CONTENTS

1. COUNCIL VISION......................................................................................................... 1
2. DESIGN BRIEF............................................................................................................ 2
3. SITE HISTORY.......................................................................................................... 8
  3.1 FREMANTLE’S HISTORY AND CHARACTER....................................................... 8
4. RELEVANT REPORTS ................................................................................................ 10
  4.1 KINGS SQUARE PROJECT BUSINESS PLAN ..................................................... 11
  4.2 CITY OF FREMANTLE STRATEGIC PLAN ......................................................... 12
  4.3 FREMANTLE ECONOMIC DEVELOPMENT ......................................................... 13
  4.4 FREMANTLE RETAIL MODEL PLAN ................................................................. 14
  4.5 LOCAL PLANNING SCHEME NO. 4 SCHEDULE 12.12 ....................................... 15
  4.6 LOCAL PLANNING POLICY PRECINCT .......................................................... 16
  4.7 KINGS SQUARE URBAN DESIGN STRATEGY .................................................... 17
  4.8 MEMORANDUM OF UNDERSTANDING ............................................................ 20
5. DESIGN .................................................................................................................... 22
  5.1 INTENT ............................................................................................................. 22
6. SITE DATA ................................................................................................................ 23
  6.1 STATUTORY CONTROLS ................................................................................... 23
  6.2 COMPLIANCE ..................................................................................................... 25
  6.3 CITY OF FREMANTLE STATISTICS ................................................................. 25
  6.4 SUMMARY OF COMPETITION SITE AREA AND ADJACENT LAND ...................... 26
  6.5 CADAstral PLAN ............................................................................................... 27
  6.6 SITE PLAN .......................................................................................................... 28
  6.7 EXISTING LANDSCAPE PLAN ........................................................................... 28
  6.8 STREETSCAPE PHOTOGRAPHS ....................................................................... 29
  6.9 AERIAL PHOTOGRAPH .................................................................................. 29
  6.10 3D MODELS ..................................................................................................... 30
  6.11 TOWN HALL ELEVATIONS .............................................................................. 31
  6.12 COUNCIL OFFICES PLANS & ELEVATIONS .................................................... 32
7. SITE REQUIREMENTS ................................................................................................ 33
  7.1 GENERAL .......................................................................................................... 33
  7.2 IDENTITY AND CHARACTER .......................................................................... 34
  7.3 ESD .................................................................................................................... 35
  7.4 PUBLIC ART ...................................................................................................... 36
8. THE BUILDING ......................................................................................................... 37
  8.1 OFFICE AND COUNCIL CHAMBERS ............................................................... 37
   4.1 LIBRARY ........................................................................................................... 40
  4.2 FREMANTLE TOWN HALL ............................................................................. 41
  4.3 PUBLIC DOMAIN INTERFACE & URBAN ROOM ............................................. 44
9. TECHNICAL INFORMATION .................................................................................... 46
  5.1 BUDGET ............................................................................................................ 46
  5.2 PROGRAM ......................................................................................................... 47
10. IMPLEMENTATION ................................................................................................... 48
1. COUNCIL VISION

Kings Square has been the civic and geographical heart of Fremantle since the Town Hall was built in the 1880s. In recent years its prominence as the centre of Fremantle's CBD has been in decline. The Kings Square Urban Design Strategy was undertaken to assess the function and form of the square and surrounding area and to formulate a strategy that would reinvigorate its standing as Fremantle's true city centre.

Kings Square is a space that is already well used by the community as a market place and space for public events, recreation and council business. The Urban Design Strategy recognises the square as the civic centre and a key commercial hub of a revitalised Fremantle. Kings Square responds to and connects with all that Fremantle has to offer.

By continuing the work undertaken by council, this competition will result in a project that will transform the civic heart of Fremantle with a development of regional importance. Moreover, it will help cement the concepts of design excellence and sustainability practice into the aspirations of the Fremantle community.

The Kings Square project has complexities that embrace the changing nature of offices and meeting places and the evolving role of libraries, as well as economics, heritage, sustainability, urban design and the potential amalgamation of local government jurisdictions; all of which have helped shaped the competition brief. The winning design will be required to address these important, but complex issues to provide a built solution that brings them all to life.

The designs for the built form and public domain will provide a dynamic and rewarding experience for the Western Australian community for generations to come.

The goal is not just to create a project that fits within the Fremantle ethos, but to produce one that sets the benchmark and acts as a catalyst for future high-quality development.

Dr Brad Pettitt
Fremantle Mayor
2. DESIGN BRIEF

The purpose of the Kings Square architectural design competition is to select a design concept approach and design team to develop core facilities for the City of Fremantle in Kings Square. The required facilities are identified in the Kings Square Project Business Plan. They will comprise a public library, civic chamber, administrative and surplus office space, council services, urban room, visitor centre, café and specialty retail, together with the entire public realm of High Street within Kings Square.

Kings Square interrupts the dense urban pattern of central Fremantle with a welcome green space and generous gathering areas. The square provides a setting for two important historic landmarks – St Johns Anglican Church and the Fremantle Town Hall, both dating from the 1880s – and is home to the City’s central library and administrative services currently contained in a 1970s office building adjacent to the Town Hall. All four sides of the square are surrounded by continuous frontage of retail uses, including the former Myer department store, and for several days a week the Mad Hatter Markets fills the square with market stalls, food and entertainment.

Despite the variety of attractions, Kings Square is failing as the civic and commercial heart of the city. Changing retail patterns and the popularity of the café strip on South Terrace are drawing activity away from the square; the Myer department store closed in early 2013; landscape treatment of the space is dated; and the architecture of the administrative offices and retail frontage on the eastern side of the square is harsh and oppressive.

Consequently the City of Fremantle and Sirona Capital Management have agreed to proceed with the Kings Square Project which is an integrated redevelopment or refurbishment of a number of key sites in the Kings Square precinct currently owned by the City, and the former Myer building owned by Sirona. The project aims to achieve the primary objectives of:

1. A civic, retail, commercial and community hub reflecting its unique place as the centre of Fremantle and creating a vibrant, active and safe place for citizens and visitors and,
2. A leading edge development demonstrating confidence in Fremantle as a place to invest.

A critical generator of this revitalisation will be the redevelopment of the City’s core facilities building.
A number of Council reports specifically concerned with Kings Square have guided the content and intent of this brief, which encapsulates the considered aspirations for the Fremantle city centre and the competition site.

By inviting submissions from architects from Australia and abroad to compete for the project, the City of Fremantle aims to give physical form to those aspirations in the best possible way.

The Brief defines the requirements for both stages of the competition, provides both specific and general requirements and deals with the various aspects of the proposed development including new and existing buildings and the public domain. However, it is not a stand-alone guide to the competition and the reports referred to in it form an integral part of the instructions to competitors, as do the Competition Conditions.

In short, the Brief provides the following:

- **Scope**, including the extent of the site, budget considerations, staging and governance.

- **Vision, history and competition context**, including constraints and opportunities to be considered by competitors as explained in summaries of the various reports pertaining to the competition area.

- **The components of the competition.** The design outcomes are defined and detailed as a guide to competitors. The Kings Square Urban Design Strategy (UDS) deals with the whole of the Kings Square Project area, which is substantially greater than the competition area (See Figures 2 & 3).
Figure 1
Central Fremantle showing the location of Kings Square in red.
(Rotation: 30° off due north.)
Kings Square Project

This competition is a key component of the Kings Square Project, which encompasses the area shown in Figure 2. The competition is limited to the area defined on the site plan (Figure 3 over).
Kings Square Project Business Plan Implications

To achieve its objectives for Kings Square the City prepared and adopted the Kings Square Project Business Plan that incorporated:

a. The City’s proactive role as a major anchor and catalyst through the staged re-investment of its library, civic, tourism and administrative facilities on its Kings Square land holdings.

b. Funding via the sale of strategic (non-core) sites to a third party commercial partner with the capability and experience to deliver mutually beneficial and complementary economic development anchors in a timely manner.

c. Reposition the Kings Square precinct as an iconic public realm centrepiece of the Fremantle CBD.

