

KINGS SQUARE

A place clearly recognised as the civic heart and commercial centre of a revitalised Fremantle.

A place that embraces and celebrates city life by responding to and connecting with all that Fremantle has to offer as a culturally vibrant destination.

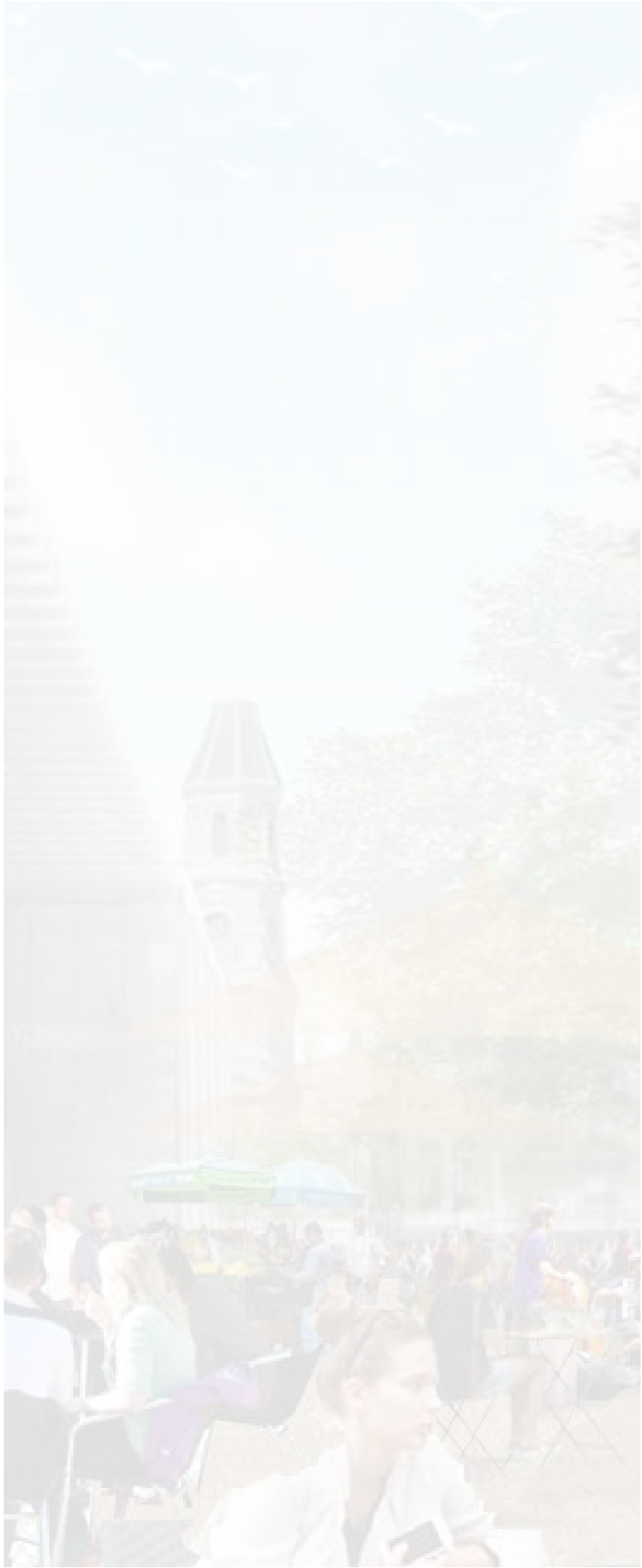


PUBLIC REALM CONCEPT DESIGN

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1.0 EXECUTIVE SUMMARY

Project Summary

Upgrading the public realm of Kings Square to recapture its importance as the central public space of a revitalised city centre is an essential component of the Kings Square Redevelopment Project.

The Kings Square public realm draft concept plan was prepared and released for community and stakeholder engagement from October 2017 to the 23 January 2018 (community briefing).

The final concept plan has been prepared for upgrading the Kings Square's public realm which includes the following areas within Kings Square:

- High Street, a reserve for recreation and public utility services.
- Queen, Adelaide and William Street road reserves.
- Newman Court road reserve
- Open space owned by the Anglican Church around St John's Church

The upgraded public realm will prioritise pedestrians with high quality landscaping and public amenity that will be a focus for civic and community activity.

The re-imagined public space will become the setting for the new civic, library and administration building, and the new and existing commercial buildings around the square.



2.0 INTRODUCTION

Background

The Kings Square Project Business Plan, 2012, identified the importance of a high quality public realm to achieve the redevelopment project's objectives and to support the significant public and private investment into the precinct's buildings.

The subsequent Kings Square Urban Design Strategy, Kings Square architectural competition and Fremantle's Economic Development Strategy all reinforced the value of a coordinated and integrated precinct-wide approach to the area's revitalisation.

The community inspired FREO 2029 Transformational Moves, 2015, bridged the gap between strategic thinking and realisation of change on the ground to meet the community's aspirations to revitalise the Fremantle city centre.

The Kings Square redevelopment project is one of a number of key actions or 'transformational moves' identified in FREO 2029. Accordingly, preparation of the draft concept design for upgrading the Kings Square public realm is being undertaken as part of a comprehensive urban design masterplan for an integrated network of streets, squares and parks across the city centre precinct.



2.0 INTRODUCTION

Design brief

The Kings Square Urban Design Strategy was adopted by Council in 2012 after extensive analysis and community engagement. This key strategic document has formed the basis of the design brief for the public realm concept design.

Key principles of the strategy include:

- pedestrian space prioritised
- vehicle movements slowed and minimised
- vehicle servicing and some parking maintained
- the edges activated
- the square's historic urban character respected and reinforced

Urban Design Strategy Plan



KINGS SQUARE



CITY CENTRE AND KINGS SQUARE MASTERPLAN DRAFT CONCEPT

3.0 VISION, OBJECTIVES & PRINCIPLES

Vision

A place clearly recognised as the civic heart and key commercial centre of a revitalised Fremantle. A place that embraces and celebrates city life by responding to and connecting with all that Fremantle has to offer as a culturally vibrant destination.

