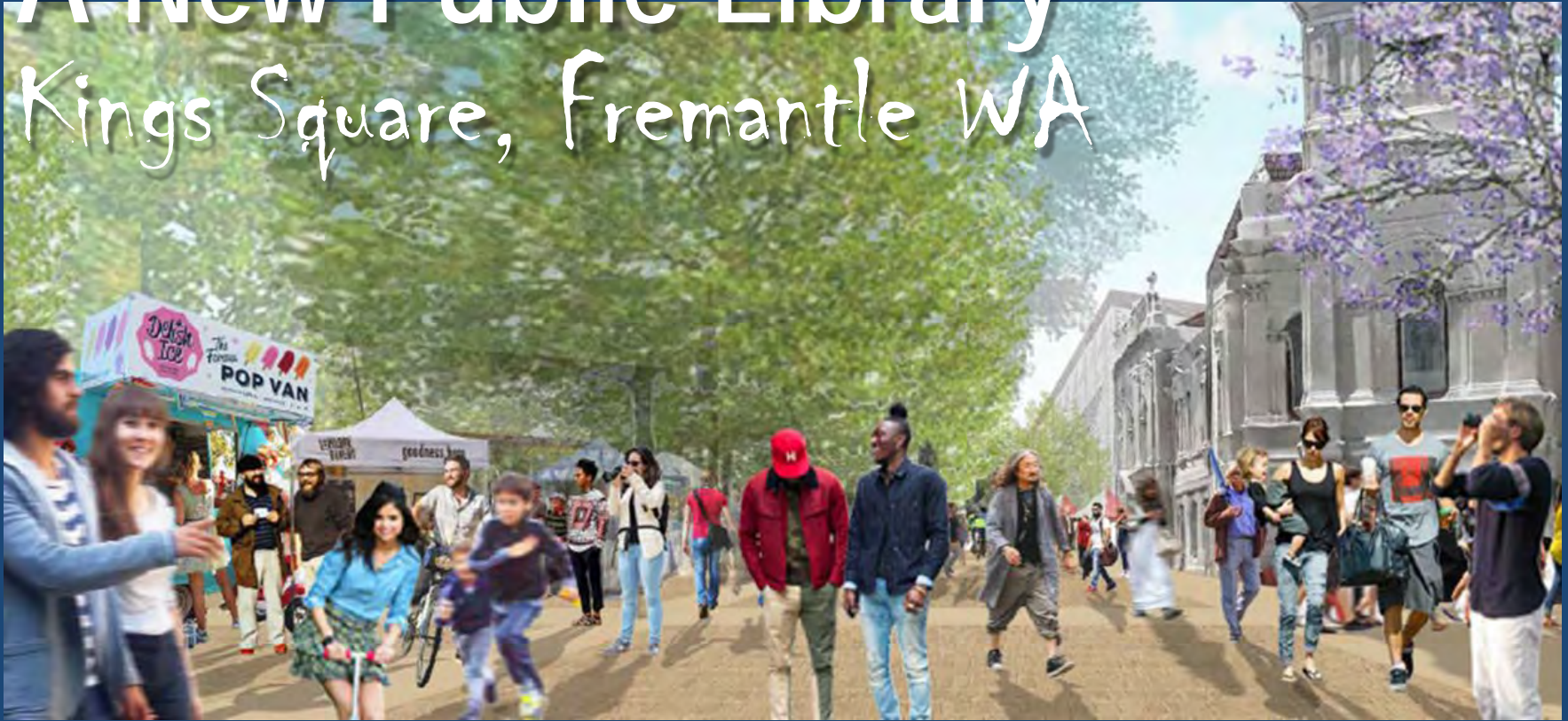


# A New Public Library

## Kings Square, Fremantle WA



**Russell Kingdom**  
Kings Square Project Director



# Kings Square

**Railway  
Station**

**Oval**

**Cappuccino Strip**

**Historic  
West  
End**

**Fishing Boat  
Harbour**

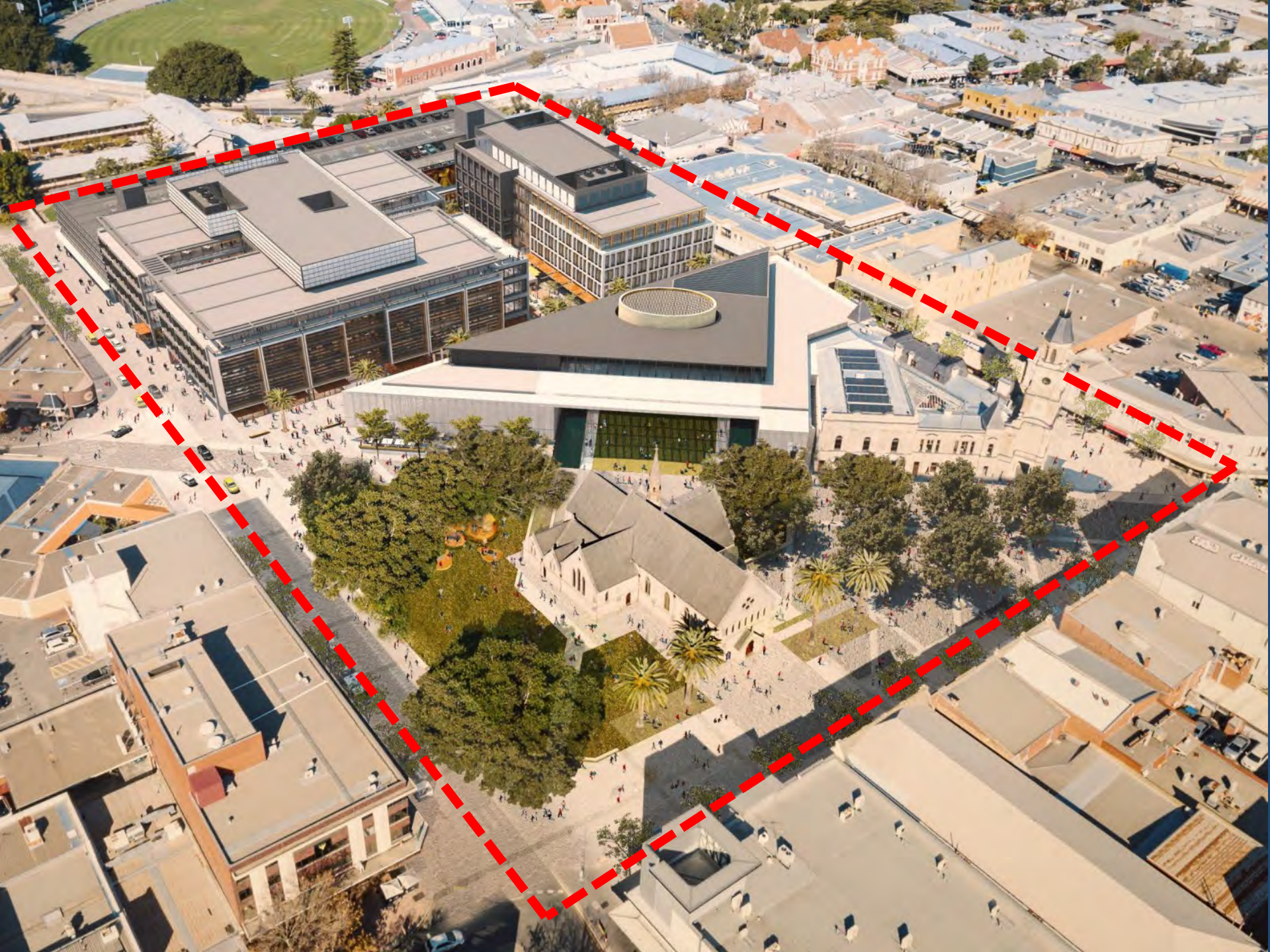


# PART 1

## **Background**

To a complex, integrated project







# City Economics

1988 onwards

## Changing Face of Retail

Continued drift away from walkable cities to car-accessed shopping centres.

## Under Investment in Commercial Building

Seen as 'too hard' or Fremantle already built out.

## Inner City Residential

Small, positive movements towards Inner city living.

## Port Operations

Continued shift towards containerisation

## Notre Dame University

Contributed to restoration of heritage buildings in the West End and increased 'foot fall', especially during semesters.