The identified commercial partner is Sirona Capital Management Pty Ltd who propose to redevelop the existing Myer building (which it currently owns) and pursue major developments of the City’s Queensgate Centre and Spicer site, and incorporate the Queensgate car park.

It is important that competitors note that while the Business Plan for the Kings Square Project proposed that the City’s Core Facilities building be constructed in 2 stages, this Competition Brief does not require that the building be designed for staged construction.

Whilst the competition area does not include the St John’s Church site, which is located in the Square, competitors should be mindful of the broader design of the whole of Kings Square when making proposals within the site area and in particular along the alignment of High Street and Newman Court.

High Street within Kings Square, once a roadway, is now an important public space in the centre of Fremantle. Newman Court was also a roadway that is now closed to traffic. However, the Kings Square Urban Design Strategy envisages that Newman Court may be re-opened to vehicle traffic as a shared space, increasing legibility and security through passive surveillance. As new urban edges will be created on both Newman Court and William Street the street conditions should be included in design concepts.

**Competition Staging**

In Stage 1 competitors are to demonstrate a clear understanding of the brief with submissions that are high level and indicative rather than detailed.

In Stage 2 a more detailed and in-depth response is required from the short listed entrants.
Figure 3
Kings Square Competition site area is shown in grey and the area for the proposed building in dashed red. The High Street reserve is public open space.

Kings Square Competition Site Area

The vision of the Kings Square Project is to "instigate a generational re-investment of the City’s community, civic and administrative facilities and underpin economic development and the urban environment".
3. SITE HISTORY

3.1 FREMANTLE’S HISTORY AND CHARACTER

Much has been written about Fremantle and competitors are expected to take the history and character of the place into account when considering their designs.

Fremantle was established in 1829 as the port town for the fledgling Swan River Colony and was the major city in Western Australia for much of its early history. It was the first point of arrival in Australia for many migrants and visitors.

Being a thriving port city activated the evolution of its distinct character which, among other things, is now embodied in both its urban form and its heritage buildings.

Today, Fremantle sustains a rich mixture of cultures and nationalities and is still Western Australia’s major commercial port, handling the majority of the State’s imports and exports.

In 1986/87 Fremantle hosted the defence of the Americas Cup yachting event which focussed world-wide attention on the city.

Fremantle continues to be a major tourist attraction for travellers from all parts of the world and attracts large numbers of visitors on a daily basis.

The city offers a lively multicultural, yet relaxed, lifestyle and is a seven-day city. Along with maritime history and extensive architectural conservation, the arts and regular events and festivals have become a central part of Fremantle life where residents and visitors can discover the past and present.

From beaches to buskers, cappuccinos and culture and diggers to the Dockers, Fremantle remains the quintessential port city.
Fremantle viewed from the south west

Fremantle Town Hall
4. RELEVANT REPORTS

Studies, Plans and Reports

The following extracts and summaries of various reports and relevant planning scheme information are provided as background to the competition site. It is recommended that competitors read the documents in full, in particular the Urban Design Strategy, the Business Plan and the relevant section of Schedule 12 in Local Planning Scheme No. 4.

There is some repetition in the statements within the reports, which has been retained for consistency.

Download links to all the documents for registered competitors are provided after login at:

http://kingssquare.fremantle.wa.gov.au
The Project presents a major leadership stake by the City; a once in a generation repositioning of the Fremantle city centre and the City’s own facilities and services.

4.1 KINGS SQUARE PROJECT BUSINESS PLAN 2012

Vision
To “instigate a generational re-investment of the City’s community, civic and administrative facilities and underpin economic development and the urban environment”.

Project Objectives
The Primary Objective is to facilitate the development (or re-development) of a number of properties in and around the Kings Square precinct to achieve:

1. A civic, retail, commercial and community hub reflecting its unique place as the centre of Fremantle and creating a vibrant, active and safe place for citizens and visitors and,

2. A leading edge development demonstrating confidence in Fremantle as a place to invest.

The key theme of the Project is attract and retain more people (office workers, retailers, shoppers and hotel guests, residents) to the Kings Square precinct and to activate King’s Square itself.

Key elements
- The sale of non-core Council sites in and around Kings Square
- The staged re-investment of funds in the City’s library, civic, tourism and administration facilities on its Kings Square land holdings
- Reposition Kings Square as the centrepiece of the Fremantle CBD.

The Plan
The business plan was developed for the proposed enterprise with commercial partner Sirona Capital Management, the owners of the former Myer site, in accordance with Section 3.59 of the LGA 1995.

It is important that competitors note that while the Business Plan proposed that the City’s Core Facilities building be constructed in 2 stages, this Competition Brief does not require that the building be designed for staged construction.
4.2 CITY OF FREMANTLE STRATEGIC PLAN 2010-2015

This is the primary strategic planning document guiding the Council’s actions.

The plan identifies that the City’s strategic imperatives are to:

- Strengthen Fremantle’s economic capacity.
- Provide a great place to live, work and play through growth and renewal.
- Lead in the provision of environmentally sustainable solutions for the benefit of current and future generations.
- Lead in the provision of environmentally and economically sustainable transport solutions.
- Sustain and grow arts and culture and preserve the importance of our social capital, built heritage and history.
- Create a community where people feel safe in both private and public spaces.
- Deliver on the achievement of our strategic imperatives through good governance, strong leadership, effective communication and excellence in delivery.

The Kings Square Project is one of the City’s key actions to achieve the strategic plan, incorporating the following important elements:

- Implements the Fremantle Retail Model Plan to improve the retail sector and provide local employment.
- Provision of quality office accommodation.
- One of a number of major projects as catalysts for further investment.
- Provide opportunities to attract government agencies and major private enterprise.
- Facilitate a new accommodation hotel.
- Increase the number of visitors to the city.
- Improve the physical appearance of city buildings and spaces.
- Implement a strategy for the future use of City owned properties.
4.3 FREMANTLE ECONOMIC DEVELOPMENT STRATEGY 2011-2015

The Strategy aims to project Fremantle toward a new phase of growth and innovation.

The targets, outcomes and projects have a specific focus that relies on the substantial redevelopment of a significant portion of Fremantle’s city centre by the private sector and the City as a catalyst.

**Key economic objectives:**

The City to embrace the scope and capacity to influence economic outcomes, namely:

- Adopting planning scheme amendments to promote development in the CBD,
- Fast-tracking the development of City owned/controlled sites in the CBD and,
- Facilitating the creation of an alliance that can guide and promote public and private development in Fremantle, with key participation from the Western Australian Government (Fremantle Union).

**Specific economic objectives for the Project:**

1. Attract at least one new government agency to be located in Fremantle.
2. Maintain existing government agencies in Fremantle and identify opportunities for expansion.
3. Look for opportunities to attract large private enterprise and/or develop clusters of service industry businesses,
4. Facilitate provision of at least one new accommodation hotel in the city centre.
5. Implement a strategy for City-owned sites with staged completion dates for the Spicer site, Point Street site and the Queensgate Centre.
6. Establish a City Centre Sites Working Group to work with private landowners with a view to having these sites re/developed – including (but not limited to) the Myer site.
4.4 FREMANTLE RETAIL MODEL PLAN 2010

In 2011, the City became aware of the potential for Myer to leave Fremantle after 40 years. In addition to the Myer lease the building comprises a further two vacant floors of around 4,000sqm each. The 1970s building limits the renaissance of design integrity in the city centre.

The Myer store eventually closed in early 2013.

The Retail Model Plan identifies the importance of the Myer site and the Kings Square area generally to accommodate a major retail anchor to underpin the city’s revitalisation strategy. Implementation of the strategy is being pursued through:

1. Planning Scheme Amendment 49.
2. Developing a strategic partnership for the comprehensive redevelopment of the Myer building and the City’s adjoining properties,
3. Formalising this commitment via an agreement with new owners of the Myer building, Sirona.

