

Swan Admin South Mural

Public Art

Expression of Interest - Artist Brief
Closing date 4pm, Wednesday 2 December 2026

Swan Admin South Mural

Introduction

The City of Swan (Principal) is seeking Expressions of Interest from seeking an experienced artist to deliver an exterior mural to contribute to the public amenity of the Midland CBD as a part of the 'Midland: Forging Ahead' streetscape upgrades project.

The purpose of Public Art in the City of Swan is to "add to the visual amenity, promote cultural diversity and celebrate Place" (POL-C-142). A vision of the City's Strategic Community Plan is to create unique and attractive places, recognising that public art can strengthen local identity and enrich the visual environment.

Project Location

Swan Admin South is located at 37 Old Great Northern Highway, Midland.

The mural opportunity is approximately 235sqm with a painted brick surface. Refer to appendix 1 Swan Admin South Wall for exact measurements.



Project Background

Swan Admin South is currently under construction and is designated to accommodate a modern workplace for City of Swan employees. Refurbishment is expected to be completed in early January 2027. As such, the Principal wishes to engage a suitably qualified artist to design and install a mural artwork that will become strongly associated with the location.

Scope of works

The City is looking for a contemporary visually impactful landmark mural that will activate the space, be unique and memorable while reflecting aims of Forging Ahead Midland. These narratives should be a focus of the concept for the proposed artwork;

- Contemporary and forward looking – aligned to industry and innovation;
- Vibrant and contribute to 'Forging Ahead' beautification aims.

The deliverables include the design, creation, and installation of a mural artwork.

The mural will be installed above a safe working height; safety considerations must be given by the successful artist when installing the artwork.

A site visit and briefing will be organised for short-listed artists.

The artwork must be made of safe, durable materials, capable of being touched by people. The artist must appropriately prepare the surface and utilise products to ensure a minimum 10-year lifespan. The artist must seal the work with an appropriate anti-graffiti coating product approved by the City.

A written maintenance instruction will be required upon completion and installation of the mural.

Thematic Context

Midland is the City of Swan's commercially vibrant and well-connected central business district and is known as a gateway and convergence point for the Perth Metropolitan area and agricultural regions beyond. Midland has developed a strong identity from established industries such as freight, agriculture and commercial exchange, backed by a strong 'can do' culture. It has been 'built by hand' throughout the generations of locals and enterprising families who have lived and worked side by side to establish a strong regional centre. It is now realised as one of WA's strategic metropolitan centres, with unique heritage and a hardworking social identity.

The Forging Ahead project is focused on improving Midland's streets and revitalising the traditional Midland Town Centre. The project will enhance the public realm and help make Midland a greener, safer and more vibrant place for people to live, work and visit. This project supports our long-term vision to make Midland Town Centre more attractive to residents, businesses and investors. More information regarding the project and status can be found here - City of Swan - Forging Ahead: Midland's renewal.

Midland currently has a residential population of 16,144 in 2022, which is forecast to rise to 21,776 by 2036. As a central business district Midland supports the City's current population of 171,588, which is forecast to grow by 45 per cent to reach 229,473 by 2036. Midland's catchment stretches far beyond City boundaries. Being the gateway to the Swan Valley, Avon Valley, and the Wheatbelt region, it is the primary business centre to the east and north-east, where businesses attract and service residents of the Perth Hills, Northam, Toodyay, Chittering, Gingin, Mundaring, Kalamunda and surrounds.

Project Timeframes

It is expected that the successful respondent will be available to commence work on the project within 10 working days from the Notice of Award; unless an alternative agreement is reached.

Completion of the mural is to be coordinated with the City's Project Manager with final completion occurring by March 2027*.

*Final dates may be revised through mutual agreement with the City's Project Manager.

Project Budget

This project has a lump sum budget of $50,000 excluding gst. The budget sum is inclusive of the Artist's design development, meeting attendance, consultation sessions, progress reports, site visits, fabrication, installation, anti-graffiti coating and maintenance manual.

The Contract includes all operations and the provision of all necessary materials (unless stated otherwise), labour, plant, equipment, cartage, installation safety equipment and completion of the artwork.

Project milestones	**Date**
Contract Award	January 2027
Design Development / Approval of final design of artwork	February 2027
Installation of artwork to commence	February 2027
Artworks completed	March 2027
Submission of Maintenance Manual	April 2027

Detailed Design Submission Requirements

1. Scaled drawings of the proposed artwork, including a site plan and detailed drawings that relay scale, intended materials and fabrication methods
2. Specification of equipment to be used on site
3. Materials used must be artist-quality paints
4. Durability of materials
    - Ageing and Lifespan
    - Compatibility of materials
    - Identify Environmental conditions which may affect the materials - impact of UV, humidity and seasonal outdoor conditions.

Maintenance Manual

The Maintenance Manual must include:

1. Project Title.
2. Artist's name, address, telephone, email.
3. Brief description of the artwork.
4. List and description of materials used or paint medium
5. Maintenance information, detailing the routine required to maintain the artwork throughout its lifespan.

Expression of Interest Artists

For the general Expression of Interest, each artist/artist team is asked to provide evidence of past works relevant to this project, current CV's and a short response to the above brief broadly indicating approach, potential concepts, themes and materials, they would propose for the artwork.

EOI's will be assessed by the panel for:

1. **Quality of previous works** portfolio demonstrates originality, quality, and style of past work relevant to the public art opportunity
2. **Connection to site –** written response demonstrates understanding of the site significance and key themes of the artist brief
3. **Capacity to deliver** – portfolio demonstrates experience in developing and delivering public artworks of a similar scope with demonstrated ability to complete works within time, budget and quality.

