policies and requirements.

The City's Public Art Strategy was recently reviewed, and the City is developing a new Public Art Masterplan to align with Action 6.1 in the city's Cultural Plan 2019-2023. In May 2019, the City of South Perth issued a Public Art Toolkit – Guide for Developers, and together with the Public Arts Policy (P316) and Public Art & Art Collections Policy (P101), has provided information from the City in regards to expectations for Public Art within a development project.

A Public Art Information Sheet 2 has also been published, describing the way forward in its endeavour to 'develop outstanding public art outcomes'. One key challenge and opportunity is to place '*public art where it delivers the greatest benefits to the community, rather than its location being determined primarily by development projects.*' It is also noted that the City of South Perth wishes to '*identify and articulate themes, stories and imagery of relevance to localities across the City.*'

These policies identify specific benefits for the developer suggesting that through public art, a location '*can become an identifiable landmark*', offering a way to engage with the local community. These benefits resound with us, as the developer of the site, and later we articulate specifically how we intent to respond. The main objectives of the City's Public Art policies are:

- To improve the quality of the built environment and the value of public facilities;
- To identify and create new professional and economic opportunities for artists.

The City has also developed its inaugural Cultural Plan, with strategies and goals for cultural development from 2019-2023. This plan highlights the importance of arts in developing culture, and identifies 10 strategy areas:

- | | |
|------------------------------------|---|
| - Community | - Community Wellbeing |
| - Events, Activations and Programs | - Cultural Heritage |
| - Cultural Identity | - Public Art and Art Collection |
| - Collaboration | - Cultural Places, Open Spaces and Infrastructure |
| - Creative Economy | - Cultural Planning |

In addition to the Cultural Plan and P316 Policy, the Canning Bridge Activity Centre Plan (CBACP) provides two options for developers to meet the public art requirements:

- **Option 1** – The developer may choose to meet the requirement in whole or in part by making a cash-in-lieu contribution to the Canning Bridge Activity Centre Public Art Fund.
- **Option 2** – The developer may deliver one or more works of public art within their development. It is this option which is applicable to our development.

We are seeking to deliver works of public art, which may include public art space, within the development that respond to the Public Arts Strategy, Cultural Plan and Canning Bridge Activity Centre Plan.

The purpose of this Public Arts Masterplan is to identify opportunities within the development of the site to make a significant contribution to respond to the strategic areas and desired outcomes, whilst particularly drawing on the heritage already within and upon on the site including the:

- preserved Tuart Tree;
- Cat 3 'Building of Interest' : South Como Hall; as well as
- the heritage developed with over 90 years of occupying the site whilst living within the community.

In considering the Public Arts Masterplan, there are several opportunities to consider art as a way of contributing to the Desired Outcomes of the CBACP which apply to this development, as well as the City of South Perth Cultural Plan, and Public Arts Strategies. The development site is in a unique position within Q3 the Cassey quarter, being located at the key intersection of Cassey St, Robert St and Canning Highway. In future, this intersection will be an important one for both foot traffic and public transport.

The Cultural Plan strategies, the Public Arts Policies and the following CBACP Desired Outcome Elements have been given particular attention when considering the Public Arts Masterplan:

- Element 6: Linking Pathways
- Element 7: Canning Highway
- Element 14: Street Edges
- Element 15: Level Changes
- Element 16: Fencing
- Element 18: Parking

Opportunities

The Public Art Toolkit provides a list for Art projects that are eligible for consideration as a Public Art contribution and our strategy is to include, in a variety of ways, each of these different forms of art and cultural outcomes:

- the work of an artist working individually, with the community or in collaboration
- art that encourages awareness or challenges ideas
- art that enhances a sense of play and celebration
- art that engages with aspects of contemporary art and design in line with an artist's studio practice

- art that provides an artistic interpretation of historical or archaeological research
- art that encourages interaction with a social space
- art that encourages collaboration with aboriginal community members connected to the area.