**Primary objective**

The City has set a number of goals to be achieved in the next few years including the addition of 20,000sqm of retail space and five major commercial projects and boost in residential population. Factors outlined in the ‘Retail Model Plan Report’ determine that retail in city areas are successful due to buildings having:

- clear sightlines
- shop fronts
- windows and signs
- good pedestrian circulation
- vibrant open shops on corners such as cafes.

Queen and Adelaide Streets, which adjoin Kings Square, are emphasised as potential hotspots for future redevelopment that will present the opportunity to create new retail links to the central hub area and to the railway station.

“Retail needs to contribute significantly to this and clues to the structure of retailing in Fremantle can be obtained from words such as ‘unique’, ‘vibrant’, ‘creative’ as well as the more obvious ‘economic significance’.”

**Recommendation:**

'Redevelop Myer (site) together with Queensgate, Spicer and possibly the City of Fremantle building/town hall centre and library. The development should have a strong retail component capable of making the precinct a retail destination.
Local Planning Scheme No.4 (LPS4) provides the land use and development requirements for development within the City of Fremantle.

Throughout 2011/12 the City prepared a major amendment (49) to LPS4 that had the expressed purpose to support redevelopment in strategic areas of the Fremantle CBD which are underutilised or neglected.

Specifically, this included the City’s properties around Kings Square, the former Myer building and a number of other strategic sites linking to Queen Street, High Street, Adelaide Street, Cantonment Street and Elder Place (a total of twelve strategic sites in all).

**Key objectives:**

a. More people living and working in the CBD,

b. A built form that enables increased floor space and a distinctive identity,

c. Provision of a more diverse range of uses,

d. Reinforcing a compact city centre,

e. Protection of the city’s heritage places,

f. A high level of accessibility.

The process involved significant community engagement and consultation, and was approved by Council in March 2012 and subsequently gazetted in January 2013. The scheme provisions rising through the amendment are contained in Schedule 12.12 Local Planning Area 1.3.2 in LPS4.

A summary of the key provisions of LPS4 that apply to the competition site is provided in section 6.1 of this brief.
4.6  LOCAL PLANNING POLICY PRECINCT 5
LP.P3.1.5

This precinct policy addresses design issues to complement the land use and development requirements prescribed in Local Planning Scheme No. 4 for precinct 5, which includes Kings Square. The precinct is the centre of the city’s civic, retail, commercial and residential life which is clearly recognised through the intensity of activity and scale of development.

Character

The policy identifies three broadly distinguishable areas of differing character within the precinct and details the desired character for each area. The Kings Square site is at the edge of the area of ‘contemporary influence’ and overlaps into the adjacent area of ‘gold rush mixed use influence’.

Public realm

A hierarchy of pedestrian access routes across the precinct classifies streets as primary or secondary, and identifies desirable major off-street routes. All streets surrounding the Kings Square site are ‘primary’ routes and the policy outlines a number of requirements for the treatment of the lower levels of new development to ensure a vibrant, diverse, interactive and safe urban environment.

Built form and legibility

Provisions aim to provide comfortable enclosure to streets and other public spaces, reinforce legibility through the city by the significance of primary streets and maintenance of important views, and ensuring new buildings integrate with the existing and emerging patterns of development in this part of the city.
The UDS is a key plan that has been adopted to guide development in and around Kings Square.

4.7 KINGS SQUARE URBAN DESIGN STRATEGY
2012

The Urban Design Strategy (UDS) for Kings Square includes adjoining buildings in Queen Street through to the Fremantle Railway Station and Victoria Quay as well as its links to Adelaide Street, High Street Mall, Fremantle Mall, Paddy Troy Mall, South Terrace Piazza and Henderson Street Mall.

The process involved extensive public consultation on key urban design inputs and directions with the community and other stakeholders.

Themes
- Response to Place
- A Civic Heart
- A Place for People
- Connection and Legibility

Principles
1. Maintain and complement Fremantle’s unique heritage and embrace and reflect the city’s distinctive identity, character and spirit.
2. Deliver a sense of continuity and integration between spaces
3. Provide high quality, safe, comfortable and inclusive amenity that promotes activation
4. Foster urban connections that facilitate an ease of movement and legibility
5. Ensure that places can adapt and change their uses over time.
6. Provide a diversity of opportunities that make places appealing and interesting to all population groups
7. Provide the foundations for sustainable economic, community and environmental development.
8. Establish sound governance and management processes.

The UDS establishes a Strategy Plan, Concept Plan and specific Urban Design Strategies and also provides a development framework for strategic sites, including all sites within the project, with specific initiatives including development on the Kings Square “triangle tip”, central “Urban Room” and connectivity through the site to Newman Court and beyond.

The UDS was formally adopted by Council in August 2012.

The following two pages showing the Kings Square Strategy Plan are extracted from the UDS. The key urban design directions are summarised as an introduction to the Kings Square project as a whole.
FIGURE 4: KINGS SQUARE STRATEGY PLAN
RESPONSE TO PLACE

1. Re-establish the historic civic urban character of the square that was embodied in its three distinct (High St, Church triangle, city triangle), but interdependent parts.

1.1. Development may be to the full extent of the city triangle, particularly to the edges and corners, as long as there are openings and an Urban Room within and through the building(s) for access and activities as appropriate, that provides a comparable area of public space as existing and are high quality and clearly identifiable as public open space. The Urban Room must add to the variety of public spaces and be something that does not currently exist in Fremantle.

1.2. Ensure active community and civic uses are the dominant ground level frontage to High Street and the Urban Room.

1.3. Restore the Historic street pattern as a key part of the heritage of the place.

2. Reinforce the full extent of the church triangle as a generally green passive space.

2.1. Articulate outdoor spaces for church events.

2.2. Create consolidated green space that offers an increase in the quality of passive — recreational amenity.

2.3. Retain healthy Moreton Bay Figs.

2.4. Retain palms in front of church and plant more to Queen Street frontage to define the church outdoor activity area.

3. Re-establish Kings Square as a vibrant, coherent urban space defined and enclosed by buildings, and landscape.

3.1. Provide a variety of public spaces in size and character, with the total area being similar to current.

3.2. Spaces to be able to accommodate occasional major civic events or gatherings, smaller more regular and organised events (with appropriate shelter, amenity and infrastructure), markets and commercial events, busy shopping spaces and quiet contemplative spaces.

3.3. Key public spaces must demonstrate how they can be combined and adapted to create larger spaces for rare but significant events without loss to every day, informal, small-scale spaces.

3.4. Encourage a division of use between high and low level public interaction. Locate the use that has high level public interaction along frontages. Locate minimal public interactive functions on upper floors, outside of the city triangle or away from high pedestrian traffic frontages.

3.5. Create places along the edges for people to occupy — provide enhanced footpaths along Adelaide Street and Newman Court.

3.6. Within the city triangle, the ground floor must offer options to sleeve active uses, addressing Newman Court, the corner of High and Queen Street and facing inward to the square (High St).

3.7. Emphasise the civic importance of the square through ordered tree planting along the edges.

A CIVIC HEART

4. Focus civic and community activity onto major public spaces.

4.1. Active Civic functions such as selected library uses, multi-purpose civic and, service & information centre and visitor centre to be prominent at ground level within the city triangle building.

4.2. If civic functions are separated, locate within close proximity and maintain clear sightline between functions.

4.3. Encourage transparency of Council operations within the public realm for public view and engagement.

4.4. To assist in increased activation of the Town Hall, locate complementary uses adjacent that have extended hours of operation into the evening and weekend.

4.5. Enhance and strengthen High Street visual axis. Retain the road reserve for public open space supporting adjacent public spaces for larger spill over events and market arrangement to continue. Further define the axis with a linear structure that supports specific shade devices, lighting and event infrastructure.

5. All new development should enhance the historic civic urban character of the square and reflect the City’s civic values.