# Establishing a Vision

## Strategic Plan 2010-15



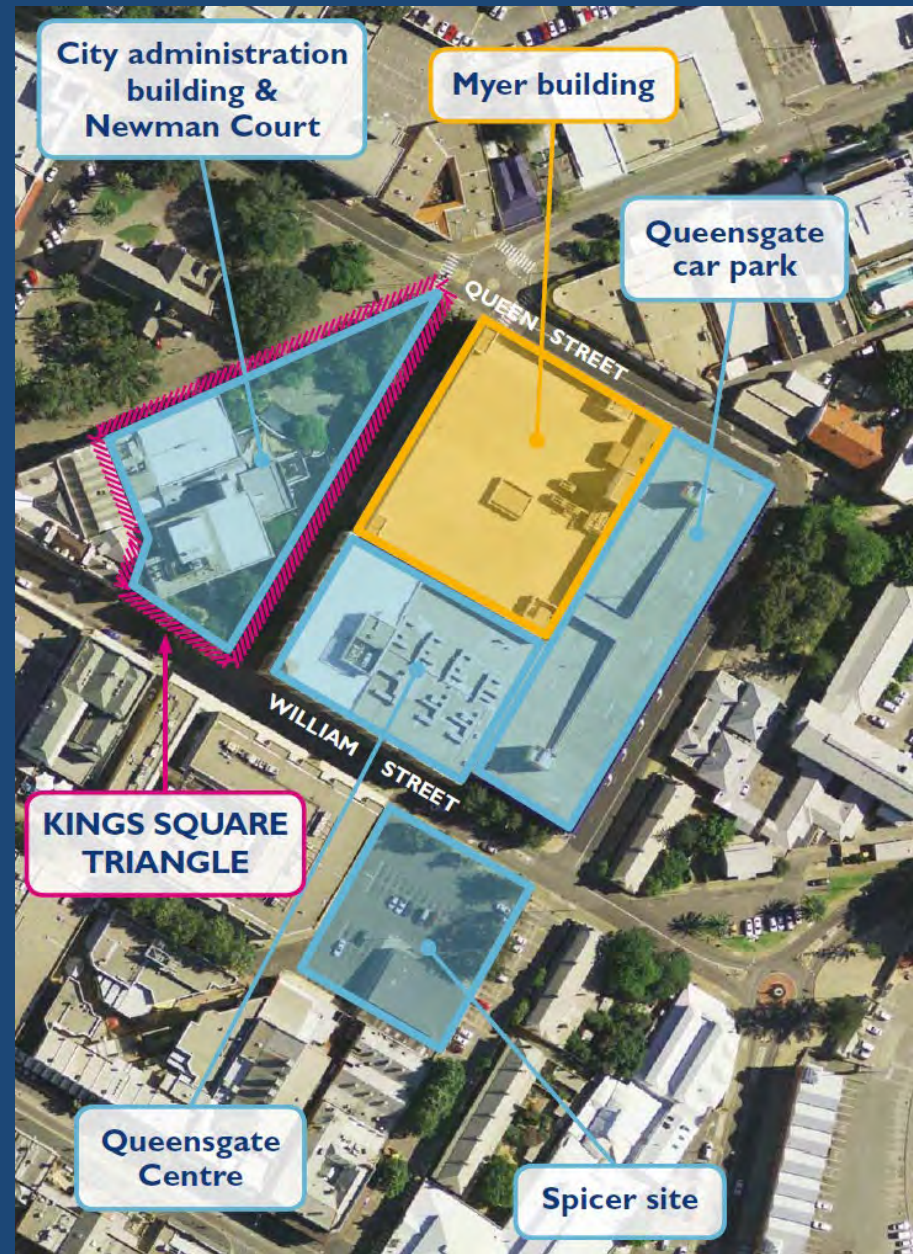
"The Kings Square Project will be a catalyst for the broader revitalisation of Fremantle's city centre. It will enable the heart of our city to be vibrant and attractive, while stimulating the local economy and attracting more people into Fremantle. All of this will be achieved within a financially responsible model."