Given the location of the site, the ethos of the church, and the historic elements on the site, there are several opportunities to create a Public Arts Strategy that meet the eligibility criteria.

It is also noted that Public Art Spaces can also be considered as part of the developer contribution. Several publically accessible spaces are being provided within this Development Application, and due consideration should be given to the 'Plaza', and/or 'the Chapel' developing an Arts project to meet the Public Art Space criteria.

The Plaza space, which includes The Chapel, is estimated to be the land value of \$2m and the chapel itself has a redevelopment cost of \$500,000. The Plaza will be managed by The Bridge Organisation Inc. into the future; and will be a significant component of building community and public engagement and the chapel and other public spaces can provide Public Art Space.

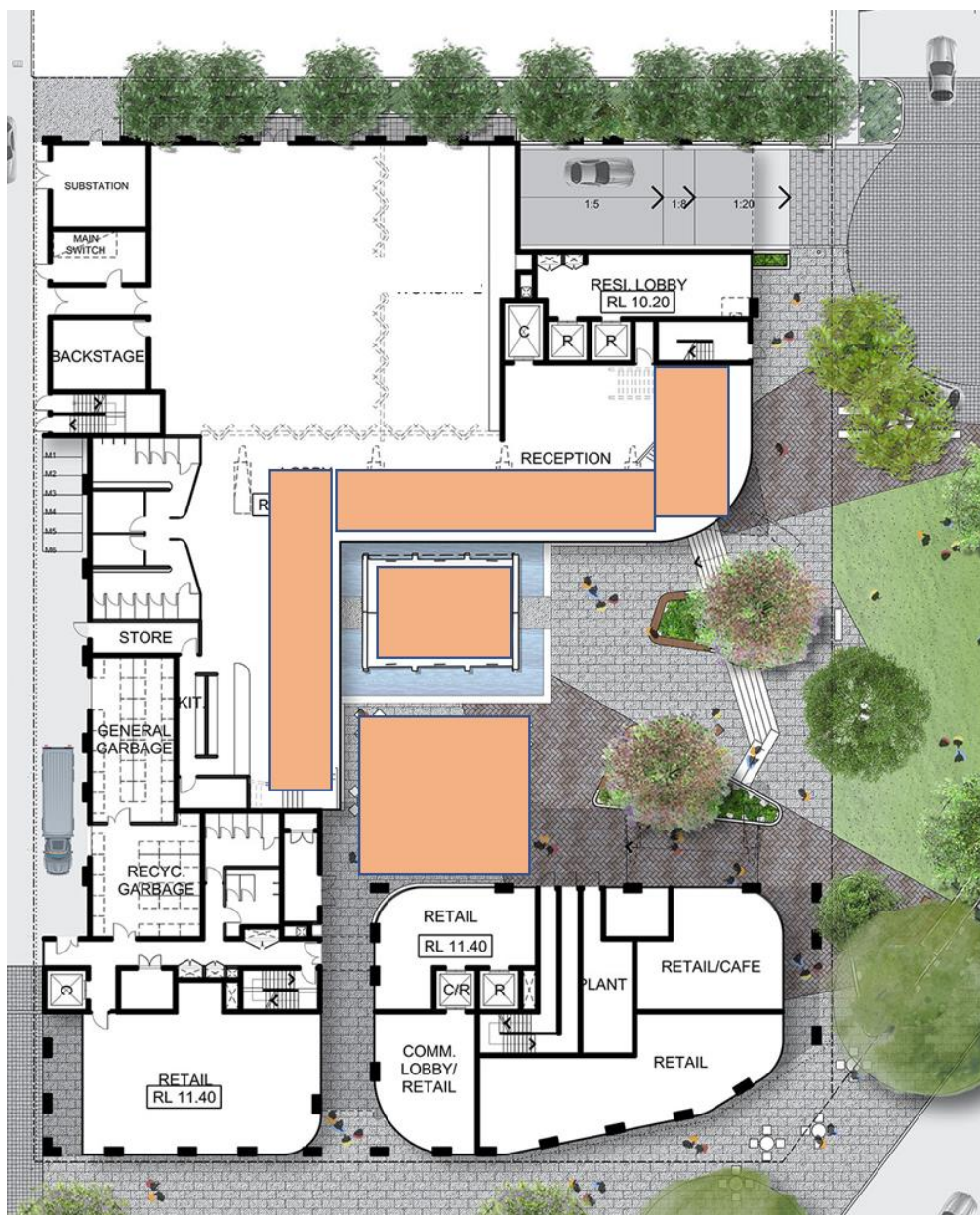
Public Art Space

There are several opportunities to facilitate and manage Public Art Space within the development including:

- the publically accessible plaza;
- foyer space at the entry of the church, and clearly visible from public realm;
- the building known as the Chapel, listed as a "Category 3" Building of Interest with the City of South Perth. The Chapel (South Como Hall) was built over 56 days in 1931 by returning war service men, and is an example of post-war inter war Gothic architecture.



These spaces readily lend themselves to exhibitions, displays, demonstrations and educational opportunities with a particular focus on interpretive art. It is understood that to do so requires the development, and approval, of a management plan and/or programme, as well as policies for the use of exhibition space. We highlight how we will deliver these on pages in the section 'Implementation' on page 8.



As the ongoing site manager, The Bridge Organisation Inc. has been instructed by Como Baptist Church Inc. to investigate a partnership with an existing arts community whose focus is on religious art, in order to accord with the vision and values of Como Baptist Church. Currently this includes:

- **Mandorla Art:** Art Award for religious art, based in Perth and sponsored by St John of God Hospital, various denominations, and attracts national participation. Patrons include Catholic Archdiocese of Perth; Anglican Diocese of Perth and Uniting Church in Western Australia.
- **Moorditj Keila:** local indigenous not for profit, who operate in Manning.