Objectives

- To create a community, civic, retail and commercial hub reflecting Kings Square's unique place as the traditional 'centre' of Fremantle and a vibrant, active and safe place for people.
- To develop a landmark precinct that attracts and retains more people within Fremantle's city centre including office workers, shoppers, visitors, tourists and residents.
- To provide a high quality public space which accommodates a wide range of uses from occasional major civic events to regular markets and quiet contemplation.



HIGH QUALITY SPACE

Attractive successful places

Consider the human scale and comfort

Promote innovation, creativity and sustainability

A place that respects Fremantle permeability and materiality



PLACES FOR PEOPLE

Places designed for community

Create community and social networks

Active and passive spaces

A place for community, businesses and visitors



CHARACTER

Places with their own identity

Promote Fremantle's character and identity

Reinforce Fremantle's unique urban patterns

A place with past and future heritage layers



DIVERSITY

Places with variety and choice

Promote mixed compatible uses in the private and public space

Support active ground level frontage facing the public space

A place with a broad range of experiences,



EASE OF MOVEMENT

Easy to get to and move through

Reinforce pedestrian movement patterns

Create attractive and safe routes and spaces

A place that balances different rhythms of users



CONTINUITY

Distinguish public and private

Create a public space that prioritises walking and cycling

Promote continuity of street frontages

A place part of a network of collective spaces



LEGIBILITY

Places easily understood

Favor landmarks as a way-finding

Create recognisable routes and nodes

A place with readable and customised public spaces



ADAPTABILITY

Places responsive to change

Promote activation, place making and events

Cater for social, economic and technology trends

A place environmentally and culturally responsive



SAFETY

Places to use day and night

Promote day and night activities and uses

Integrate surveillance and dissuasion

A place that engages community and businesses



4.0 SITE ANALYSIS

Context

By tradition, location and form, Kings Square is the civic heart of Fremantle. The square interrupts the dense urban pattern of central Fremantle with a welcome green space and generous gathering areas.

It provides a setting for two important historic landmark buildings – St John's Anglican Church and the Fremantle Town Hall - both dating from the 1880s. The square has also accommodated a 1960s office building adjacent to the Fremantle Town Hall, home of the City's central library and administrative services until December 2017.

All four sides of the square are surrounded by a continuous frontage of retail uses, including the former Myer department store and the Queensgate building, both under demolition works.

Over recent decades, Kings Square has lost much of its significance and 'sense of place' in the Fremantle community through inappropriate architectural and landscape improvements and more recent shifts in retail location, shopping activities and online retailing. Its landscape is dated and no longer presents as the proud civic centre of Fremantle. The square fails to sustain the regular activities that would normally be attributed to vibrant city centres.

Consequently, there is a growing perception of the space as rundown and unsafe – particularly at night time. The feedback recently given by the community and user groups during community engagement period reinforced the public perception.





4.0 SITE ANALYSIS

History and heritage

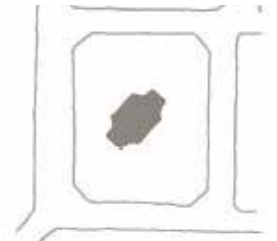
Kings Square has been a square for only about a quarter of its life. Established in the 1830s, its original purpose was to provide a suitable anchor at the eastern end of the High Street axis which visually connected the Roundhouse to the Anglican Church of St John's in the centre of the square.

During the 1880s, the church was rebuilt on its present site to the north, the town hall was built and High Street was opened through the square to reduce congestion in the commercial core of the growing town.

By the 1920s, demand for space in the city centre led to development of the eastern half of the square in a mix of public services and commercial activities. The commercial uses were removed in the 1960s and Kings Square was returned to its civic purpose with the construction of an addition to the town hall to house administrative functions for the City. High Street was closed through the square, although much of the public space was still dominated by circulating traffic and car parking.

Besides several attempts in subsequent decades to improve the appearance and function of the space, the closure of Newman Street and removal of car parking from the square, Kings Square today essentially maintains the form that was imposed on it almost 50 years ago.

The current plans to upgrade and re-imagine Kings Square are the next stage in its continuing evolution.



1830s - 1860s



1880s - 1890s



1920s - 1960s



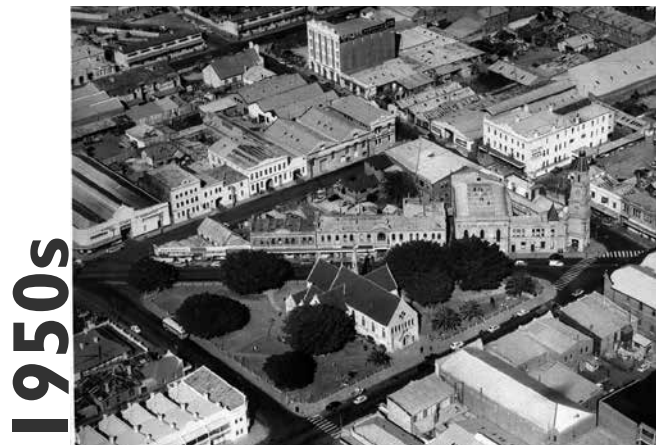
1970s



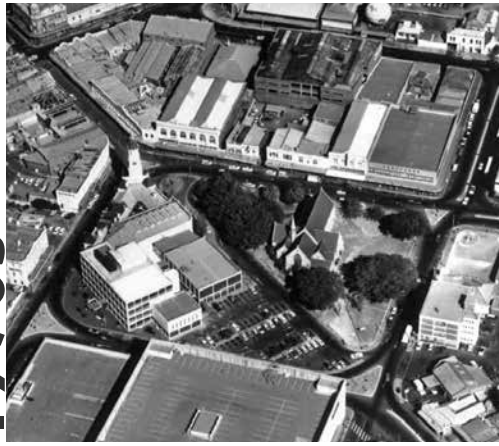
1980s



1990s - 2017



1950s



1970s



1980s



2017

4.0 SITE ANALYSIS

Heritage listings

- St John's Church and the church owned triangle of land are listed on the Municipal Heritage Inventory and registered in the National Estate and the WA Heritage register.
- Kings Square is listed on the Municipal Heritage Inventory.
- Fremantle Town Hall, which opened in 1887, is listed on the Municipal Heritage Inventory and registered in the National Estate.