5.1. The building on the city triangle to have a clear civic identity.

5.2. The building on the city triangle must be of the highest quality to reflect the civic importance of the square and the uses within and demonstrate a high standard of sustainable building design.

6. Support the greater King’s Square precinct, which includes perimeter buildings and spaces, to enable a wide range of both civic and public activities.

6.1. Encourage intensive mixed use development surrounding and focussing on Kings Square in accordance with Amendment 49.

6.2. Provide adaptable office space that can be used for Council administration or leased out to generate an income.

6.3. Provide adaptable urban spaces.

6.4. Provide adaptable active frontages that can simply be retrofitted to suit a different use.

6.5. Encourage a hotel development within the Precinct.

A PLACE FOR PEOPLE

7. Kings Square to be a Pedestrian Priority space

7.1. All streets (except Queen St) to be ‘shared spaces’ for shared pedestrian, cyclist, vehicle use.

8. Queen Street to be reinforced as an important part of the city’s retail core and developed and promoted as a ‘grand shopping street’ linking Kings Square with the bus and rail stations and Victoria Quay.

8.1. Provide significantly improved pedestrian connections between Queen Street and the rail/bus stations and to Victoria Quay.

8.2. Encourage future redevelopments and building retrofits along Queen Street to increase ground floor setback and increase activation through more openings and visual transparency to improve the footprint and urban quality of the street.

9. Ensure all urban public spaces are of the highest quality, safe and accessible to all.

9.1. Provide uses that generate activity in the square during the evening as well as during the day.

9.2. Within the City triangle, development to provide hospitality use along both Newman Court and High St in key locations. Some speciality retail required fronting Newman Court.

9.3. Maximise through views into the square from the perimeter of the square.

CONNECTION AND LEGIBILITY

10. Re-establish a connected pattern of local streets and blocks.

10.1. Re-open Newman Court to vehicular traffic within a space designed to be shared with pedestrians and cyclists.

11. Ensure a legible hierarchy of connections to existing transport linkages.

11.1. Restore traffic circulation around the square.

11.2. Ensure vehicle access ways can be used as one-way or two ways without major modification.

12. Retain and reinforce pedestrian connections to/from the square.

12.1. Retain and reinforce pedestrian connections to/from the square via existing street networks as the highest priority, although additional/improved off-street secondary connections to be pursued where possible. Include improving pedestrian (and possible vehicle) connection to South Terrace strip from Newman Court.

12.2. Consider improved off-street access between the Queensgate Carpark and the square as long as it can be adequately activated and does not detrimentally affect pedestrian amenity and volumes via the adjacent section of William Street.

13. Design for connectivity to other parts of the city on foot, bicycle or car.

13.1. Retain on-street short term parking, generally a similar number as current, however street parking to be re-arranged to reduce visual and physical impact on the square by locating on one side of the street only (preferably the inside edge of the square) and/or grouping bays.

13.2. Provide a visual connection between the church building and the corner of Newman and William Street.

13.3. Demonstrate good CPTED (Crime prevention through environmental design) along any connection from the Queensgate Carpark to the square.
The MOU forms the basis of a partnership redevelopment project as proposed by Sirona and the basis of this Business Plan assessment.

4.8 MEMORANDUM OF UNDERSTANDING AND CONTRACT WITH SIRONA CAPITAL MANAGEMENT PL

Executed in October 2011 the MOU was seen as an opportunity to present a scheme that demonstrated the City’s objectives and strategies for Kings Square and involved the Myer building, adjoining City owned sites and facilities in an integrated proposal.

The specific deliverables of the MOU (“Fremantle’s Objectives”) are:

2. Achieve increased commercial and retail activity in and around the Kings Square precinct,
3. Create a vibrant town centre area,
4. Either replace or refurbish the following facilities with modern equivalents that meet the contemporary needs of the people of Fremantle including:
   - The Council Library,
   - The Council Offices,
   - The Queensgate Centre,
   - The Queensgate Car Park,
   - The Visitor Centre and,
   - Civic spaces.
4. Retain an anchor retail tenant on part of the Sirona Property,
5. Consider the development of a new hotel on part of the Fremantle Property and,
6. Consider options for the development of the Spicer site.

A contract with Sirona, arising from the MOU, was signed in May 2013 and identifies the commitments, timeframe and project management arrangements that the City of Fremantle and Sirona will follow to implement the Kings Square Project.

Under the agreement the City will sell the Queensgate Centre, Queensgate car park and Spicer site to Sirona who will redevelop them along with the Myer building. The City will use the proceeds from these sales to partly fund the development of the competition site and the upgrading of the adjacent public realm.

The contract includes termination rights for Sirona should they be unable to achieve pre-commitment of major tenants within a prescribed period and are therefore unable to obtain finance, and/or Sirona is unable to receive the required planning approvals. The timing and staging of construction on the competition site is therefore closely related to the progress of development of the Sirona sites.
M.O.U. Preliminary Scheme

Architects COX Howlett & Bailey Woodland were appointed through the MOU to explore the potential for redevelopment of both the commercial buildings owned by Sirona and the City and the council offices and library. Uses being considered for the Queensgate and former Myer buildings are retail at lower levels with office accommodation above. Hotel use or affordable residential accommodation will be pursued for the Spicer site with retail and other high activity uses at ground level.

The indicative proposals for the Sirona properties are illustrated below to give an indication of the scale and character of other buildings that may be developed as part of the Kings Square project.

Further information on proposals for the development of the Sirona properties will be provided to the shortlisted entrants in stage 2 of the competition.

No inference should be drawn from Cox Howlett & Bailey Woodland’s involvement in the MOU, which has been undertaken as an independent exercise by the City and Sirona.
5. **DESIGN**

5.1 **INTENT**

The redevelopment of Kings Square will:

1. produce an outstanding and imaginative contemporary building that is capable of changing functions and priorities over time,
2. achieve defined sustainability outcomes and be an exemplar for environmentally sustainable development,
3. re-establish the centre of Fremantle,
4. create a delightful place for the community to use and enjoy,
5. be a memorable and unique design,
6. be an exemplar for environmentally sustainable development,
7. interpret the City’s history, current requirements and future direction and
8. successfully re-establish the qualities of Kings Square.

5.2 **ASSESSMENT CRITERIA**

1. Achievement of design excellence incorporating all of the above in an appropriate solution.
2. Satisfying the urban design objectives for Kings Square as enunciated in the UDS and achieve the civic, cultural and environmental outcomes sought by the City.
3. Achieving a sustainable exemplar development that is cost-effective efficient and economical to maintain.
4. Accommodating the functional requirements of the City Offices and Library and Town Hall.
5. Responding to the physical site characteristics and constraints.
6. Meeting the business plan expectations.
7. Demonstrating viability in delivery, particularly with regard to the budget.
8. Providing for substantial adaptability of spaces, enabling possible changes in functional needs well into the future.
9. Satisfying the relevant provisions of Local Planning Scheme No. 4 and planning policy LPP3.1.5.
6. SITE DATA

6.1 STATUTORY CONTROLS

The existing Council offices, library and visitor centre occupy much of the proposed building site. The staging of construction includes the relocation of these functions during the demolition and construction periods.

The competition data includes aerial photographs and location, site and survey plans as well as a 3D model that has both the existing buildings (other than the council office & library) and the building envelopes defined in the town planning scheme. Only the Town Hall and St John’s Church are provided with any detail.

Planning

Planning is controlled by the following instruments:

City of Fremantle Local Planning Scheme No. (LPS4)
Kings Square Urban Design Strategy
Local Planning Policy for Precinct 5 (LPP3.1.5)

All are available on line at: www.fremantle.wa.gov.au

The following summarises the key provisions of LPS4 that apply to the competition site:

Land Use

1. Land uses at ground level shall contribute to generating interest and activity within the adjacent public realm.
2. Minimum of 15% of NLA within all new development on sites over 3000sqm shall be provided for Office use.
3. Land use requirements of the City Centre zone in LPS4 would otherwise apply.