- **Bible Society – Nyoongar Bible Translation Project:** language and art.

The management of the Public Art Spaces will be through the not-for-profit The Bridge Organisation Inc. and a specific Arts Management Plan would be developed to include:

- The training and education objectives of the arts programme
- Policies for the management and use of the spaces, including accessibility and inclusivity
- Procedures for bookings, engagement and any programmes

Such policies will also take into account other activities that would align with the City of South Perth Cultural Plan, such as performance art (music, drama) and events suited to all ages. This will include, but not restricted to, events such as Carols at Christmas, and Easter presentations. As Como Baptist Church also has a Farsi and Khmer speaking congregations, as well as other nationalities, opportunities will also be provided for the cultural expression of significant events.

Public Art Works

There are several opportunities within the Development to integrate a well curated collection of Public Art that maximises the historical elements and heritage of the overall site. This includes the telling of local indigenous history, as well as recent history that also conveys the faith based heritage of the site such as the supports for the Como community following the World Wars. Some of this history is currently recorded on our website:

<https://www.comobaptist.org.au/about-us/our-history/>

A Heritage Walk will be the primary connector, providing directional markers to a variety of elements of interest, both contemporary and historical. This will include the Tuart Tree, Chapel, and various art throughout the ground floor plane of the development.

Themes

There are several themes that will be brought together under a curated approach to the overall site. Individual artistic elements, and story boards, may convey the following stories:

- o Indigenous local history of creation and life
- o Robert Menli Lyon, advocate for Indigenous rights and welfare
- o Learning and recording of language from Yagan
- o Bible Society Nyoongar Project: language and indigenous interpretative art
- o Tuart Tree – lighting and local story as per City of South Perth records and preservation order
- o 1920's-1930's local post war history; 'tent city' (along Canning river / now freeway);
- o building of the chapel by returning war service men as part of post war recovery from Great Depression
- o Faith based stories and events, including themes of creation, sacrifice, redemption, and hope.