EOI submissions must be **formatted into a single pdf file** and submitted electronically. Submission materials must include:

1. A letter indicating interest and capacity to undertake the project within the timeframe and budget. If a team submission, please indicate a team leader.
2. Five images of previous relevant work, both individual and team if applicable. Including list of images including title, location, materials, dimensions, budget
3. Current CV's of each of the team member.
4. Confirmation that the artist/artist team is able to meet the schedule provided.
5. Written response to the artist brief demonstrating an understanding of the site and outlining an intital response to the public art opportunity. Please include of any personal connections to Midland. The response must include details indicating the approach, potential concepts, themes and materials proposed for the artwork.

Shortlisted Artists

The shortlisted artists/artist teams will be invited to make a via an RFQ process. Shortlisted artists will be paid $1,200 (ex gst) to complete a concept design proposal and quote specific to the project site.

The RFQ will outline the submission materials as well as the assessment criteria. These are likely to include:

1. Detailed concept design of the proposed artwork
2. A written response to the brief detailing concept development and connection to key themes
3. Schedule of works to fit within the project schedule.
4. Proposed installation materials and equipment
5. One electronic submission, as a single PDF.

The submissions will be assessed for:

1. **Artistic excellence** – Artwork concept is well-researched and aesthetically engaging, complementing the overall precinct, and appropriate to the high traffic location.
2. **Relevance to site** - Artwork concept demonstrates a connection to the specified curatorial themes, ensuring the work responds to site, local community and heritage narratives. The work is site-specific and authentic to Midland.
3. **Capacity to deliver** – Artists demonstrate a thorough methodology to deliver the artwork within the specified timeframe, demonstrating value for money and work safe methods.
4. **Artwork maintenance and longevity** – Artists demonstrate a thorough understanding of suitable artwork products to ensure maximum durability.

The City reserves the right to reject all, or any tenders submitted.

Conditions of Contract

The Contract is subject to the following Conditions of Contract:

City of Swan General Conditions of Contract for the supply of Artwork which are available on the City of Swan Website:

https://www.swan.wa.gov.au/awcontent/Web/Documents/Local-Laws-Policies/city-of-swan-general-conditions-of-contract-for-the-supply-of-artwork.pdf

Expression of Interest Submission Deadline

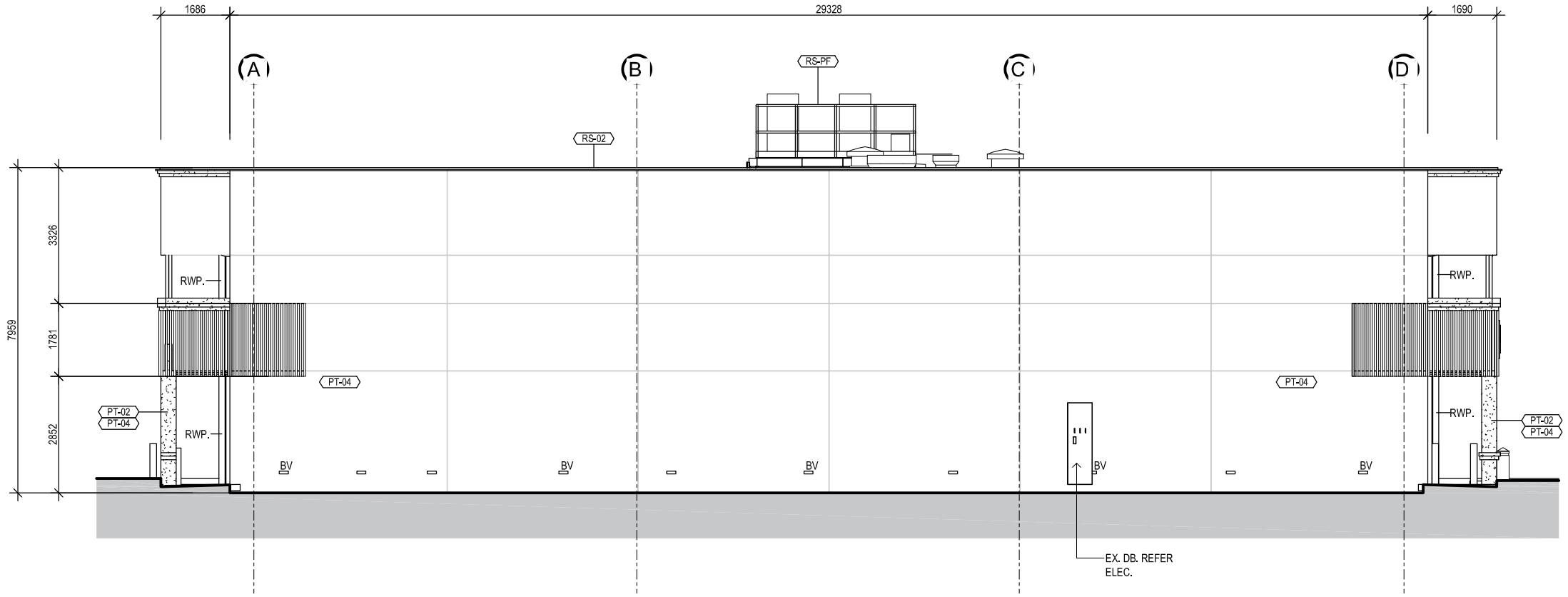
4pm, Wednesday 2 December 2026

Please email submissions to:

Janeta Kursumovic, Project Manager - janeta.kursumovic@swan.wa.gov.au

Appendix 1 – Swan Admin South Wall

Please refer to the next page.


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RS-PF
RS-02
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