Building height

1. Maximum building heights in accordance with the table below:

<table>
<thead>
<tr>
<th>Permitted Building Height (Metres)</th>
<th>Building Height (Metres) which may be permitted subject to the development satisfying both of the following criteria: (i) The portion of building exceeding the Permitted Building Height being sufficiently set back from the street facade so as not to be visible from the street(s) and/or public open space(s) adjoining the site; and (ii) The design of the portion of building exceeding the Permitted Building Height being integrated with the design of the overall building.</th>
<th>Minimum Façade Height (Metres) that fronts a public street(s) and/or public open space(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>17.5</td>
<td>10</td>
</tr>
</tbody>
</table>
'Visible from the street' will be based on an assumed line of sight measured at a perpendicular angle to the boundary of the development site and the street or public open space, at an assumed point of 1 metre less than the street width and 1.6 metres above ground level. An area of public open space will be considered to have an assumed street width of 20 metres for the purpose of this definition.

2. Notwithstanding the building heights in the above table, Council may impose a lesser building height on the part of development within the site that directly adjoins a heritage listed building where the Council is of the view that a lesser building height on that part of the development is necessary to ensure the compatibility of the development with that building.

3. Council may permit a minor projection above the highest part of a development, subject to the development satisfying both of the following criteria:
   (i) The minor projection being no more than 4 metres above the highest part of the main building structure; and
   (ii) The cumulative area of the minor projection being no more than 10 per cent of the total roof area of the building.

   For the purpose of this clause, ‘minor projection’ will be interpreted as including plant and equipment such as air conditioning units, lift overrun rooms, flagpoles, aerials and decorative architectural features, but not rooms or other facilities intended for regular human use such as rooftop decks or swimming pools. Additional discretionary height provision does not apply to this site.

**Setbacks**

4. Building setbacks shall be in accordance with the requirements set out in the table below. Council may vary the prescribed setbacks where it is satisfied that the design outcome will be improved.

<table>
<thead>
<tr>
<th>Frontage to:</th>
<th>Minimum Street Setback (Metres)</th>
<th>Maximum Street Setback up to building height of 10m (Metres)</th>
<th>Minimum side and rear Setback (Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>All streets</td>
<td>Nil</td>
<td>2</td>
<td>Nil</td>
</tr>
</tbody>
</table>

5. The maximum aggregate width of spaces between buildings at ground floor level at street frontage may be no more than 8 metres at any one location.
Other Development Standards

6. New development fronting Queen Street, Adelaide Street and Kings Square shall incorporate design measures to:
   (i) Provide continuous weather protection at ground level for pedestrians along these streets and public spaces; and
   (ii) Generate interest and activity within the adjacent public realm.

7. In the front elevation of all new development the ground floor level must be no greater than 600mm above the level of the adjacent footpath and the first floor level must be at least 4.5 metres above the level of the footpath adjacent to the site.

Car Parking

8. There are no minimum parking requirements for Office land uses where they are located above ground floor level.
9. Other parking requirements in LPS4 would apply for retail and other uses.
10. The provisions of clause 5.7.3 (a) (i) and (ii) of the Scheme do not apply – availability of public transport and existing parking as justification for waiving or reducing parking requirement.

6.2 COMPLIANCE

In Stage 1 competitors should follow the planning envelopes described in the scheme and the general principles and recommendations of the Kings Square Urban Design Strategy.

Stage 2 submissions must also be capable of being made fully compliant with the provisions of the National Construction Code.

6.3 CITY OF FREMANTLE STATISTICS

For Fremantle wide statistics refer to the following links:


For the CBD there are census statistics at:

6.4 SUMMARY OF COMPETITION SITE AREA AND ADJACENT LAND

City of Fremantle owned or managed land
(See also 6.5 Cadastral Plan.)

Town Hall and Administration Building - comprised of 7 Certificate of Titles in the freehold ownership of the City of Fremantle and 1 Title vested for use as public works as listed below:

1. Certificate of Title Volume 7 Folio 141 being Lot 1 as shown on Plan No. 11
2. Certificate of Title Volume 59 Folio 40 being Lot 4 as shown on Plan No. 11
3. Certificate of Title Volume 350 Folio 21 being Lot 2 as shown on Plan No. 11
4. Certificate of Title Volume 819 Folio 200 being Lots 1, 5 and 6 including Lot 66 (being a ROW) as shown on Diagram No. 5996 together with a right of carriage way over Lots 3 and 4 on Diagram No. 5996. For limitations in height, see Transfer 9843/1922.
5. Certificate of Title Volume 106 Folio 188 being Lot 51 (formerly Lots 6, 7 and 8) as shown on Diagram No. 424.
6. Certificate of Title Volume 1202 Folio 567 being Lots 2, 3 and 4 on Diagram No. 5996, together with the right to use Lots 5 and 6 on the said diagram for party wall purposes as set out in Transfer 9843/1922.
7. Certificate of Title Volume 845 Folio 153 being Lot 3 as shown on Plan No. 11.
8. Certificate of Title Volume 531 Folio 164 (CT531/164) being Lot 52 as shown on Diagram 424 with an area of 275m². Landgate confirms the City of Fremantle as being the registered proprietor. The land was resumed for Public Works on 26 July 1963 and vested to the City of Fremantle for an estate in fee simple and is considered to be an encumbrance over CT531/164. Reserve No. 41176 being Fremantle Lot 2057 vested to the City of Fremantle for the purpose of “Recreation and Public Utilities Services” with the power to lease for a term not exceeding 21 years from the date of the lease. The reserve was formed as a result of the closure of the portion of High Street.
9. Certificate of Title Volume 821 Folio 63 being Lot 50 as shown on Plan 28352 is owned in freehold by the City of Fremantle. Lot 50 is set aside for road purposes.

Perth Diocesan Trustees (St. John’s Church) owned land

1. Town Enrolment No. ET871/0 (granted on 16/12/1845) being Lot 53 on Diagram 5954 Subject to a claim by the City of Fremantle, which is supported by Landgate advice.

The 2 larger lots adjoining the competition site, St Johns (Anglican) Church, is the property of the Perth Diocesan Trust and is a state listed heritage place.

2. Lot 390 on Plan 222424 being the large 3133m² area of land occupied by St. John’s Church. Landgate searches indicate that the current title of this parcel of land is listed as Memorial Book 19/609 or MB19/609 in the ownership of the PDT.

3. Certificate of Title Volume 2652 Folio 277 being Lot 200 is in the ownership of the Perth Diocesan Trustees. This 1085m² parcel of land abuts Adelaide Street and Queen Street road reserves.
6.5 CADASTRAL PLAN

Kings Square land information
Date February 2012

Download File: KS.landholdings.jpg
6.6 SITE PLAN

Download Files:  KS.siteplan.dwg KS.siteplan.jpg

6.7 EXISTING LANDSCAPE PLAN

Download File:  KS.landscape.dwg
6.8 STREETSCAPE PHOTOGRAPHS

Surrounding streetscapes - *from the top*:
Queen St, Adelaide St, William St and Newman Court
Download File: KS.streetscape.jpg

6.9 AERIAL PHOTOGRAPHS

Download Files: KS.aerial.jpg & KS.base aerial.jpg
6.10 3D MODELS
Download Files:  
- KS.3Dbase.dwg
- KS.3dtownhall.dwg
- KS.3dtownhall SM.dwg (xref to KS.3Dbase)
- KS.3dstjohns.dwg
- KS.3dstjohns SM.dwg (xref to KS.3Dbase)
6.11 TOWN HALL ELEVATIONS & PLANS

Two drawings in a single file:

Download files:  
KS.townhall.dwg  
KS.townhall elev.dwg

The following diagram shows a sample of drawing from the set.

