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10-40 BAY VIEW TERRACE, CLAREMONT



LOCAL PLANNING POLICY 207 PUBLIC ART

LPP 207 REQUIREMENTS

LPP 207 was prepared by the Town of Claremont to ensure public art can be delivered in a way which contributes to a sense of place and can enrich the visual amenity of the public domain. The Policy applies to all applications for development approval for residential, commercial or mixed-use development, where the estimated cost of the development exceeds \$1 million.

With an estimated construction cost of \$65 Million the proposed development would be required to make a public art contribution equivalent to 1% of the estimated cost of development, up to a maximum of \$500,000.

This addendum has been prepared to demonstrate how the proposed public art contribution will be delivered, managed, and implemented to meet the \$500,000 requirement.

PROPOSED APPROACH

Under LPP 207, public art is defined as follows:

means a work that is created by an artist that is sited in a highly visible position when viewed from the public realm and can include (but is not limited to) the following:

- + The artistic treatment of functional equipment such as bike racks, benches or fountains;
- + Playground equipment, light posts or shade structures which are unique;
- + Landscape art enhancements such as walkways, bridges or art features within a garden;
- + Murals, tiles and mosaics covering walls, floors and walkways; and
- + Sculptures, free-standing or incorporated as an integral element of a building design.

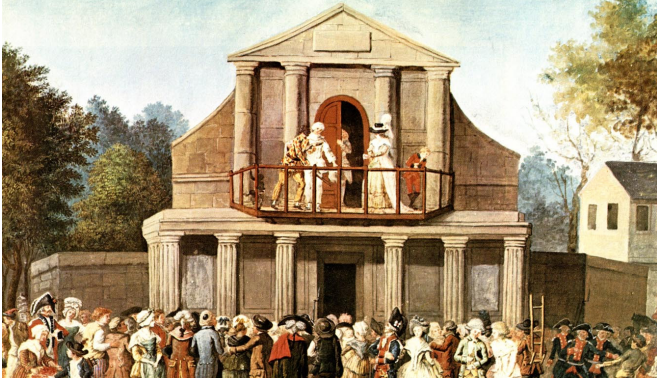
The proposed development at 10-40 Bay View Terrace proposes a number of public art initiatives as follows:

- + **Public Art Events** - To be delivered on an annual basis, these public art events will be hosted in the public realm and/or publicly accessible areas of the development. This includes Walt Drabble Lane and the Level 01 Courtyard.
- + **Public Realm Paving** - To ensure a unified ground plane for the proposed development, a major upgrade to the paving treatment is proposed along Bay View Terrace, Maude Jackson Lane, and through the internal entry of the development to Walt Drabble Lane. An indicative allowance of \$200,000 has been provided in the current Opinion of Probable Cost from Rawlinsons.

PUBLIC ART EVENTS

In response to the Town of Claremont's Public Art Policy (2022) the development proposes a public art strategy that is curated by our client and is changing throughout the year. This is in stark contrast to a static/insitu one off piece of art procured for a location. The strategy proposes four art based events throughout the calendar year each one reflecting a varying art form with the purpose to act as a catalyst to increase patronage to Claremont Town Centre both day and night with potential to build with and work along stakeholders of existing events such as the Perth Festival, Sculpture by the Sea and the Writers Festival. The location of each event held will vary along with the time of day and season. The following pages reflect the four approaches for public art events which includes:

1. Theatre on the Balcony,
2. Sculpture in the Courtyard,
3. Literature in the Courtyard, and
4. Projections in the Laneway.



1. THEATRE ON THE BALCONY

This potential arts event proposes a theatre event as seen from Bay View Terrace with the balconies of the hotel suites as the stage.

Examples of this have previously been held in Rokeby Road, Subiaco and has the potential of extending down the full length of Bay View Terrace. This theatre approach was common in 17th century Italy as a way of bringing the community together.



