

# 48 Langston Place Mural

City of Parramatta  
Expressions of Interest

# CONTENTS

## Contents

- INTRODUCTION ..... 3
- BACKGROUND..... 3
- ELIGIBLE PROJECTS ..... 8
- TIMELINE ..... 8
- SCOPE OF WORKS AND DELIVERABLES ..... 8
- GENERAL TERMS OF ENGAGMENT ..... 8
- BUDGET ..... 9
- HOW TO APPLY ..... 10
- SELECTION CRITERIA..... 11
- CONTACT..... 11

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## INTRODUCTION

48 Langston Place (**the Site**) is an existing privately owned retail store located in Epping, NSW.

The City of Parramatta Council is seeking proposals for a mural to be painted on the external Pembroke Street frontage of the building.

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## BACKGROUND

### Epping

#### Background

Epping is a suburb in the City of Parramatta Council and is located 10.8 km away from the Parramatta CBD and is 18 kilometres north-west of the Sydney CBD. Epping is also located approximately 7km away from Macquarie University and 8km away from Macquarie Park Business Centre.

The suburb was named after 'Epping Forest' in England due to its once bushy character. In the early 20th century, the primary industry in Epping was orchard farming and logging.

Epping is a community in rapid transition. From 2011-2019, the resident population grew by almost 7000; the number of residents increased in 2019 at an annual rate of 4.81%, which was significantly ahead of the Great Sydney's 1.67% growth rate. The rapid growth rate has also significantly change the physical character of Epping from a suburb consisting largely of Federation houses to multi-storey high-rise residential dwellings. Another major change in the landscape has been the loss of trees in streets and front gardens as a result of the development.

Most of the residents fall in the 35-49 year old age group, and the median age is 35. However, the young workforce population category (aged 25-34) experienced the most growth from 2011-2016. Couples with dependents are anticipated to remain to predominant household type in Epping through 2041.

Epping is a relatively affluent suburb with highly educated residents. A third of Epping households are classified as high-income households and are employed in the Professional, Scientific, and Technical Services sector, followed by Health Care and Social Assistance, and Education and Training. While 46.9% of the population identify as Australian, Epping has a wide cultural diversity from China, India, Korea, Hong Kong and England.

Further information about Epping's cultural diversity, history and general profile may be sourced from the following links:

- 'Epping – A Brief History' - [Epping - A Brief History | Parramatta History and Heritage](#)
- 'Epping – Community Profile' - [About the profile areas | City of Parramatta | Community profile](#)
- 'Epping NSW – Australian Bureau of Statistics' - [2021 Epping \(NSW\), Census All persons QuickStats | Australian Bureau of Statistics](#)