St John's Anglican Church

St John's Anglican Church has had a long association with Kings Square since the first church was built in the centre of the square in the 1840s. The first original church opened on 4 August 1843 (consecrated in 1848) and was demolished in 1882 after the congregation relocated to the new church.

The current church opened in 1882 and for many years was surrounded by landscaped grounds covering almost half of the square. While the church grounds have subsequently been visually and physically integrated into the broader square, the Perth Diocesan Trust remains the owner of the St John's Church and land.

There are formal agreements between the church and City of Fremantle dating from early last century that address public access, permitted uses and maintenance responsibilities for the church grounds. There is also the St John's Anglican Church Fremantle Conservation Plan (J2012) that includes conservation policies for the site and landscape elements, and refers the need to develop a coordinated landscape plan for the broader Kings Square (policy 5.7). The conservation plan considers in its assessment of significance:

- Elements of some significance:
 - Mature planting to Kings Square
 - Footprint of the 1843 church
- Elements of little significance:
 - Bollards to the entrance
 - Paving and street furniture to Kings Square
 - All other elements not specifically mentioned

The church has expressed support towards maintaining a fully integrated design for Kings Square that ensures public access to the open spaces and maintains St John's Church as a centre-piece of the public realm.



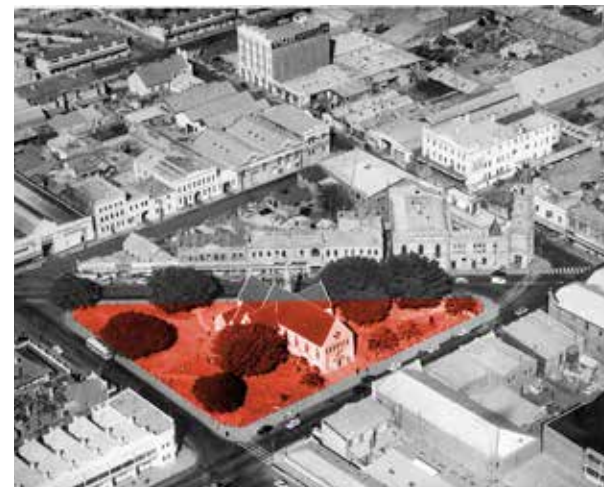
Fremantle Town Hall, Kings Square 1880s - 1890s



Fremantle Town Hall, 1950s



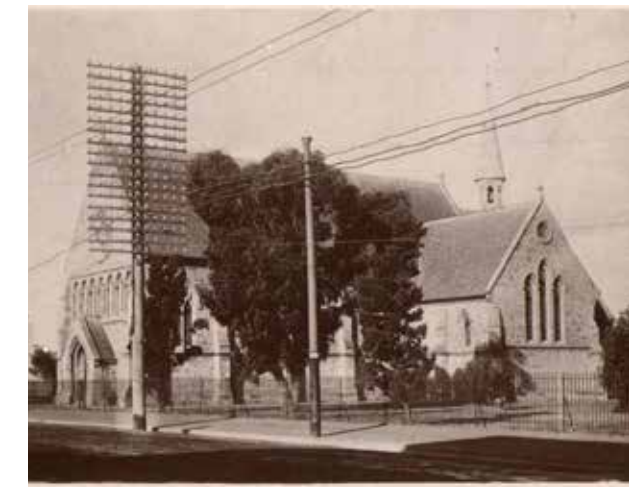
Fremantle Town Hall, 1960s



Church owned land within Kings Square 1954



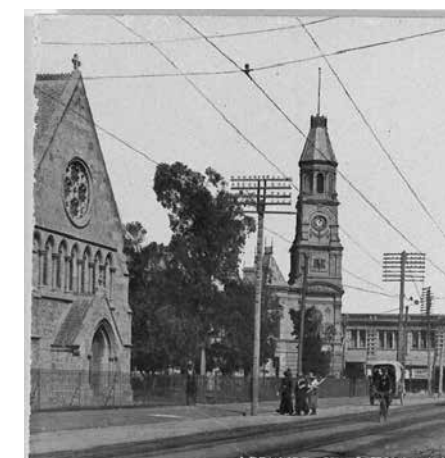
St John's Church 1867 (old)



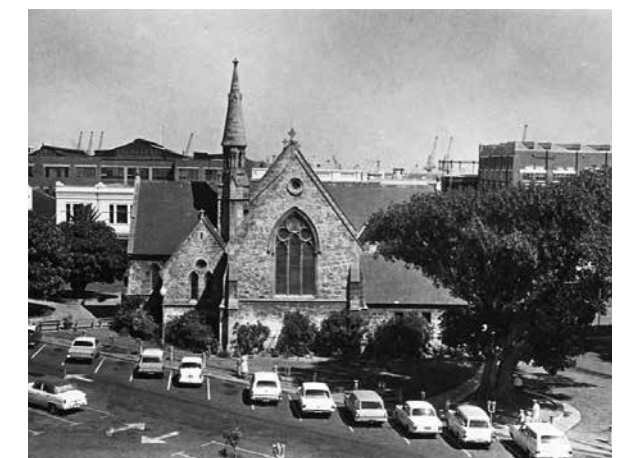
St John's Church 1880s (new)



St John's Church 1910s



St John's Church 1908



St John's Church 1970s

4.0 SITE ANALYSIS

Public Life analysis

In December 2016 as part of the preparation of the draft concept design, the City undertook an observational study looking at the current use of the public space in and around Kings Square on an ordinary weekday. Based on the Public Space Public Life methodology developed by urban designer Jan Gehl, the study analysed how people currently use the various spaces to set a reference point for the redesign process.

In summary, the key findings were:

- Overall, peak use of the square was between 10.00 am and 2.00 pm.
- Existing playground is mostly used in the morning by young children.
- Kings Square is a critical part of the broader pedestrian network.
- Newman Court/William Street entry point to the square is the most used.
- Streets around the square had higher activity levels than within the square.
- High Street axis is the most direct pedestrian route within the square.
- People sought out shade and quiet areas within the square to sit and rest.
- People attract people – sitting, watching and being part of city life were the most common activities.