# Establishing a Vision

## USES

- New office facilities for government and/or private sector tenants
- 1,500 new workers to Fremantle
- New retail tenancies
- potential for a new hotel
- New city administration centre
- New library
- New community facilities
- Visitor information centre
- Rejuvenated public realm

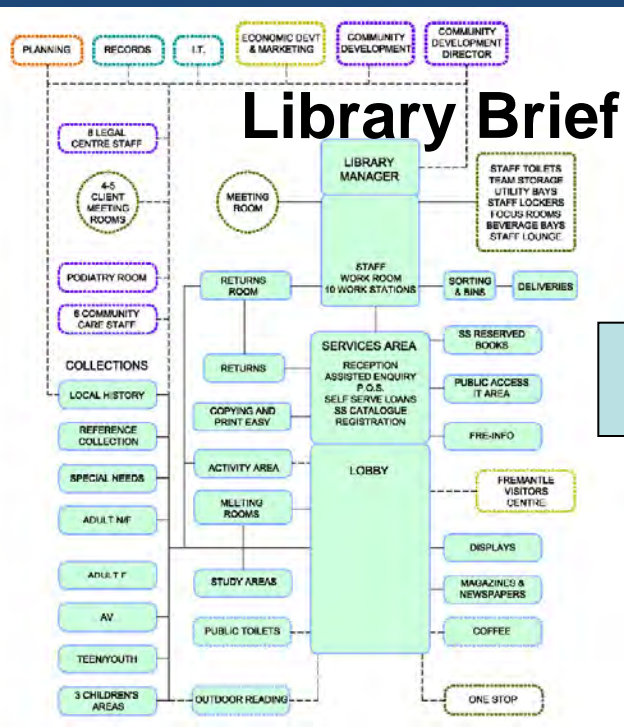


# 2 Key Initiatives

2012

1. Development of the overall Business Case

2. National Architectural Design Competition for a new public building





# 2 Key Events



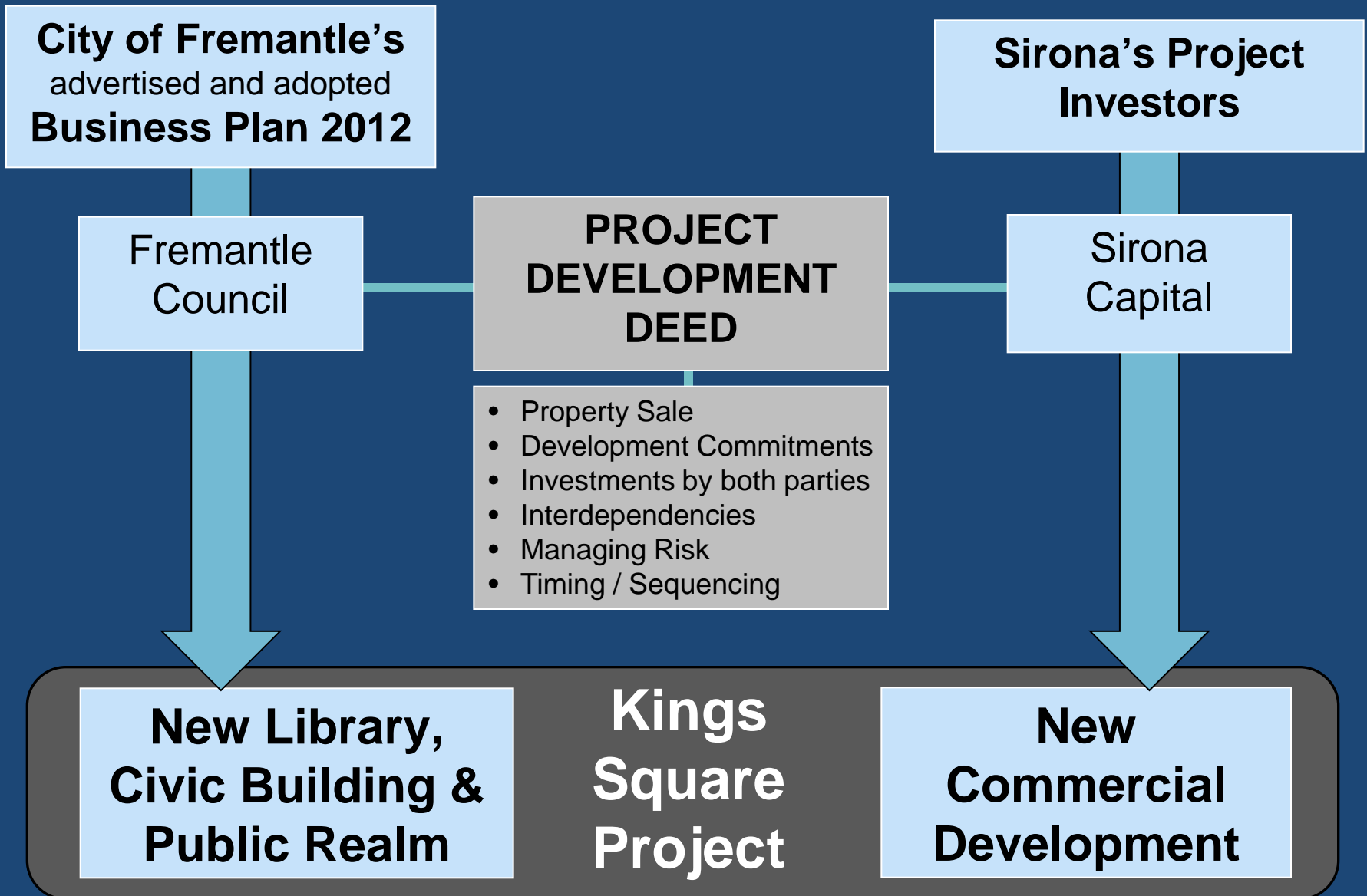
20 January 2013



21 July 2014

**Mounting political pressure to make the  
Public + Private partnership succeed.**

# The Business Framework





# The Catalyst

1<sup>st</sup> September 2017

State Government announcement that it has signed up as a long-term tenant to the 25,800m<sup>2</sup> commercial development by Sirona.

This would be a significant contributor to the 2,000 new workers in and around Kings Square and became the trigger for both Sirona and the City to commence development.



# Three Inter-connected Projects ...*INITIATED*



**Upgraded  
Public Realm**

**New  
Civic  
Building**

**Old  
Town  
Hall**

**Sirona's  
Development:**

- **Commercial Offices**
- **New Retail**
- **Carpark upgrade**



# Sirona's Private Development



Transforming the former Myer and Queensgate Sites

# Perspective



Corner Newman Court and Queen Street



# PART 2

## **A New City Library**

As part of the new civic building

# Former Building

...why the former library had to be demolished

- Extensive asbestos issues.
- Sub-standard community facilities.
- Multiple extensions.
- Unsuitable for contemporary office function.
- Concrete 'cancer'.
- Poor interface with streets.
- Low / negative asset value.