View to the Balconies fronting Bay View Terrace which will be utilised as part of the Theatre on the Balcony performances

Location for Theatre on the Balcony



Part Plan Level 2 Location for the Theatre on the Balcony



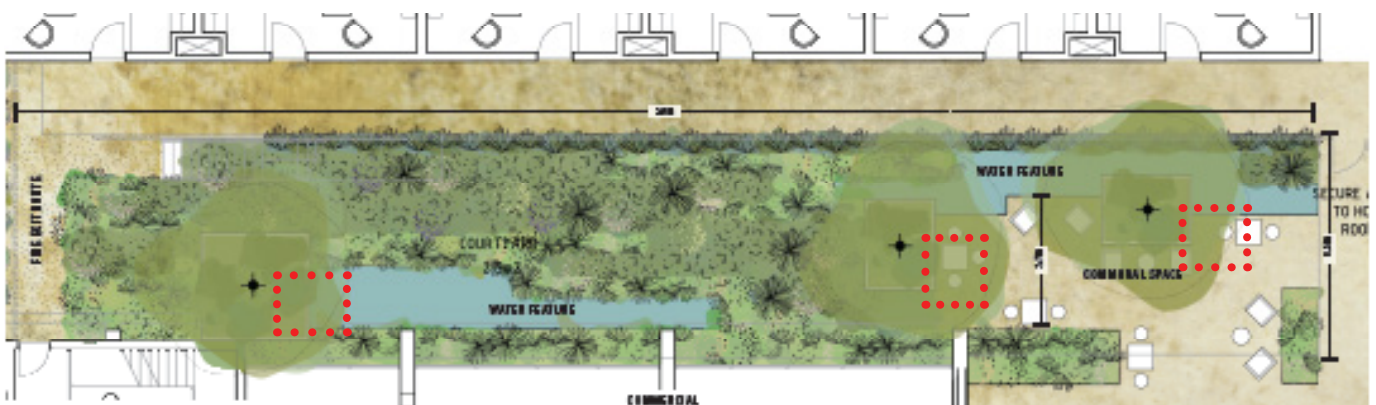
2. SCULPTURE IN THE COURTYARD

This potential event proposes an extension of the Sculpture by the Sea held in Cottesloe to the courtyard within this development.

The sculptures provided will vary in type and setting. Potential locations are presented below