KINGS SQUARE OBSERVATION STUDY



OBSERVATION 20 DECEMBER 2016 - TRACING



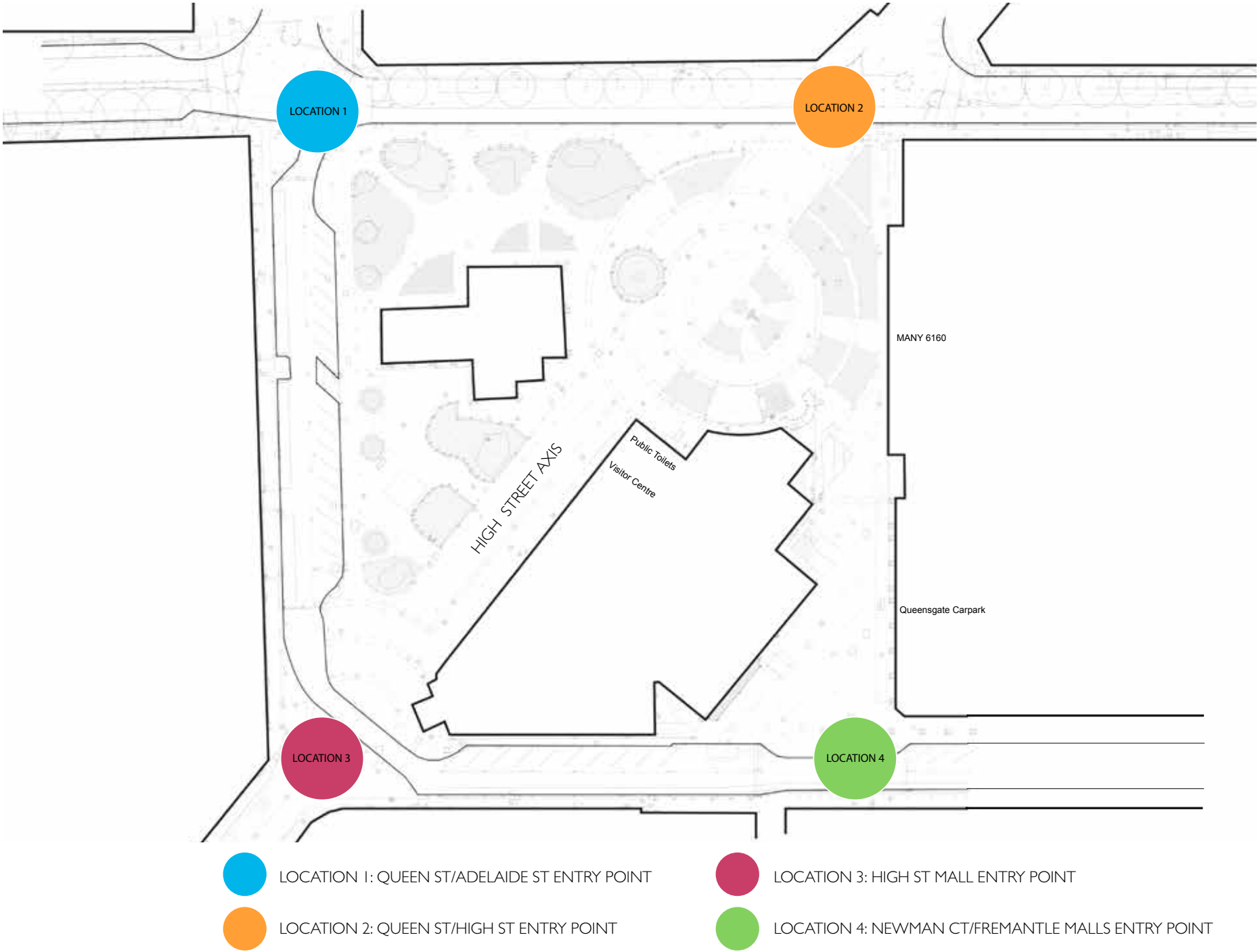
OBSERVATION 6 DECEMBER 2016 - TRACING



OBSERVATION 6 DECEMBER 2016 - ACTIVITY



OBSERVATION 6 DECEMBER 2016 - PARKING



4.0 SITE ANALYSIS

Built form and land use

Kings Square is currently surrounded by buildings of one to four levels that generally accommodate retail and hospitality uses on the ground floor and of- fice activities and commercial services above. The Federal Hotel on William Street provides the only accommodation activity.

The proposed four storey civic building for the City of Fremantle will provide public library, civic and community facilities on the lower ground, ground and first floor levels with retail and hospitality on the ground level fronting New- man Court, High Street and William Street.

The new five storey commercial buildings on the square’s east boundary will provide retail, hospitality and entertainment uses at ground and lower ground fronting Newman Court, William Street and Queen Street, and office use above.

Amendments to the City’s local planning scheme were approved in 2013 enabling new development of up to four to six storeys on the Queen Street frontage to the square. All new developments fronting Queen Street are required to have uses at ground level that activate the adjacent public space.



KINGS SQUARE

PUBLIC REALM EDGES



4.0 SITE ANALYSIS

Existing trees

There are 40 trees in the Kings Square project area consisting of the following species: Moreton Bay Fig, London Plane, Canary Island Date Palms, WA Red Flowering Gum, Lombardy Poplar, Rottnest Island Tea Tree, Queensland Brush Box Tree and Fiddlewood. The majority of the existing trees (41) are exotics or native to the eastern states (QLD).