North-West Elevation
6.12 COUNCIL OFFICES PLANS & ELEVATIONS

Download files:
- KS.A00-Existing Basement.dwg
- KS.A001-Existing Ground.dwg
- KS.A002-Existing 1st.dwg
- KS.A003-Existing 2nd.dwg
- KS.A004-Existing 3rd.dwg
- KS.survey05.dwg

GROUND FLOOR PLAN

Showing the Town Hall and existing Council offices and library.
The diagram is a sample drawing from the set.
(KS.A001-Existing Ground.dwg)
7. SITE REQUIREMENTS

7.1 GENERAL

The full competition site area is provided in the site plan download file. The building has to be located within the area defined on the competition site plan.

Competitors may choose to vary the perimeter of the building within the building envelope, but should be mindful of the brief areas, the requirements of Local Planning Scheme No.4, the adopted Urban Design Strategy, business case and budget limitations.

The site abuts the Town Hall and the streets around the Square are flanked by commercial developments, which have predominantly retail uses at ground level generating a significant amount of pedestrian activity.

The square will be predominantly used for community uses. The existing St John’s Church and trees occupy much of the northern part of the square and are not in the competition area whilst the High Street alignment is predominantly open and in the competition area.

There are various pedestrian routes to and through the site, including the church grounds that should be addressed to enhance flows and improved access between shopping and other pedestrian traffic generators, such as the railway station, shopping and parking.

The train station is approximately 300m west of the site. Bus stops and on-street parking also contribute to pedestrian activity.

Calmed vehicular traffic is currently allowed on Adelaide and William Streets. The UDS states that Newman Court is to be redesigned to accommodate traffic, but how the street is used will be determined by the uses in the street.

While the Council has resolved to prepare design concepts for the upgrading of Newman Court, the other streets encircling Kings Square, and the environs of St Johns Church based on the urban design strategy and to be integrated with the designs for the new buildings in and around the square, the timing of the implementation of these improvements has not been determined and therefore, in the main, the existing kerbing, perimeter paving and public domain levels should be preserved as per the site plan.

The existing Council Office has a small basement, as indicated on the supplied basement plan (Part of 6.11), which can be maintained or enlarged. The underground conditions include soil, limestone and outcrops of harder capstone. Excavation is possible but is relatively expensive. Underground parking and/or servicing is not required, however, servicing of the new building and the Town Hall needs to be addressed.

Service easements and underground services need not be noted in Stage 1. Further information will be made available for Stage 2.
7.2  IDENTITY AND CHARACTER

The new building will largely define the character and identity of the square, but it is critical that the new building, the Town Hall, church and square work as a united urban place. The civic, community and commercial outcomes all need to work together.

Kings Square is part of the original town plan. The 1833 town plan shows it as the square around which the areas interlock. As such it was pivotal to giving order to the town plan and this is taken as an indication that Kings Square was, from the beginning, designated as a (or the) centre of Fremantle, although not necessarily the civic centre.

The town plan of Fremantle is complex as it did not derive from the imposition of a planning grid on the landscape. Instead it is composed of interdependent precincts with boundaries established by the early plans for the town. From these beginnings the precincts have evolved and are now seen as having their own distinct characters, deriving from their locations and the influence of the changing patterns of use and activity within them, together with the contribution that each has made to adjoining precincts and to the overall development of the City.

The aim is to strengthen this preciunctual reading of Fremantle to improve the City’s overall legibility, and hence vitality, in ways that would not be possible in a more monotonous cityscape. The approach will consist of reinforcing the established distinctive characteristics of each precinct or, in the case of precincts undergoing transition, ensuring that they promote the desired future character of the precinct.

The design, location and function of the 1880’s Town Hall building established the identity and character of the then new Kings Square as a focus for civic life. The Town Hall clock tower provided an identifiable focal point. This was accentuated by its prominent corner location that acted as a landmark and the height of the clock tower emphasized the status of the building and indicated the civic importance of both the Town Hall and Kings Square within the hierarchy of buildings and public spaces in Fremantle. Refer to section 3.3 of the Kings Square Urban Design Strategy for more information on the evolution of the square and its buildings.

The area around Kings Square has undergone several distinct periods of change, particularly since the 1950’s; generally earlier development has been supplanted by the later changes, including several significant changes in its urban form.

Of these perhaps the most relevant to this competition was the demolition of the group of buildings that for around sixty years completed the triangular block containing the town hall, and the poor urban quality of the buildings that replaced it. The northern edge of the block had previously continued the line of High Street and helped to define the block as a three-dimensional triangular mass: with its consistent building line it contributed to the character of the Kings Square and described the southern edge of its open space.
Unfortunately the replacement buildings ignored the historic precedents set by the earlier buildings and this caused the loss of the former coherent urban character of what should be the main civic space of Fremantle.

The triangular form of the city block containing the Town Hall has been lost through the demolition of the buildings at its eastern end and by the indistinct relationship between the replacement buildings and the street. As a result the square is no longer well defined and enclosed, making it much less legible as an urban space.

The new library, civic chambers and administration building should integrate functionally with the existing town hall building. It also needs to find a balance between being sympathetic to the architecture of the heritage building while presenting contemporary architectural character that promotes the identity, function and culture of a modern port city.

In addition to being a response to the place the new building and public domain will be:

- responsive to the site and the wider context
- a civic heart
- visually connected with, and open to, its immediate surroundings
- a place for people that is:
  - welcoming, open and inclusive
  - integrated and harmonious
  - accessible to the whole community
  - safe for users, visitors and workers

7.3 ESD

The City of Fremantle maintains a high level of commitment to sustainability, reflected in its Strategic Plan and in the systemic integration of sustainability principles and practices throughout its business and decision-making processes. As such it is critical that the design, construction and operation of the new civic, administration and library buildings embrace and project the City’s vision for leadership in organisational and community sustainability.

In addition to triple bottom line sustainability outcomes, the building must be functionally efficient and suited to the accommodation requirements of the City of Fremantle, encourage and support sustainable behaviours in staff and visitors, and have a positive impact on adjacent public places.

The City is committed to developing a building that achieves a 5 Star Green Star rating (As Designed and As Built), however it is the City’s preference that the design team aim beyond that minimum goal and incorporate innovations which also demonstrate a commitment to a range of site specific sustainability innovations. In particular, the selected design team will be expected to engage with the design team(s) of the other buildings within the Kings Square Project with a view to pursuing innovative precinct wide opportunities for a higher standard overall outcome.

The information below is provided as a guide only and does not represent an exhaustive list of sustainability innovations.
The City acknowledges that cost constraints can have a bearing on the ability to achieve a superior sustainability rating, however it would like to see as many functional and efficient sustainability options incorporated as possible. This may require some differentiated costings illustrating what is achievable within certain budgetary envelopes.

The City of Fremantle seeks to achieve:

- Australian excellence in ESD demonstrated by achieving a minimum Green Star rating of 5 Stars using the Green Building Council Australia’s current rating tools.
- A commitment to aiming beyond 5 Star building performance if possible. This may be achieved through additional energy technologies or innovations being applied.
- A demonstration of Australian excellence in ESD, which addresses the following elements is a Council priority:
  
a) Energy – minimisation of greenhouse gas emissions associated with operational energy consumption; innovation in energy related design including consideration of alternative energy generation sources; incorporation of highly efficient HVAC systems; incorporation of intelligent metering and energy monitoring / building monitoring systems;
  
b) Water – reduction of potable water use through efficient design of building systems; rainwater collection and water re-use;
  
c) Indoor Environment Quality – ensuring the thermal comfort of occupants; maximising of daylight while minimising heat glare; reduction of noise pollution and maintenance and cleaning of air handling systems; and
  
d) Waste – reduction of the amount of virgin natural resources used; reuse of existing building materials from demolition processes and incorporation of recycled and / or recyclable materials into the building design wherever possible.

Assessment of Australian excellence in ESD for developments considering the above criteria can be demonstrated by applying the benchmarking standards incorporated within the Green Star Rating Tool and Technical Manual as applicable to a 5 Star Green Star rating relative to the appropriate building type. In addition to the above requirements it must also be demonstrated that an Accredited Green Star Professional has been appointed to the project design team.