Level 1 Courtyard looking south



Part Plan Level 1 Courtyard Public Art Locations

..... Location for Sculpture in the Courtyard



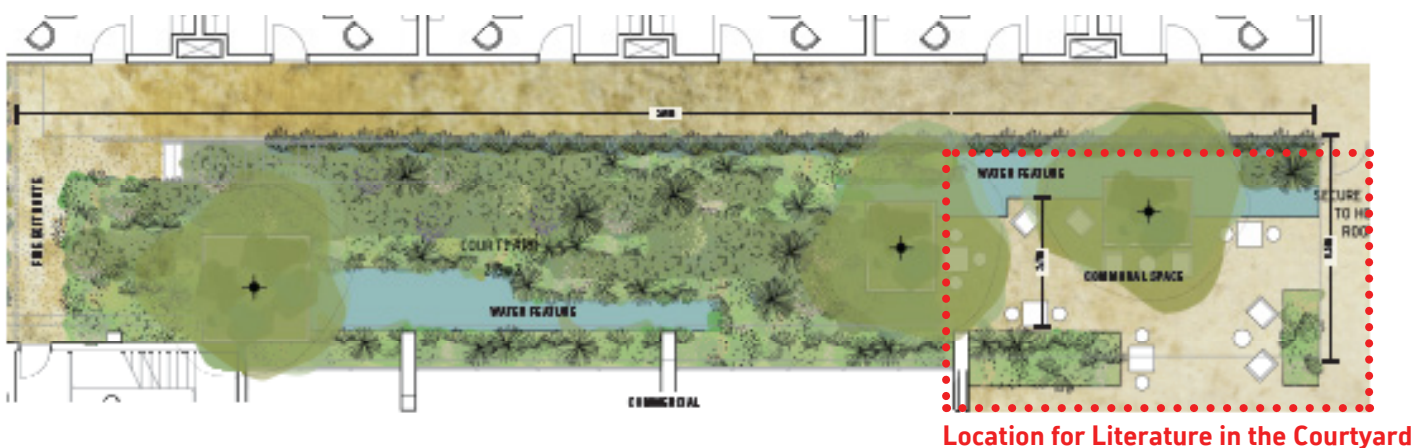
3. LITERATURE IN THE COURTYARD

This potential arts event proposes literature readings presented in the communal space within the courtyard space and potentially to the top floor of the development.

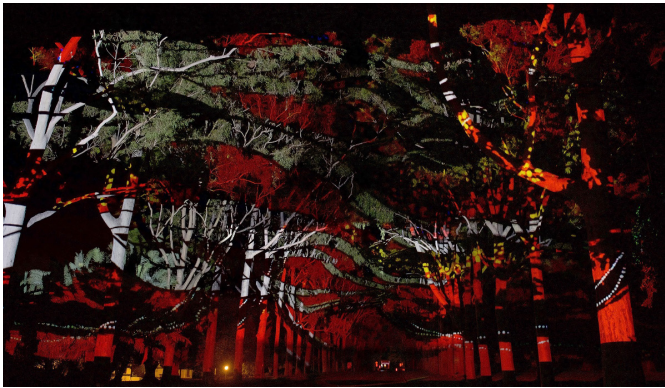
Set in the courtyard setting this provides a space away from the hussle and bussle of Bay View Terrace with raised views across the neighbouring developments to the south.



Level 1 Courtyard looking north with the location for the Literature in the Courtyard in the foreground



Part Plan Level 1 Location for the Literature in the Courtyard



4. PROJECTIONS IN THE LANEWAY

This potential arts event proposes activation of Walt Drabble and sections of Maude Jackson Laneway at night with an interactive 3 dimensional lighting projection reflected onto the building facade and soffit.