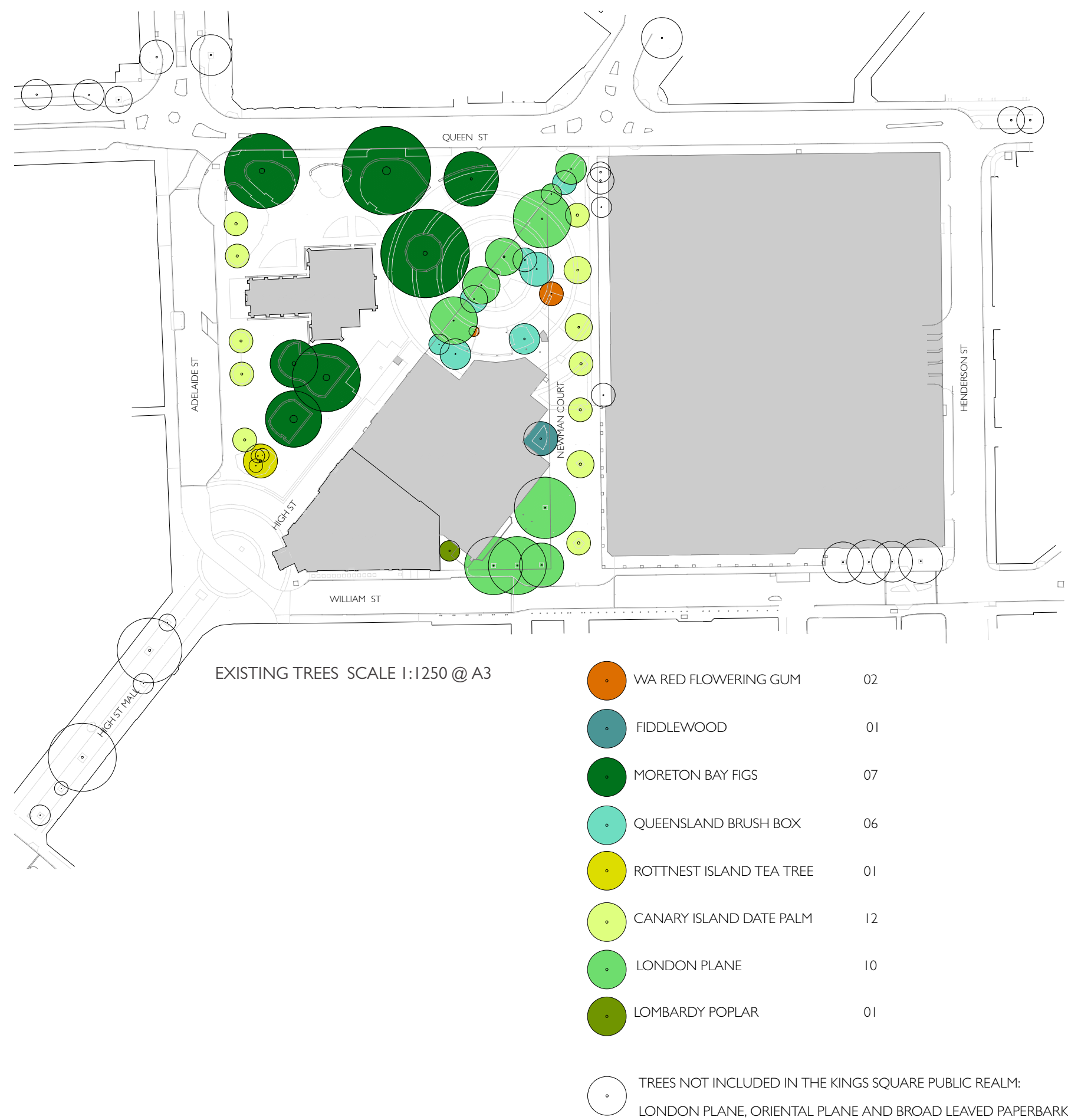
The four Broad Leafed Paper Barks located in Sirona’s site have been removed at the start of the demolition works. The four London Planes in William St are located within private property.

Since 2008 the City has been monitoring the health and structure of trees across the city, including the Moreton Bay Figs in Kings Square. Consultant arborists have been engaged by the City to conduct specialised tree assessment and reporting to inform the broader city centre masterplan. When recommended, specific testing, monitoring and remedial actions have been undertaken to improve tree health.

The arboriculture assessment undertaken in September 2015 identified that although the majority of the Moreton Bay Figs assessed were in fair health, there were signs of decay and potential risk, particularly in the two trees south of St John’s Anglican Church. These trees do not have a healthy canopy (15m) when compared to the healthier specimens of a similar age. The trees show decay associated with previous wounds, hazardous deadwood and limb decline (uneven limbs), stunted growth, reduced and sparse canopy (increased risk for decline and death which increases structural risk).

The large Moreton Bay Fig used for Christmas celebrations is in particular, recently showing signs of stress. The project team designing the new public realm is making the assumption the tree will improve in health and be part of the future square’s landscape.

There are seven well-structured and healthy mature London Planes in Kings Square that will be affected by the overall footprint of the new civic building and have been identified for relocation within the project area. Two Canary Island Date Palms identified in the draft concept for relocation within the square have been successfully transplanted to Newman Court in July 2017 (plan updated).



4.0 SITE ANALYSIS

Pedestrians and cyclists

The predominant movement mode in Kings Square is pedestrian. The movement patterns vary, including walking through the square, arriving and staying in the square, and entering the square to go to a specific destination.

Over recent years, a series of modifications have been made to the surrounding streets to reduce the impact of vehicle movements and to improve the pedestrian environment. These successful modifications underpin the urban design approach which is centred on improving the pedestrian environment further.

Cycling is a growing mode of transport in Fremantle and is actively promoted by the City, including the introduction of a contra-flow bicycle lane in the Kings Square section of William Street. Site observations suggest most cycling activity in Kings Square is slow speed in nature and requires access in multiple directions across and around the square. Although the contraflow lane is used, it is also apparent cyclists use the broader public realm and co-exist well with pedestrians with a minimum amount of conflict.

Vehicle movement and parking

The existing movement pattern for vehicles in Kings Square is one-way. Vehicles enter at Adelaide Street, traveling around the town hall and along William Street. Servicing and parking is maintained along most of the length of this route and detracts from creating a great place for people. In addition, the church has some parking allocation on the south side of the church building within the square as well as dedicated on-road bays on the square side of Queen Street.

Both Newman Court and High Street (in Kings Square) are constructed to allow occasional vehicle access for events and specific purposes. Newman Court has universal access bays that are heavily used by users of the visitor centre and library, and parking allocation for authorised vehicles that access mainly through William Street.

Car parking is viewed as detracting from the character of Kings Square.