The following table lists the opportunities, the location (see also diagrams on p10-12) and the type of art of each element as described by the City of South Perth Public Arts Toolkit. Samples of style of works can be found on p13.

Opportunity / Location	CBACP Elements DO	Iconic	Integrated	Site Specific	Ephemeral	Interpretive
Heritage Trail: from Canning Highway, through the shared pathway, along the front of Robert St to the Tuart Tree, back along Robert St, wind across to plaza to the Chapel.						
- Directional markers in pathways	DO 6 DO 7		x			
- Mural along wall in shared pathway (indigenous story; local relevance)	DO18		x			x
- Tuart Tree lighting and text	DO 6			x		
- Story plaques / mosaics in pathways depicting local events (tent city, war years)	DO 6		x			
- Stories/events etched into retaining walls within plaza	DO17		x			x
- Mosaics in the water feature surround of chapel	DO17		x			x
- Chapel : building and local history	DO17	x				x
Interactive Art Opportunities						
- Window treatments to Childcare Centre along Canning Highway.	DO 7		x			
- Sculptural Art in church foyer, safe and open for children to play and engage with	DO17	x	x	x		x
- Within landscaping: Seasonal sun dial, including different cultural seasons (eg Nyoongar)	DO 7		x			
Miscellaneous Art Opportunities						
- Screening: Lily Lane	DO16		x			x
- Lighting to the Visual Window between L2 and L6	DO17				x	
- Temporary Exhibitions in Chapel, foyer, café, plaza	DO17				x	
- Public Performances in plaza	DO17				x	
- Large 'billboard' along car park entry Canning Hwy	DO18		x		x	

Implementation

Planning (8-12 weeks)

Artwork Brief / Public Art Space Proposal

- Meet with key stakeholders, including City of South Perth's Arts Officer
- Commission Public Art Consultant
- Review development design
- Research local culture, history and environment
- Determine acquisition approach
- Develop and document Artwork Brief or Public Art Space Proposal
- Implementation planning, including budget guide, art process, maintenance and sustainability

Art Procurement / Partnership

- Call for expressions of interest
- Short list
- Review artwork brief, including criteria and submission requirements
- Invitation to submit design concept / or arts programme

Note: consideration will be given to the quarterly meetings of the Arts Advisory Group

Design (16 weeks)

Concept

- Review submissions
- Meet with artists
- Select preferred concept
- Liaise with CoSP Arts Officer
- Prepare formal engagement documents and contract

Design

- Artist/s prepare detailed plans
- Prepare Artwork Concept Application for submission to CoSP
- Approval to proceed from CoSP

Construction and Installation (12 – 108 weeks)

- Any construction and/or engineering documents prepared
- Artist creates or supervises creation of art work
- Progress reports and milestones as per contract
- Completion and approval for installation

Installation

- Installation effected and documented
- Preparation of maintenance requirements
- Arrange plaque describing the work, year and name of the artist
- Obtain CoSP approval for plaque
- Site inspection and pre-occupancy certification

Public Opening

Art Work Opportunities



1. Directional Markers/Heritage Trail
2. Childcare Windows
3. Billboard, entry to Carpark
4. Mural, along shared pathway
5. Tuart Tree (preservation order), including storyboard, fencing and lighting
6. Interactive Sun Dial, within landscaping
7. Retaining walls throughout Plaza, etched with story
8. Iconic, interactive sculpture/form – safe for child play
9. Water feature around Chapel, mosaics or etching in the walls and floor
10. Chapel – Cat3 ‘Building of interest’
11. Foyer (L shaped) – art displays
12. Viewing window between L2 and L6 utilised for light displays
13. Plaza – art displays / performances
14. Screening, Lily Lane



Artwork Opportunities:

Integrated ■ — ---

- Mural on walk through / shared pathway
- Story telling etched into retaining walls within plaza area
- Window treatments to the Childcare Centre
- Lighting of the tuart tree
- Lighting to the 'visual window' between L2 and L6
- A seasonal sun dial withing the landscaping
- Direction indicators in pathways
- Screening / mural on Lilly Lane

Interpretive ●

- Interactive feature specific to the site in church foyer. Visible from public realm. Engages children and able to played and climbed on
- Incorporate story into the base of the water feature around the chapel
- History trail throughout the development that tells creation history; first-nations history; post-war history.