### Capital project

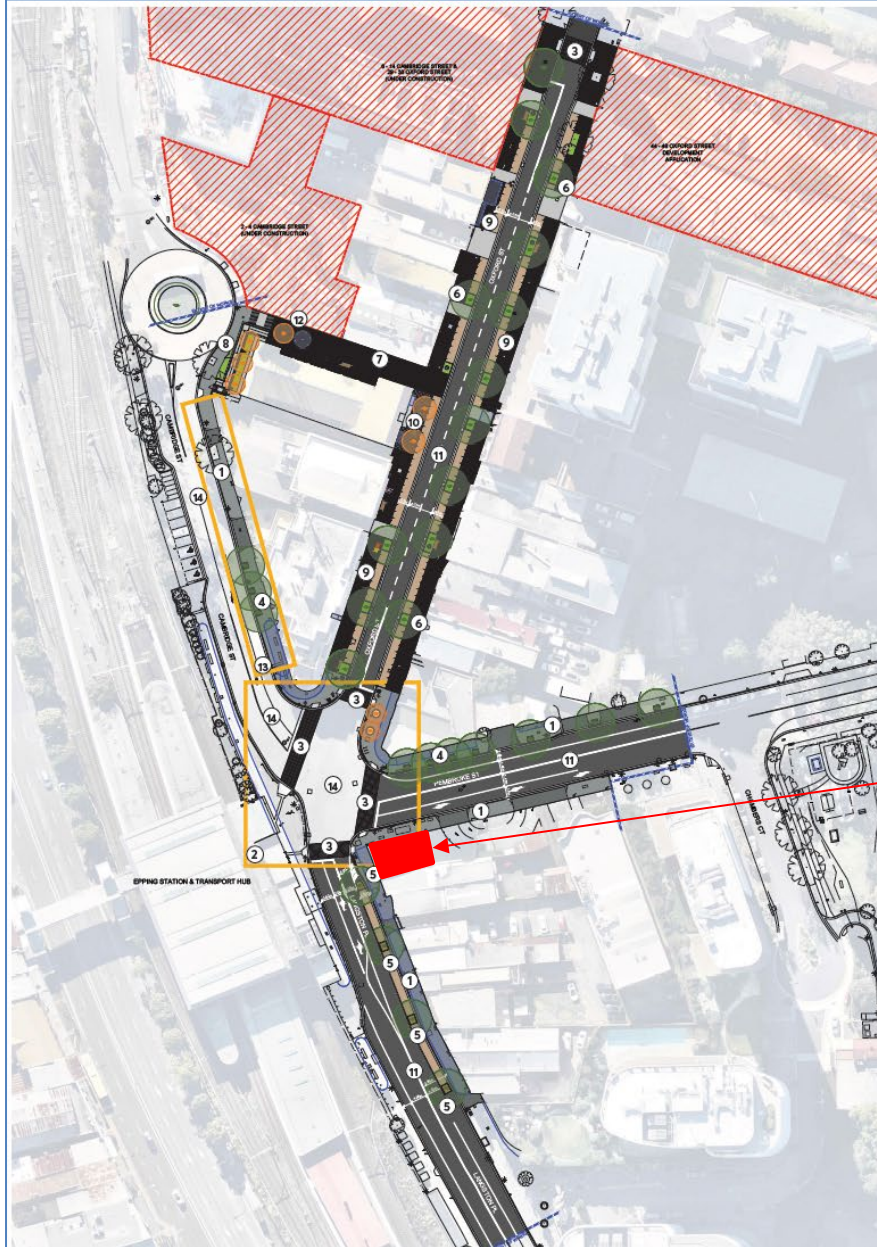
The Site falls within the area of the Epping Town Centre major capital works project (see concept on next page). The project scope includes new paving, improved safety and connectivity, improvement/replacement of street furniture, trees and drainage, decorative lighting and installation of wayfinding signage. The trees will be at least 100L size.

The project will improve amenity for the town centre and the mural should complement this.

The majority of the proposed works will not affect the site or interfere with the timeline of the mural project. The project scope at this location includes paving upgrades only and no trees are proposed to be planted on the footpath.

Council anticipates that construction work will commence February 2026. Council officers will coordinate with the artist and Council's construction contractor to determine safe access to the Site. See copy of the concept on the next page. For more information on this project please see the [Epping Town Centre Upgrades - Participate Parramatta](#) site.

## Concept plan for Epping Town Centre



### LEGEND

- ① Proposed granite pedestrian paving with new kerb and gutter
- ② Proposed traffic signals upgrade subject to TfNSW approvals (outlined in yellow)
- ③ New kerb ramps and on-grade road pavement treatment to provide visual direction at pedestrian crossings
- ④ Proposed tree planting with tree grate
- ⑤ Proposed tree planting in parking lane with raised concrete kerb around tree pit and mulch understorey
- ⑥ Proposed tree planting in parking lane with raised concrete kerb around tree pit, groundcover plants, irrigation and decorative laser cut light pillars in selective tree pits
- ⑦ Proposed paved shared pedestrian and vehicular laneway with restricted access
- ⑧ Proposed public ramp and stairway access to Cambridge Street as well as fire accessway for School of Arts building.
- ⑨ Proposed brick feature paving with new street furniture (seats, bollards and bins)
- ⑩ Proposed feature paving, lighting of School of Arts front facade and up-lit trees to highlight heritage features
- ⑪ Proposed asphalt road pavement upgrade and selective kerb replacement
- ⑫ Proposed laneway sitting area with shelter, seating, lighting and tree planting
- ⑬ Proposed works along Cambridge Street subject to available funding (outlined in yellow)
- ⑭ Existing concrete road pavement to remain

### DESIGN OBJECTIVES

Key objectives of the 'Epping Town Centre Streetscape Upgrade' design included **enhancing pedestrian safety and accessibility**. This is achieved by **upgrading lighting** and **improving pedestrian accessways** and pavement gradients whilst having minimal impact on parking and vehicular functionality.