Kerry Hill Architects

High Street





Kerry Hill Architects

Newman Court





Kerry Hill Architects

Newman Court Entrance

# Commercial lease

# City Offices Commercial Lease

Council Chambers  
City Offices  
Commercial Lease

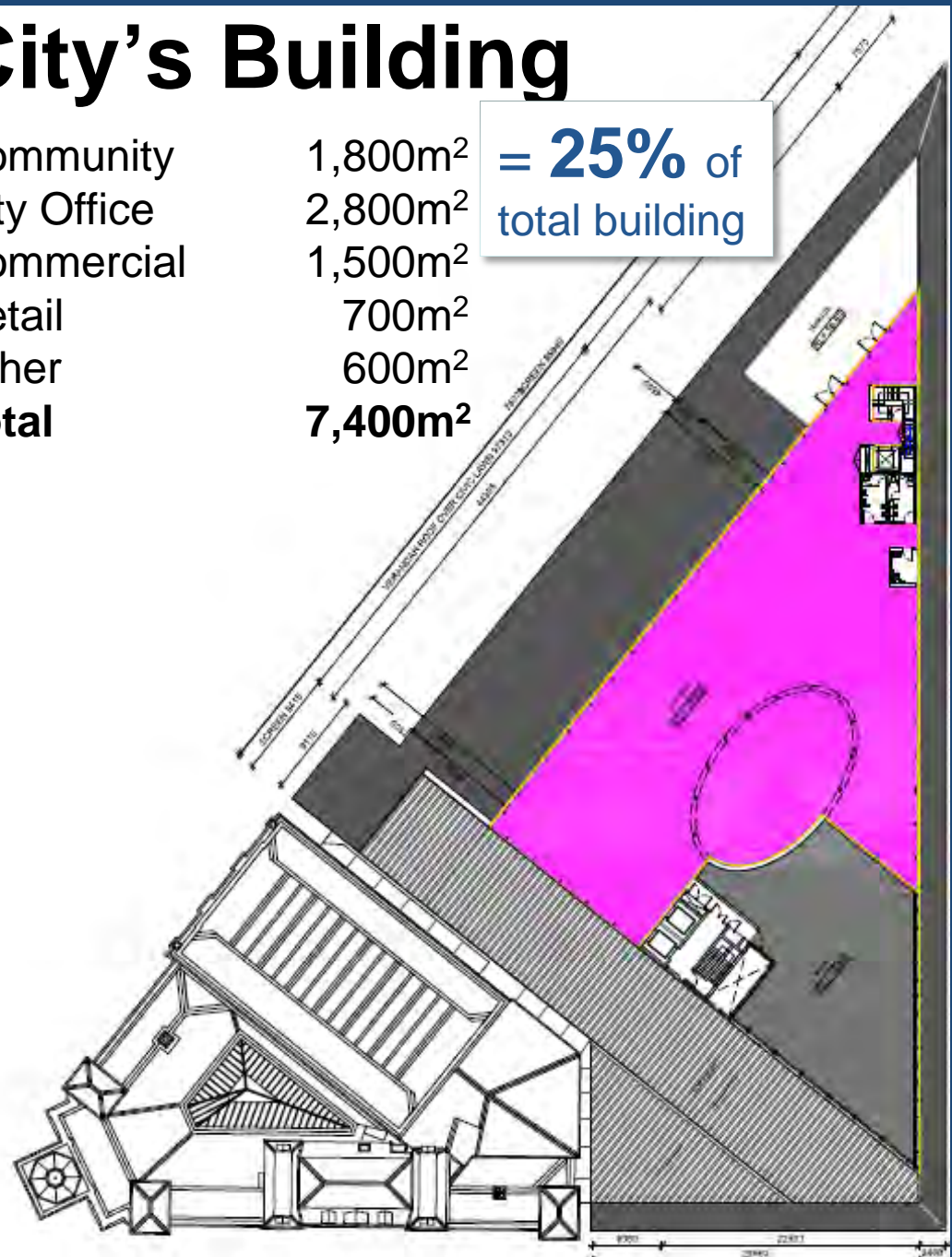
Community Hub  
Customer Service  
Exhibition  
Retail / Cafe