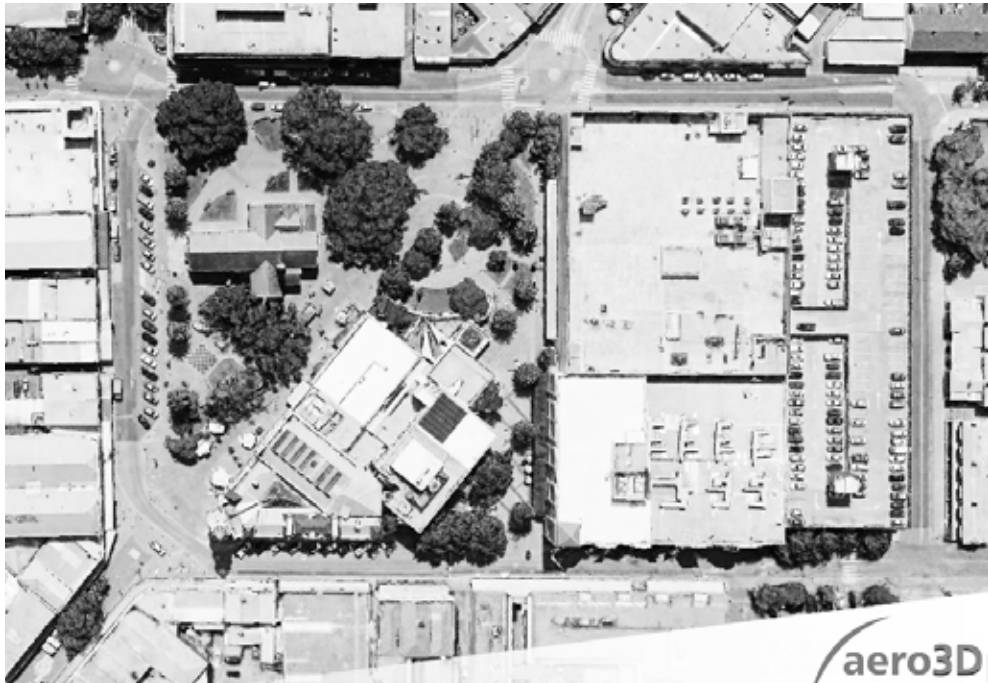
4.0 SITE ANALYSIS

Sun, shade and solar access

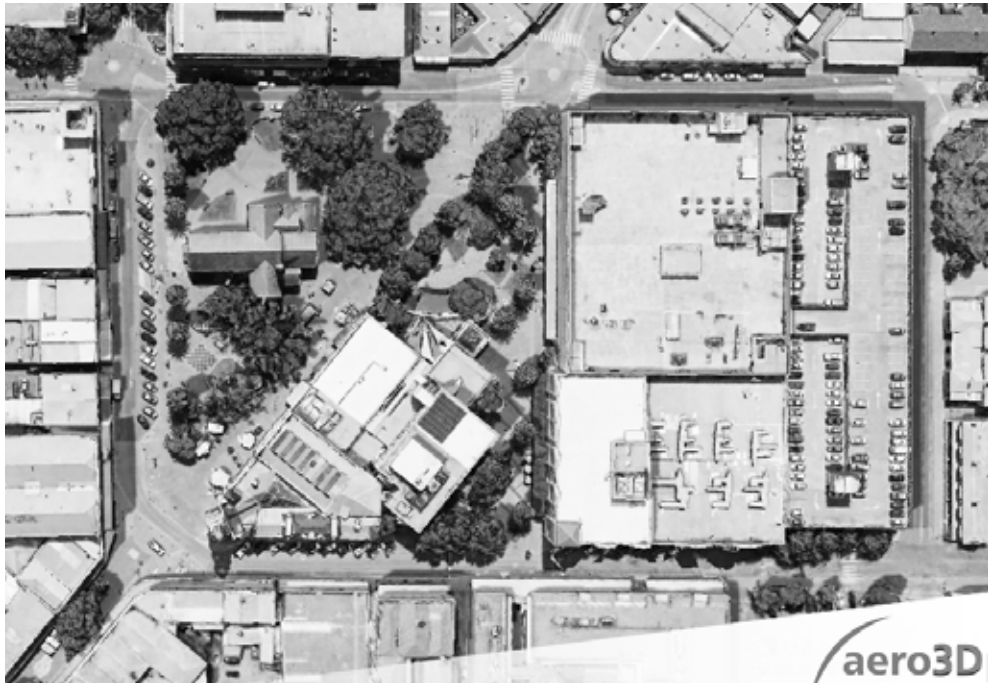
Summer shade within the square is predominantly from trees, particularly the trees around the church. Other than shade from awnings over footpaths around the edge of the square, there is currently little shade to the surrounding streets.

Many of the existing open spaces within the square enjoy substantial winter sun as trees are a mix of evergreen and deciduous.

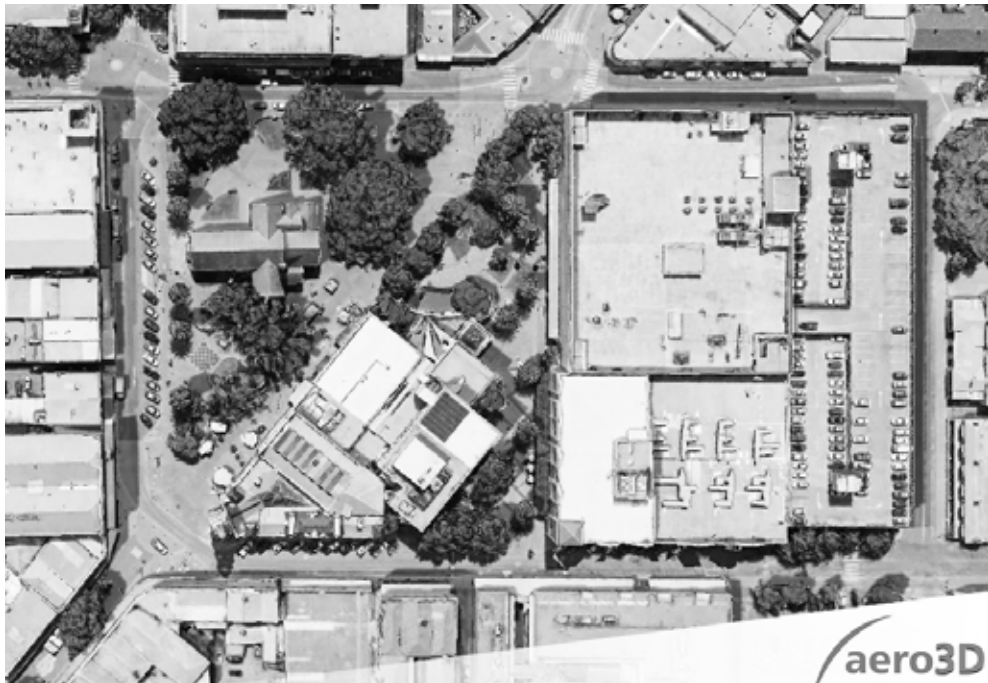
Shadow analysis has shown that potential new buildings to six storeys on the Queen Street frontage will marginally increase overshadowing of the Queen Street road reserve with very limited impact on the northern edge of Kings Square.