New furniture, materials, and finishes will foster visual harmony throughout the streetscape, ensuring it is both attractive, connected and **provides a sense of place unique to the area**.

Additionally, **planting of new mature trees** in expanded underground tree pits will promote optimal tree growth and canopy coverage, offering essential shade for visitors and businesses alike.

Subject mural site is marked in red

Example Image: Feature tree uplighting

Example Image: Decorative laser cut light pillar

Example Image: Sculptural artwork tree trestles

Example Image: Rear access improvements to back of School of Arts building and laneway. Refer to 'Point 8'



## 48 Langston Place

The Site is located in the heart of Epping. It is a privately owned building situated directly across from the Epping transport hub, which includes buses, metro and train facilities. It is one of the premier buildings visitors first see when leaving Epping train and metro station.

The building is a corner site which sits at the end of a row of traditional small-scale retail shopfronts.

The store (Harry's Liquor) is open:

Sunday - Wednesday: 10am - 8pm

Thursday: 10am - 9pm

Friday - Saturday: 10am - 9.30pm

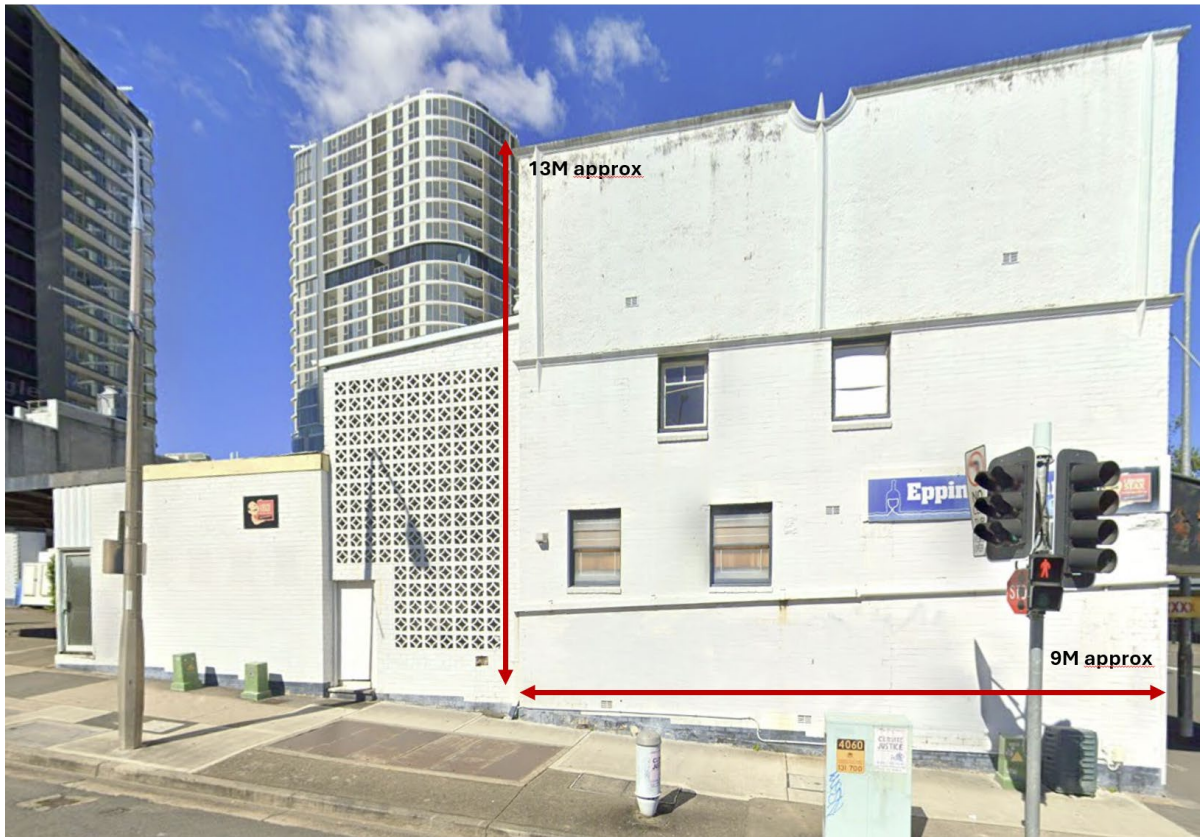


Map showing 48 Langston Place in relation to the Epping transport hub

## Mural

As one of the prominent arrival spaces in Epping, the mural should be engaging, create a sense of vibrancy and be consistent with the proposed major streetscape upgrades.

The focus of this mural brief is on the blank wall which fronts Pembroke Street (outlined below). However, depending on the artwork and its cost estimate, there is opportunity to extend the mural across full length of the wall along the Pembroke Street frontage, and to the Langston Place frontage.



Mural site at 48 Langston Place

The wall is approximately 13 meters high and 9.5 meters width. The wall is made of brick and there are four windows on this wall.

Artworks will respond to the 'How to Apply' section of the Expression of Interest document; keeping in mind the 'Scope of Works and Deliverables' and anything else that is detailed in the EOI document.

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## ELIGIBLE PROJECTS

The City of Parramatta Council is seeking proposals from artists to design and install a vibrant and engaging mural that complements the proposed major streetscape upgrade.

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## TIMELINE

- EOI released 7 May 2025