# Community Hub

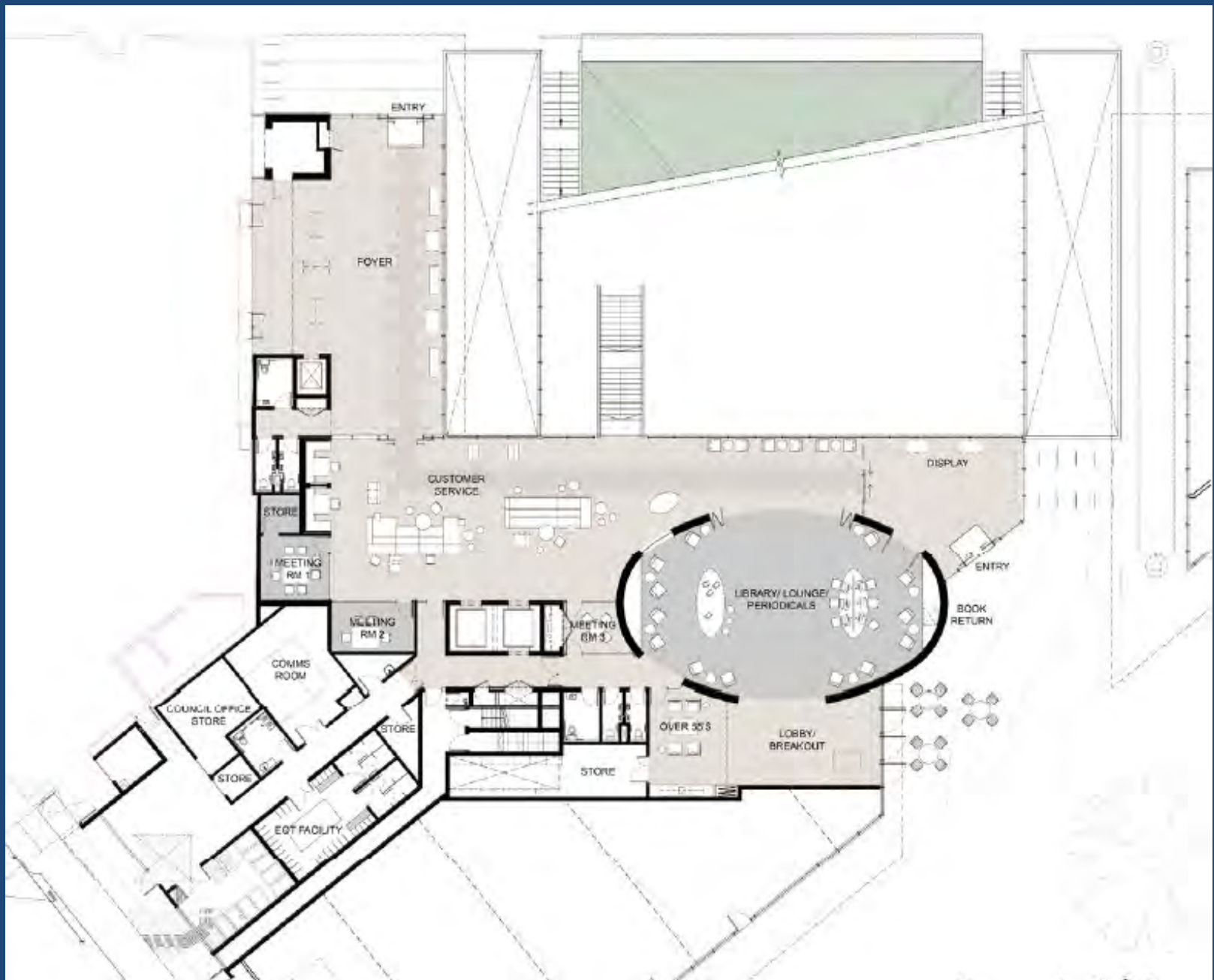
# City's Building

Community	1,800m <sup>2</sup>
City Office	2,800m <sup>2</sup>
Commercial	1,500m <sup>2</sup>
Retail	700m <sup>2</sup>
Other	600m <sup>2</sup>
<b>Total</b>	<b>7,400m<sup>2</sup></b>