7.4 PUBLIC ART

To complement the City of Fremantle Public Art Policy, 1% of the building cost will be allocated to the provision of public art within the competition area. Entrants should pursue an integrated approach to the design of the building and public domain and ideas for the incorporation of public art are encouraged in Stage 1 and required in Stage 2 of the competition.

Following the competition a public art consultant will be engaged by the City to form part of the design team, leading to the appointment of an artist or artists whose work will be integrated into the project. It is important that the artist’s work is not peripheral to the architectural vision, but a key element of the project design.
8. THE BUILDING

8.1 OFFICE AND COUNCIL CHAMBERS

This section includes a schedule of areas, based on existing requirements, as well as diagrams showing similarly founded relationships for the City’s administrative and library staff. The areas are net, excluding all lift cores, circulation, fire stairs toilets/lockers, ducts for services, services cupboards, cleaner’s rooms, switch rooms, plant or equipment areas and show a 10% allowance for growth.

This information is provided to guide rather than prescribe exact areas as pending local government amalgamation may see the City’s region and staff requirements grow. Consequently, any excess office space that can be provided within the envelope and budget should be included to cater for both amalgamation contingencies and long term take up.

The office areas should follow contemporary office design principles with good natural light and flexibility and a place that assists in bringing teams together and improves collaboration. External private breakout areas and end-of-trip facilities should also be included. The capacity for flexibility in office spaces would be regarded favourably.

The civic spaces, which include the Council Chamber, reception and general meeting space, are key public areas and have been assessed to provide ‘not less than’ the current spaces in plan size or volume. The area should graciously and safely accommodate access and movement for large public gatherings.

The intent is to provide flexibility for the use of spaces particularly for the Council Chamber and large reception area as well as meeting rooms and councillors areas including hot desk computer access.

The main reception counter will service reception for both the civic and office areas, as well as providing and exhibiting City information and for receiving cash payments. It should be a welcoming and inclusive place as a focus of community services.

The Visitor Centre provides information for visitors and tourists in accordance with Tourism WA standards.

Space for a café and other specialty retail uses should be considered that will meet the needs of users of the City’s facilities and help to further activate the area.

General provision should also be made in the public areas for public toilets and baby change facilities, after trip facilities and the like.

The functional requirements for the Town Hall in 8.3 should also be taken into account when allocating functions and floor space.
**Table 1**  **AREA MATRIX**

<table>
<thead>
<tr>
<th>PUBLIC AREAS</th>
<th>SQM</th>
<th>PEOPLE</th>
<th>AREAS</th>
<th>GROWTH</th>
<th>SPECIAL SPACES</th>
<th>TOTAL SQM</th>
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<tbody>
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<td>N/A</td>
<td>ALL ARE SPECIAL AREAS</td>
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<td></td>
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<td>LIBRARY STAFF</td>
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<td></td>
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<td>COMMUNITY CARE</td>
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<td></td>
<td></td>
<td>LEGAL STAFF</td>
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<td>SEPARATE FROM ECONOMIC LEVEL</td>
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<td>MAIN RECEPTION + COUNTER</td>
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<td></td>
<td></td>
<td></td>
<td>PART OF CORPORATE NUMBERS</td>
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</table>

<table>
<thead>
<tr>
<th>OFFICE AREAS</th>
<th>GROUP AREAS</th>
<th>PEOPLE</th>
<th>x14m² STD</th>
<th>10% GROWTH</th>
<th>SPECIAL SPACES</th>
<th>TOTAL SQM</th>
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<td>7</td>
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<td>PLANNING &amp; DEVELOPMENT</td>
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<td>42</td>
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</table>

* Includes 3 auditors

GRAND TOTALS  252  6,331
Table 2 - ORGANISATIONAL CHART - OFFICES & COUNCIL CHAMBERS

<table>
<thead>
<tr>
<th>Position</th>
<th>Reports To</th>
<th>Managerial Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mayor</td>
<td>Elected Members</td>
<td>Mayor</td>
</tr>
<tr>
<td>City Management CEO</td>
<td>Elected Members</td>
<td>City Management CEO</td>
</tr>
<tr>
<td>Council Chambers</td>
<td>Elected Members</td>
<td>Council Chambers</td>
</tr>
<tr>
<td>Library</td>
<td>Mayors</td>
<td>Library</td>
</tr>
<tr>
<td>Visitors Centre</td>
<td>2500p &amp; A/staff</td>
<td>Visitors Centre</td>
</tr>
<tr>
<td>Civic Spaces</td>
<td>2500p &amp; A/staff</td>
<td>Civic Spaces</td>
</tr>
<tr>
<td>Community Development</td>
<td>PA</td>
<td>Community Development</td>
</tr>
<tr>
<td>Community Safety &amp; Ranger</td>
<td>PA</td>
<td>Community Safety &amp; Ranger</td>
</tr>
<tr>
<td>Technical Services</td>
<td>PA</td>
<td>Technical Services</td>
</tr>
<tr>
<td>Mayor</td>
<td>Elected Members</td>
<td>Mayor</td>
</tr>
<tr>
<td>City Management CEO</td>
<td>Elected Members</td>
<td>City Management CEO</td>
</tr>
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<td>Council Chambers</td>
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<td>Council Chambers</td>
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<tr>
<td>Library</td>
<td>Mayors</td>
<td>Library</td>
</tr>
<tr>
<td>Visitors Centre</td>
<td>2500p &amp; A/staff</td>
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<td>PA</td>
<td>Technical Services</td>
</tr>
</tbody>
</table>

Diagram of organisational chart showing the hierarchy of offices and council chambers within Kings Square Architectural Competition.
8.2 LIBRARY

A detailed Schedule of Areas will not be required from Stage 1 entrants of the competition, but will be required for Stage 2.

Table 3 represents an assessment of future user needs and a detailed breakdown of the spaces and areas required including offices, meeting rooms and servicing, along with the library proper. The dotted relationships show connectivity with other functions. The top-row items are in the administration building and the Visitor Centre and One Stop just need to be nearby.

Entrants are asked to provide for every function contained in the table, but are also encouraged to be open and creative in their interpretation of the detailed sizing of each area and their interrelationships, particularly the community service areas.

Overlapping and multiple uses for single spaces should be possible as long as all uses are accounted for in a rational and practical manner.

In order to make the library welcoming and comfortable for all members of the community, it is also essential that the spatial planning of the library provide specific zones for different uses and types of users. For example, reading areas for adults should be separated from children’s spaces, which should be separated from young adult reading/activity areas.

Library requirements

The recommended library area is 1500 square metres, which includes the areas nominated in Table 3 and the following:

- Visible and recognisable community and civic presence from outside, all approaches, distinguishable from surrounds,
- Single Ground Floor entrance/egress to enable people counter and security gate installation,
- Flexible layout,
- ICT access, and furniture able to adapt to changing formats and service delivery,
- Layout cognisant of limiting travel distances around library,
- Noise containment for activity areas,
- Group activities able to include food/drink consumption,
- Soundproof meeting room in Local History for e.g. oral history interviewing,
- Unobtrusive separation of traffic and movement control between library areas.

Other Spaces

Inclusion of space for other community services within the library functions is covered in the Table 3 above, but no specific allowance has been made for this space.
Buildings need people in them to give them life.

8.3 FREMANTLE TOWN HALL

Improved Access and Usage
These notes are focused on the functions of the Town Hall, as they relate to the competition. There is no sum budgeted for work on the Town Hall site, but the competition seeks to explore ideas that functionally connect the Town Hall building to the new council offices and the public domain and better utilise the building.

Purpose
The Town Hall is the City of Fremantle’s premier event space focused on single events for 100 people or more including:
- Dinners, performances, concerts, conferences, formal celebrations, community events, showcases and meeting spaces on the ground and first floors.

Marketing, Promotion and Accessibility
New initiatives such as cafes located in rooms off the Atrium would enable the front doors of the tower to be opened for visitors. Reactivated upstairs rooms could act as meeting places. These modifications could include the reorganisation of the public toilets.