- Proposals received up to 28 May 2025
- Work installed by 30 September 2025

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## SCOPE OF WORKS AND DELIVERABLES

### Scope

- Design and install a mural on 48 Langston Place (the Site).  
The mural is to generate excitement about the new look for Epping Town Centre and complements the proposed concept and furniture pallet, provided as **Attachment 1** of this document.
- The primary focus of this mural brief is the blank wall which fronts Pembroke Street. However, depending on the artwork and its cost estimate, there is opportunity to extend the mural across full length of the wall along the Pembroke Street frontage, and to the Langston Place frontage.

### Deliverables

- The artist is to provide concept design sketches and cost estimate to Council for approval
- The artist is to work with Council to finalise the design, commencement date and duration of installation time required
- The artist is to undertake any necessary surface and site preparation.
- The artist should use materials that are easy to maintain, anti-graffiti, durable for an outdoor setting for at least an eight-year life span.
- The work will need to include an acknowledgement to the Community Bank Epping - Bendigo Bank and the City of Parramatta.

All above considerations should be outlined in the proposal.

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## GENERAL TERMS OF ENGAGEMENT

- Preparation, transport, installation and removal, including necessary equipment, are the responsibility of the artist and should be included in the budget proposal.
- Upon commencement of the mural installation work, the artist must provide regular updates to Council on the status of the project.
- The artist is required meet all health and safety requirements of Council and complete WHS documentation provided by Council **prior to commencement of works**.
- Consultants should provide details of Insurance currently held. The minimum requirement for Public Liability is \$10 million for any one claim or series of claims arising out of one event. For the following insurances please provide a copy of the policy document that sets out the policy number, extent of cover, expiry date and name of insured / insurer:



- Workers Compensation
- Public Liability
- Other – please specify

Consultants must advise if they are prepared to increase their insurance coverage (if necessary) to meet Council's minimum requirement if deemed suitable. Please include any other relevant details upon response if required.