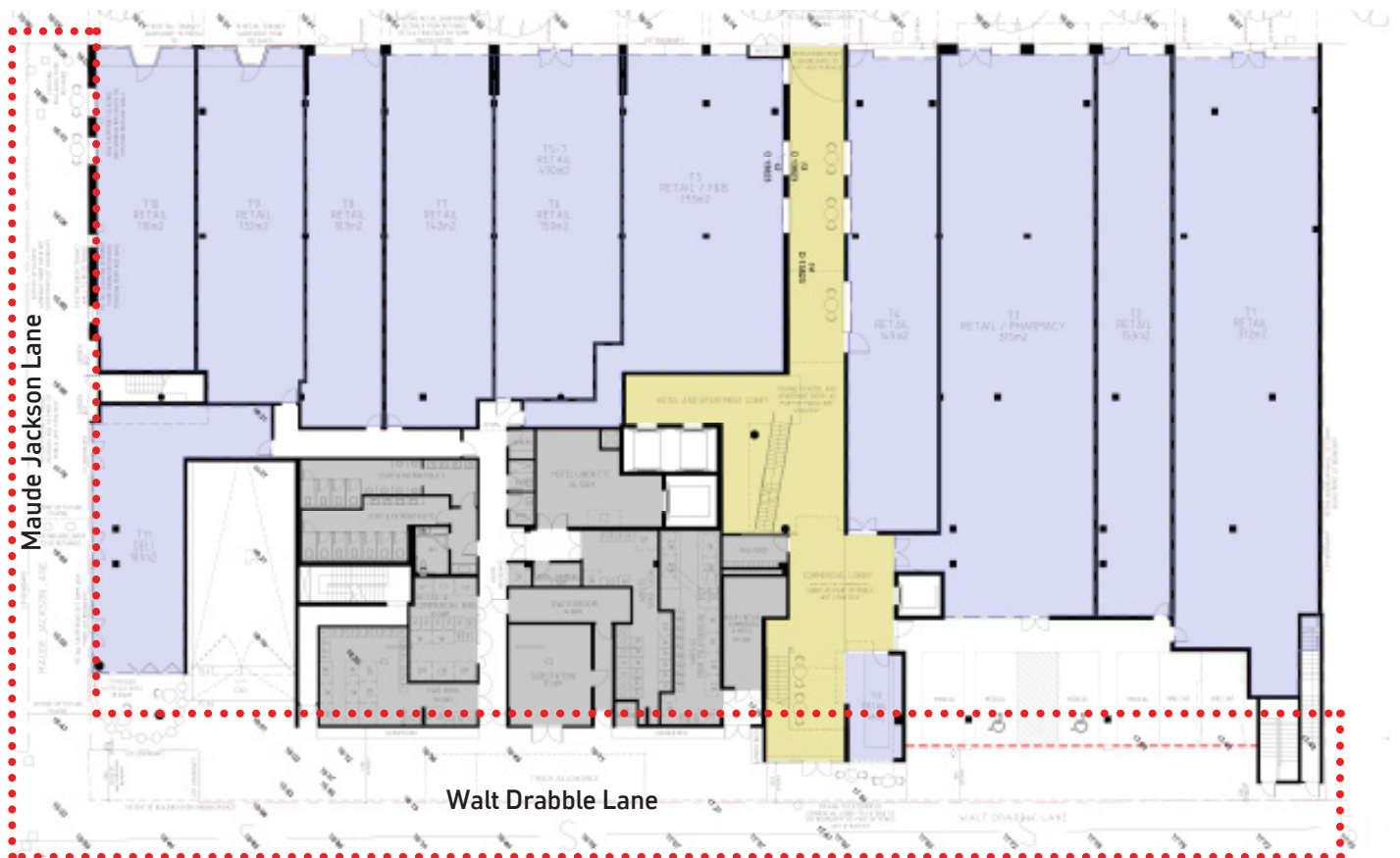
Examples of this have been held throughout Western Australia including the Six Seasons, Boorna Waanginy The Trees Speak, Kings Park, 2017 by Sohan Ariel Hayes.

The locations for the Projections in the Lane are indicated below.



Maude Jackson Lane

Walt Drabble Lane



Location for Projections in the Laneway

Ground Floor Plan indicating the location for the Projections in the Laneway

PUBLIC REALM PAVING

As a permanent response to the Percent for Art requirement this proposal provides an improvement to the public realm paving to Bay View Terrace, Maude Jackson Lane, a portion of Walt Drabble Lane and the major pedestrian entry through the development as indicated below..