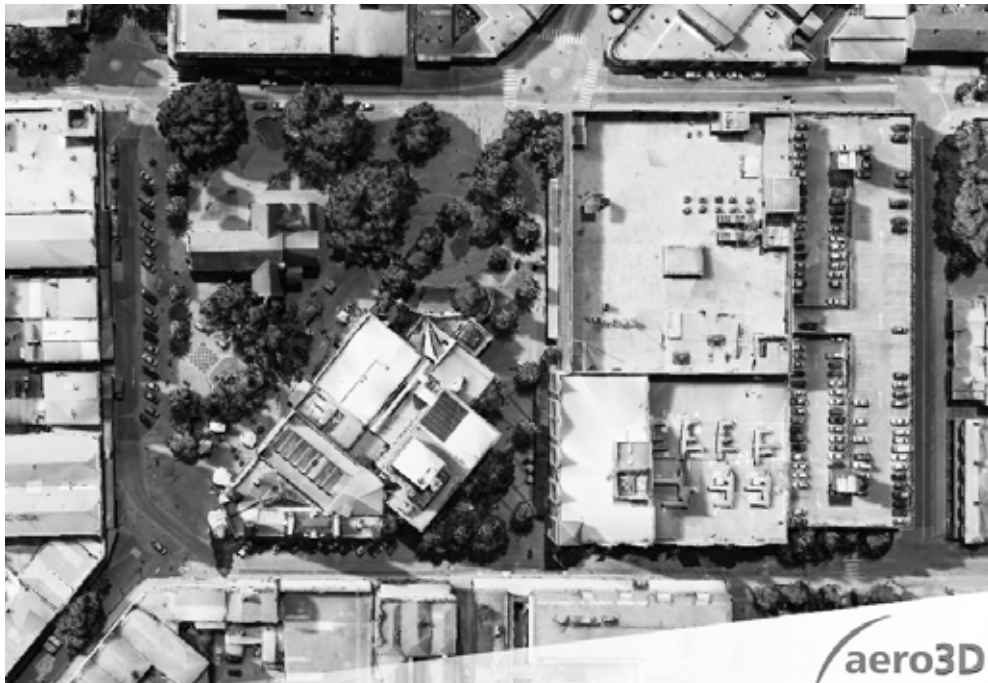
21 DECEMBER 12.00 PM



21 DECEMBER 3.00 PM



21 JUNE 12.00 PM



21 JUNE 3.00 PM

5.0 COMMUNITY ENGAGEMENT

The community engagement approach for the renewal of the public spaces in Kings Square was designed to inform people about the draft concept plan and seek feedback. A thirteen week engagement process was carried out between 24 October and 23 January 2018, with the aim of capturing a broad range of views from the community.

A parallel engagement process for the Kings Square play space was carried out between 7 June and 12 December 2017, with the aim of capturing ideas from children, parents, carers and service providers to inform the concept design.

The My Say Freo website was used as a central engagement hub for project documents, background information, consultation events and an interactive version of the draft concept design.

Engagement approach

The key activities in the engagement process included:

- **an online survey** and brainstorm was hosted for the duration of the consultation period (24 October - 8 December 2017). The survey sought detailed feedback on ideas proposed for the civic square, High Street spine, churchyard garden and the perimeter streets in the draft concept plan and forum provided a moderated space for the community to brainstorm ideas, aspirations and identify any concerns for the square.
- **a forum for Kings Square traders** was held on 21 November 2017. The forum provided business owners an opportunity to learn more about what the concept design proposed and ask questions of the project team. Prior to the forum, City officers visited all businesses around Kings Square and provided information about the opportunity to contribute feedback on the draft plan.
- **a focus group** was held with interested volunteers and visitors at the Wanjoor Welcome Lounge (formerly One Stop Shop) on 22 November 2017. The focus group provided participants with an opportunity to discuss the ideas outlined in the concept plan and share information about their use of the space.