- The City of Parramatta Council is to retain the copyrights to the art work; artist retains moral rights.
- Terms of engagement will be in accordance with Council's Purchase Order Standard Terms and Conditions found at: <https://www.cityofparramatta.nsw.gov.au/po-terms-and-conditions>
- Council staff may be able to assist the successful Consultant where possible, including access to relevant documents, additional background information to support the project outcomes, and stakeholder contacts where required.
- Information contained herein and made available is supplied on condition that it is treated as confidential. Information must not be disclosed, reproduced, distributed or passed to any other person at any time except:
  - a) for the purpose of enabling a Proponent to prepare and deliver a response to this Invitation to Quote;
  - b) where disclosure is otherwise permitted by law or the relevant Information is in the public domain; or
  - c) the Principal has given prior written consent to the Information disclosure.
- Where any law requires a person to be registered or licensed in order to carry out any work or services described in the Invitation to Quote, the Proponent must include in the Quote all relevant details in respect of the registration or licence held by the Proponent or any staff or contractor of the Proponent.

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## BUDGET

The commission is valued at \$30,000 (ex gst) to undertake concept design, procurement of materials and installation.

The successful artist will receive funding as outlined below:

Milestone	Funding (ex GST)
1. Artist formally engaged	\$15,000
2. Mural 50% complete	\$9,000
3. Mural 100% complete	\$6,000

## Cost of Quote:

Proponents remain responsible for all costs incurred by them in connection with their Quote whether before or after the submission date and whether incurred directly by them or their advisors and regardless of whether such costs arise as a consequence direct or indirect of any amendments made to the Invitation by the Principal at any time. For the avoidance of doubt, the Principal shall have no liability whatsoever to Proponents for the costs of any negotiations conducted in the event that the Principal decides not to accept any Quotes.

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## HOW TO APPLY

Responses to the brief is required, and should include:

1. A **one-page** CV
2. Examples of previous relevant work (max 10 images)
3. A short description (maximum 500 words) and sketch of the initial concept. This could be plans and sketches that best convey the concept as it will appear in the site, as well as, a description of the proposed materials as well as methods for its production and installation.
4. A budget including artist's fees, materials, installation and any other associated costs.
5. Two referees (from past projects is preferable)
6. Evidence of required insurances

Please keep the entire proposal to fewer than 20 pages.

Please address complete responses to Michelle Burns.

Via email: [placeservices@cityofparramatta.nsw.gov.au](mailto:placeservices@cityofparramatta.nsw.gov.au)

Via post: Michelle Burns | Project Officer  
Integrated Grants and Projects  
City of Parramatta  
PO Box 32, Parramatta NSW 2124

**You must register your interest for the briefing by emailing [placeservices@cityofparramatta.nsw.gov.au](mailto:placeservices@cityofparramatta.nsw.gov.au) with the subject '48 Langston Mural' no later than 5pm, 28 May 2025.**

### **Compliance with Policies and Legislation:**

By submitting a Quote, you are taken to have agreed to comply with the Work Health and Safety Act, Code of Conduct, the Statement of Business Ethics, Drug and Alcohol Policy and the Procurement Policy adopted by Council and current at the date of publication of this Invitation.

### **Quote validity:**

All Quotes will remain valid and open for acceptance for a minimum period of (120) days from the Deadline (the Quote Validity Period) unless extended by mutual agreement between the Principal and the Proponent in writing. Proponents may withdraw their Quote at any time after the expiration of the Quote Validity Period.

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## SELECTION CRITERIA

The selection criteria will be based on:

Criteria	Weighting
1. A creative and innovative response to the brief;	30%
2. Capacity to deliver project, including coordinating installation and management of project;	25%
3. Ability to work within budget and timeframes;	25%
4. Experience delivering quality outdoor arts projects or similar	15%
5. Experience in and understanding of working with local government.	5%
<b>Total</b>	<b>100%</b>

### Rejection of Quotes:

The Quote will be rejected without consideration of its merits if:

- a) it is not submitted before the Deadline; or
- b) it is not submitted at the place or in the manner or both specified in this Quote.

The Principal may reject any Non-Conforming Quote.