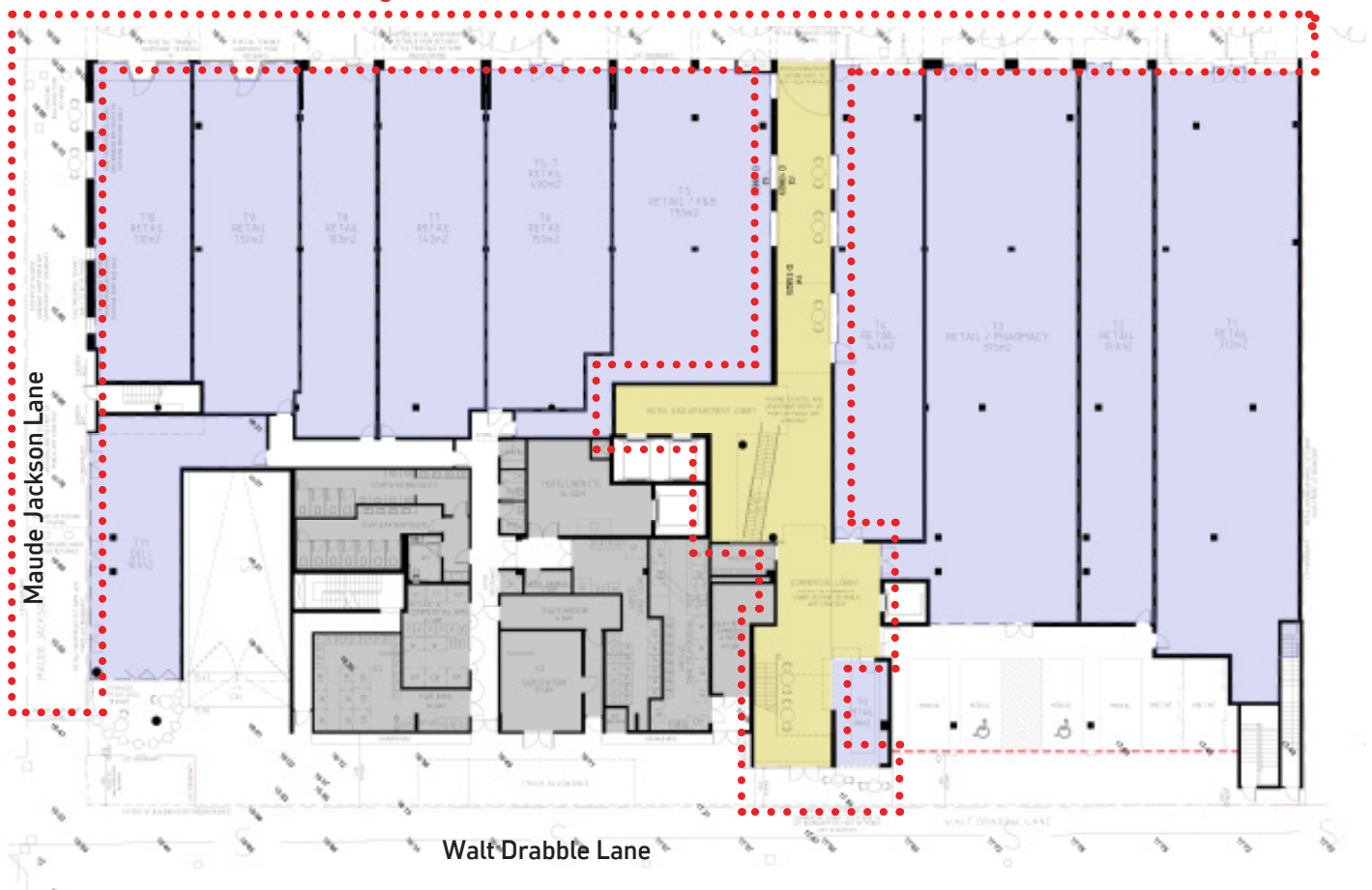
The approach taken is prevalent in Portugal where intricate detailed pavement patterns are provided in squares, laneways and pedestrian paths to reflect the Portugese culture. In Portugal this approach extends back to the 15th Century where urban development in Lisbon and Porto created a number of Ruas Novas (New Streets), where the most important commercial warehouses took place with paving provided to reflect the importance of the place street within each city. In Rome a similiar approach took place with recent archaeological digs uncovering mosaic floor paving dating back more than a century.

An indicative allowance of \$200,000 has been provided in the current Opinion of Probable Cost from Rawlinsons.



Examples of Portugese Paving

Location for Public Realm Paving



Ground Floor Plan indicating the location for the Public Realm Paving



Perspective Maude Jackson Lane indicating the extent of Public Realm Paving



Perspective Maude Jackson Lane indicating the extent of Public Realm Paving



Perspective Main Pedestrian Entry indicating the extent of Public Realm Paving



Perspective Walt Drabble Lane indicating the extent of Public Realm



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