= **25%** of  
total building







**Ground Floor** Community Hub



**Ground Floor** Community Hub



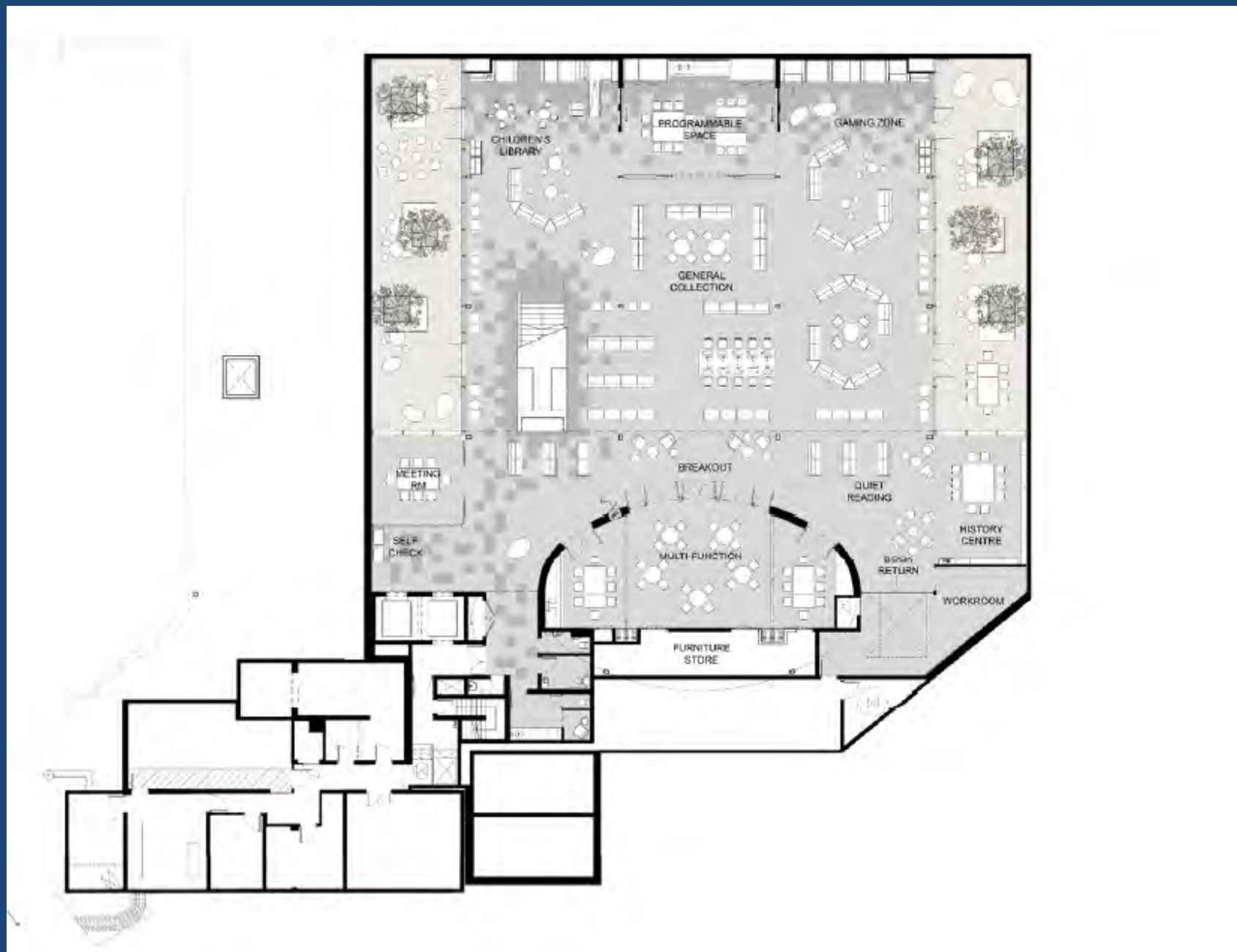


**Ground Floor** Community Hub



**Ground Floor** Community Hub





**Lower Ground Floor Community Hub**



**Lower Ground Floor** Community Hub





**Lower Ground Floor Community Hub**





**Lower Ground Floor** Community Hub





**Lower Ground Floor** Community Hub



**Lower Ground Floor Community Hub**





**Lower Ground Floor** Community Hub





**Lower Ground Floor** Community Hub





**Ground Floor** Community Hub



**Ground Floor** Community Hub





**Lower Ground Floor** Community Hub



**Lower Ground Floor** Community Hub



# Fremantle Library Design Project Process

City Economic  
Rejuvenation

**Original Library Brief**  
as part of overall architectural brief by COX  
architects for new Civic Building

2012

Competition  
Winner

**Kerry Hill Architects Design**  
Library designed based on  
architectural brief

2013

Brief Revisited

**Arina Architects**  
Working with Library  
Team with

Major changes to  
the brief and what a  
library is and how it  
will operate

Brief Review &  
Concepts

**Mantric Concepts**  
Working with Library Staff as part of  
Team with Kerry Hill Architects

2018

Final Design &  
VM changes

**Kerry Hill Architects**  
Working with Project Managers, QS and  
Library Staff as part of finalising the design

2018-9

# Fremantle Library – Lessons Learned

1. Be an active participant as the Client representative for the new library.
2. Do your research into other facilities; your particular community; and be clear in your brief to the architects. The more detail the better.
3. Remain engaged in the process as things will change - including Value Engineering looking for savings!
4. Understand the broader project, any funding limitations and who makes the critical decisions.
5. Traditional local libraries are moving towards a broader service offering and 'community hubs'. This has impact on design as well operational management issues.
6. Plan for the future – some hard infrastructure will be close to obsolete almost as soon as the new library is built. This may mean leaving some decision (especially on IT) until the last possible moment.
7. Start any required HR change management plan early and ensure staff are engaged in the process.





# Thank you

## Websites

[www.fremantle.wa.gov.au/ksp](http://www.fremantle.wa.gov.au/ksp)

[www.kingssquarefremantle.com](http://www.kingssquarefremantle.com)

**Russell Kingdom**  
Project Director