Ephemeral ●

- Spaces for displaying temporary artworks
- Digital projections in the visual window between L2 and 6
- Plaza for temporary installations, performance art



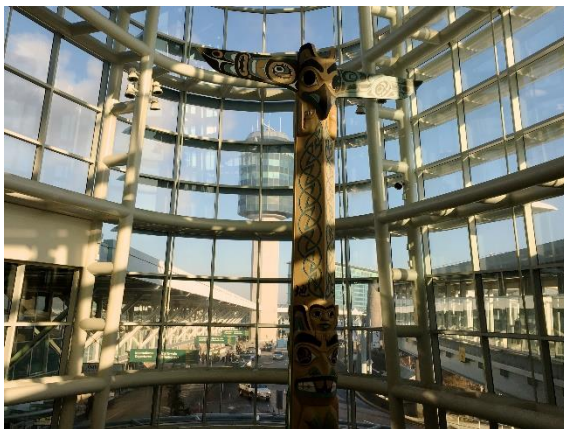
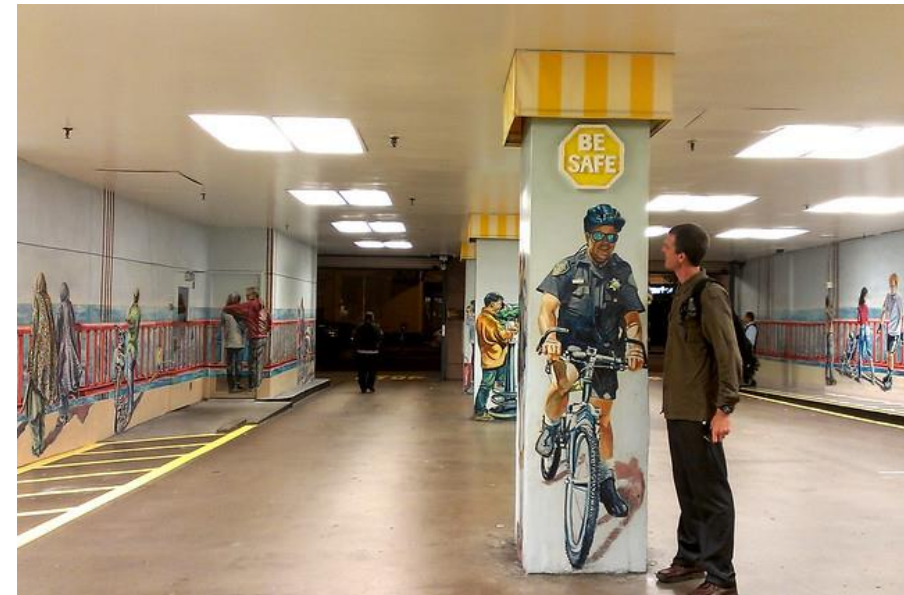
The Bridge Organisation Inc.
A ministry of Como Baptist Church
PO Box 404 Como 6952

Tel: 0459 176 299
enquiries@comobridge.org.au



The Bridge Organisation Inc.
A ministry of Como Baptist Church
PO Box 404 Como 6952

Tel: 0459 176 299
enquiries@comobridge.org.au



The Bridge Organisation Inc.
A ministry of Como Baptist Church
PO Box 404 Como 6952

Tel: 0459 176 299
enquiries@comobridge.org.au