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## CONTACT

If you have any questions, please contact Michelle Burns

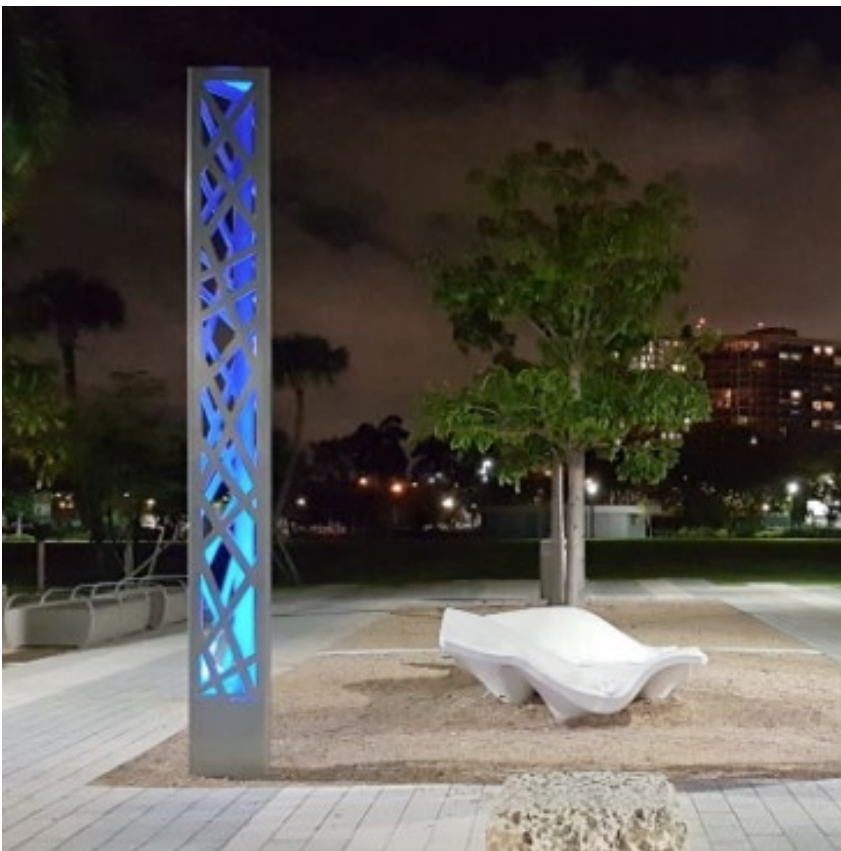
Via email: [placeservices@cityofparramatta.nsw.gov.au](mailto:placeservices@cityofparramatta.nsw.gov.au)

Via phone: 02 9806 5206

## Attachment 1 - Proposed Concept and Furniture Pallet



*Ensemble Circle Shades*

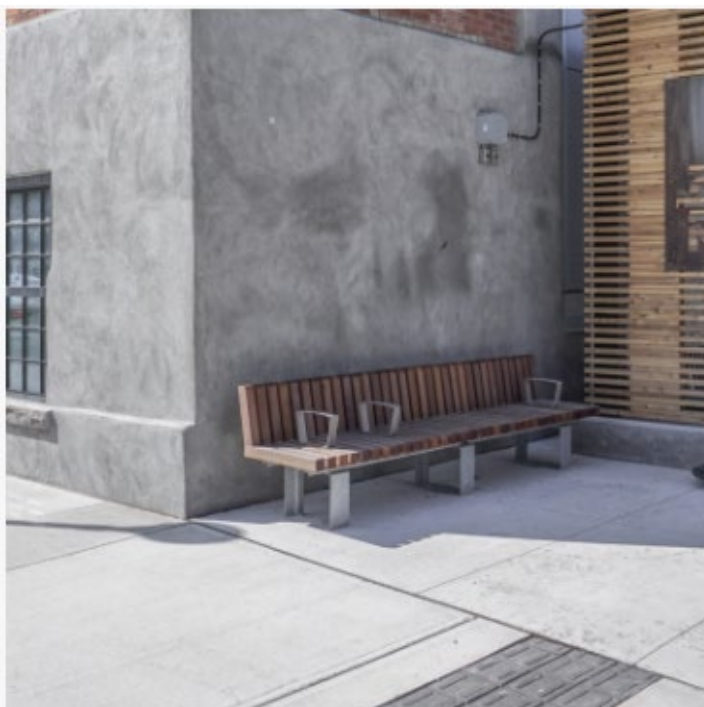


*Lighting Pillars*





*Planter Boxes*



*Seating and Benches*



*Sculptural Pillars*