Town Hall Facilities
- Remedial work is required including wiring, air conditioning and kitchen upgrade and,
- Theatre system, stage formatting and access, dressing room accommodation, acoustics, disabled access, public toilets and storage.

Recommended changes
1. A new back-of-stage facility including a new loading bay, store, direct stage access, dressing room and toilets with disabled access. (May be a partially within the new council offices).
2. Installation of a lift.
3. Breakout/Lobby spaces off the auditorium (May include spaces in the new council offices).
4. Bar in the front-of-house (A mobile bar being one option).
5. Retractable seating to create more flexible space for hiring.
6. Capacity to hire out with or without access from the proposed council offices.

Zones
Three distinct physical zones have been identified, which should incorporate the functions listed in the following diagrams:
A. **Atrium Area**
- Merged use of available rooms
- Commercial tenancies with external access
- Toilet upgrade/relocation
- Provision of lift
- Access to first floor rooms and auditorium from both floors and proposed Council Offices
- Front and back-of-stage upgrade.
- Modified or relocated kitchen (may be in the new building)

B. **Town Hall Auditorium Requirements**
- Retractable seating
- Stage and Auditorium Lighting
- Air handling upgrade
- Electrical upgrade
- Balcony curtains
- Possible rear stalls operable wall to reduce Auditorium size
- Equipment upgrade
C. Service

- New Backstage facilities.
- Stage lowered and cleared.
- New stage rigging.
- Alternate egress, possibly from new Council building.
- Disabled access all public levels
- Link to new back of house toilets and storage.
- New delivery access, possibly from new Council building.
8.4 PUBLIC DOMAIN INTERFACE & URBAN ROOM

Kings Square, High Street & Newman Court

The Kings Square urban design strategy aims to “Re-establish the historic civic urban character of the square that was embodied in its three distinct (High St, Church triangle, city triangle), but interdependent parts.” With regard to the competition site the strategy proposes that

1.1. Development may be to the full extent of the city triangle, particularly to the edges and corners, as long as there are openings and an Urban Room within and through the building(s) for access and activities as appropriate, that provides a comparable area of public space as existing and are high quality and clearly identifiable as public open space.

1.2. Ensure active community and civic uses are the dominant ground level frontage to High Street and the Urban Room.

1.3. Restore the historical street pattern as a key part of the heritage of the place.

Urban Room

- The Urban Room must not look or act solely as a movement corridor.
- The Urban Room must add to the variety of public space and be something that does not currently exist in Fremantle.
- The Urban Room must meet the following as a minimum criteria:
  - Ensure the room is defined by building form.
  - If the space is covered it must provide natural lighting during the day.
  - Ensure a public access route through the room is maintained during events.
  - Include soft landscape elements.
  - Provide upper floor balconies to overlook the Urban Room.
  - Distinct places and pockets within that facilitate a range of different types and sizes of activity.
  - Provide interactive activities or opportunities for their installation.
  - Maintain through sightlines between the church and Newman Ct.
  - Provide suitable shading and weather protection strategies (including winter breeze mitigation) that enhance the human comfort of occupants.
  - Locate a community meeting room with an entry option within the Urban Room. Ensure the adjacent sub-space area is of a compatible scale to the meeting room enabling use as the meeting room’s entry forecourt, a display space and potentially a smaller function area.
  - Although commercial activity is not excluded as an adjacent building use, ensure the Urban Room is designed to be clearly understood as a civic/community space.
  - Identify areas where ephemeral activities can occur.
  - The materials selection must convey the qualities of warmth, be inviting. Materials should also demonstrate robustness, of a high quality and ideally locally sourced.
**SITE AREA:** 5100sqm (APPROX)
**Current Uses** Civic / Community
**Development Recommendation:** Redevelop, Retaining Town Hall. Further detail is provided in the Kings Square Urban Design Strategy.

**Preferred Land Uses:**

**Ground Level:** Active Civic/Community; Retail; Hospitality
Ensure community and civic uses are the dominant frontage to High Street and the Urban Room.

**Upper Levels:** Civic (including council chambers)/Community; Commercial; Office.

**Ground level activation:** All frontages to contain active uses.

**Integration with other built form and open space:** Building must respond to adjacent Town Hall floor heights with setback and facade rhythm articulation.

**Corner Treatment:** Newman and William, Newman and High

**Primary Building Entrances:** William St and Newman Court, High Street on Kings Square, Corner of High Street and Newman Court.

**Secondary Building Entrances:** Within the Urban Room and existing Town Hall

**Balconies:** Upper levels overlooking the church and Kings Square, within the urban room, Newman Court and north over High Street.

**Aesthetic character and facade treatment:** The City Triangle buildings must be of high quality, with civic character.
Maximise visually permeable walls on the ground floor frontages.

**Key views:** Within Kings Square and High Street view corridor.
Ensure the building form allows for view corridors to be created from the perimeter into the square.
9. TECHNICAL INFORMATION

9.1 BUDGET

Cost will be one of the principal determinants for the project, both initial capital costs and subsequent operational and maintenance costs. In this respect, the competition is no different from any other building project.

The City has a specific budget available for the project of $44.75m ex GST, including fees, at June 2013 prices. This is broken down as follows:

- Building $40.5m
- Urban room $2.25m
- Other public realm $2m

Whilst the competition calls for the integration of the Town Hall into the project, expenditure within the heritage structure is not included for and would be subject to a separate budget and timeline.

Mandatory budget requirements

The City may engage a cost consultant to check competition entries for compliance with budget limitations.

Preliminary costing

The City acknowledges the preliminary nature of the costings used in Stage 1 competition entries.
### 9.2 PROGRAM

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date</th>
<th>Time</th>
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<tbody>
<tr>
<td><strong>STAGE 1</strong></td>
<td></td>
<td></td>
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<tr>
<td>Competition documents available</td>
<td>Tuesday 20 August 2013</td>
<td>9 am</td>
</tr>
<tr>
<td>Registration &amp; question period opens</td>
<td></td>
<td></td>
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<tr>
<td>Briefing and site inspection</td>
<td>Tuesday 3 September 2013</td>
<td>9am</td>
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<tr>
<td>Question period closes</td>
<td>Wednesday 4 September 2013</td>
<td>2 pm</td>
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<tr>
<td>Registration period closes</td>
<td>Tuesday 10 September 2013</td>
<td>2pm</td>
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<tr>
<td>Submissions open</td>
<td>Wednesday 11 September 2013</td>
<td>11am</td>
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<tr>
<td>Submissions close</td>
<td>Wednesday 25 September 2013</td>
<td>2 pm</td>
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<tr>
<td>Jury evaluation</td>
<td>Monday 21/Tuesday 22 October 2013</td>
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<tr>
<td>Short listed competitors announced</td>
<td>Friday 25 October 2013</td>
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<td><strong>STAGE 2</strong></td>
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<td>Briefing of shortlisted entrants</td>
<td>Friday 1 November 2013</td>
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<td>Clarification meetings</td>
<td>Thursday 7 and/or Friday 8 November 2013</td>
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<td>Submissions close</td>
<td>Wednesday 27 November 2013</td>
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<tr>
<td>Presentations &amp; jury evaluation</td>
<td>Monday 9/Tuesday 10 December 2013</td>
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10. IMPLEMENTATION

Implementation and programing

Considerations for the sequencing strategy will be reviewed for stage 2 and during the design development period. They currently include the following:

- Business Plan provisions,
- Time periods for site preparation, including demolition and any preliminary works required to alter vehicle traffic access points and circulation.
- Skills impact on construction costs and time periods.
- Access to continued use of the Council Offices and parts of the public domain.
- Delivery of temporary locations and/or through collaboration with other organisations.
- Off-site options.
- Timing for relocation of the Council workforce to vacate and enable interim use and/or demolition of the Council Chambers.
- Potential separable portions.
- Construction periods for the building works and public domain
- Relocation sequence.