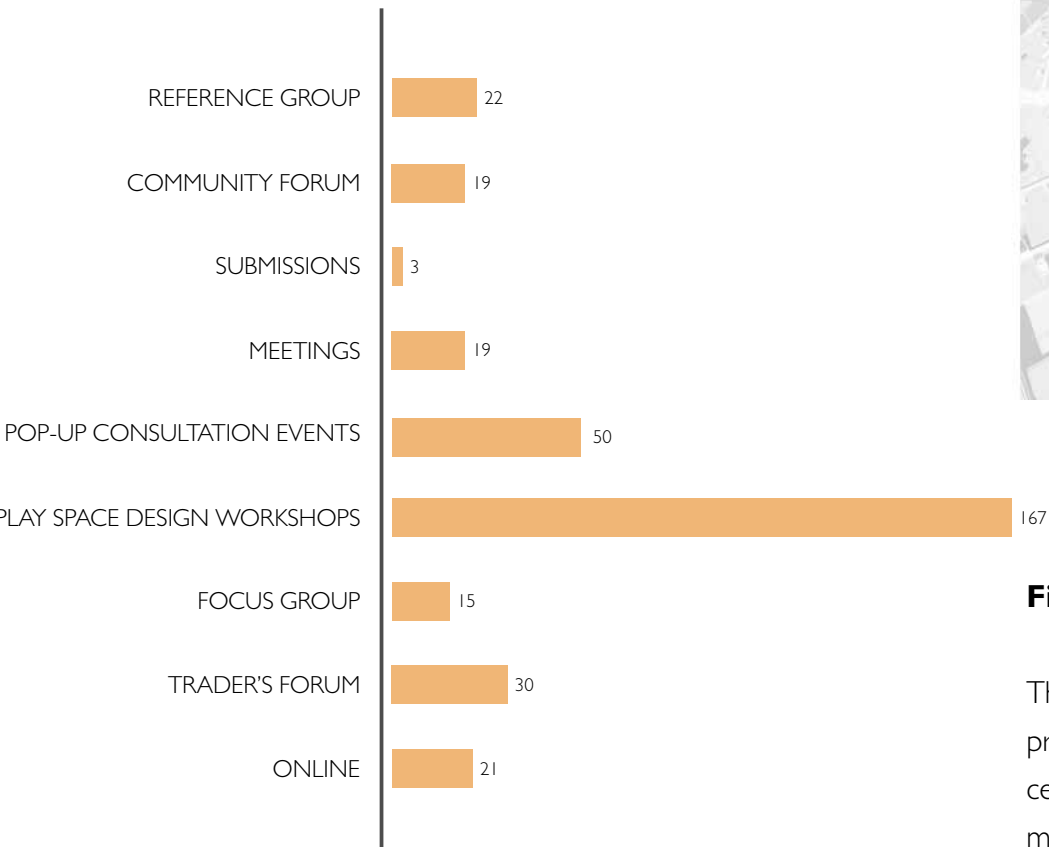
- **play scape design workshops** were held over two weeks in June 2017 with children from five local primary schools. The children identified their preferred play activities and drew ideas for new play features in Kings Square before working in small groups to create a design model and present it to the class, City officers and the Mayor (or another elected member). Their worksheets were displayed in the Fremantle Library from 22 September to 24 October 2017. In December 2017, City officers returned to the schools to show the children how their input was used. After presenting the draft concept design, the children were asked for feedback on what they liked about the design and how they thought could be improved.
- **pop-up consultations** were held across five community events were held to engage pre-schoolers, parents, grandparents and carers and gather their suggestions and ideas for the play space. The project team had one-on-one discussions with parents, asking for their ideas for the play space including questions about preferred play activities, amenities and children's programmes and events. A specially designed activity using duplo was used to engage pre-schoolers in the consultation. As part of the Children's Library school holiday programme, pre-schoolers created a book of their ideas for the play space.
- **meetings** were held with St John's Church, Youth Advisory Council, Early Years Network, Autism WA. The conversations provided an opportunity for stakeholders to share their ideas and aspirations for the public space and provide feedback on the draft concept plan.
- **submissions** were received during the consultation period.
- **an internal reference group** of City officers met regularly for the duration of the consultation period. The reference group provided an opportunity to discuss design issues, ideas and opportunities and assist refine the concept plan.
- **a community forum** was held on 23 January 2018. The forum provided participants an opportunity hear about the key themes to emerge from the consultation and receive a final briefing on the plan prior to it being presented to council



5.0 ENGAGEMENT AND CONSULTATION

Participants

Approximately 350 people participated in the consultation activities. The figure below shows how people chose to participate.



"Dual Aboriginal language for all signage and relevant interpretive panels around the Square and beyond with a multi-use walkway leading out and back from the Square and covering Heritage sites around the city depicting the contributions made by waves of immigrant groups - starting 2000 generations ago."

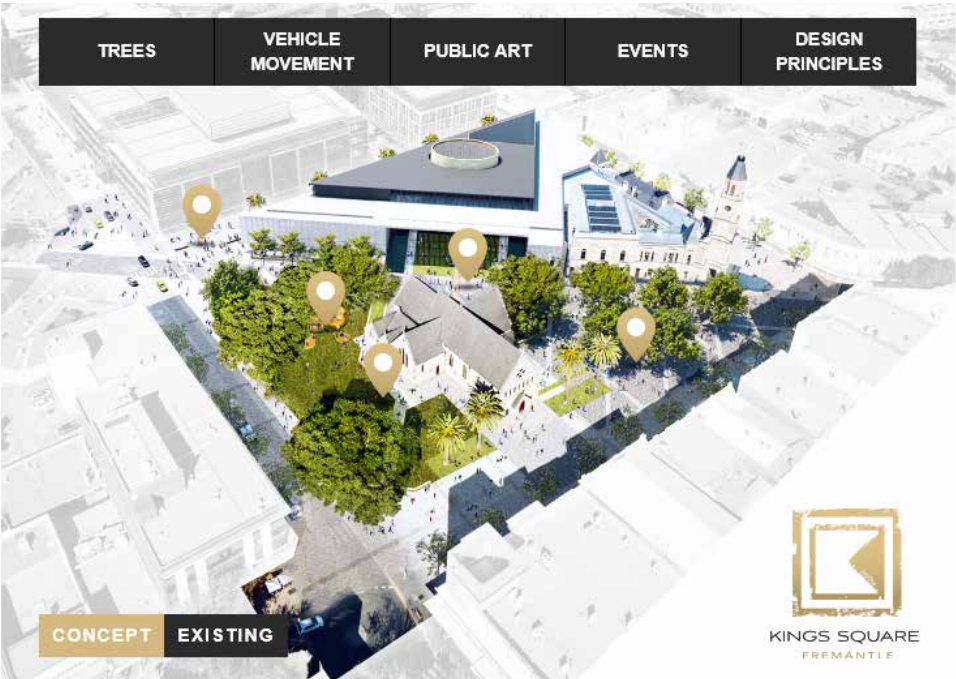
"Keep library activities in mind. They are great and bring people together and could spill to the outside."

"I like the idea of changing out the public art to re-use elements owned by the City of Fremantle. The collection could be expanded to increase the level of change and interest."

"Seating and tables where people can meet and make it a hub before heading off."

"A large screen area /outdoor cinema for when special events are on to encourage people to come into Fremantle and celebrate or engage in festivities."

"An activity which most people enjoy, myself included is to watch the world go by. I think the garden should continue to provide for that. I hope the outdoor reading book comes back as well."



Findings

There was significant support for the public space to have plenty of shade provided by trees and high-quality landscaping as suggested in the draft concept plan. Many participants perceive the primary function of the square as a meeting place.

Places for people to sit, either alone or in groups were considered important in the proposed civic and contemplative spaces. The seating should be complementary of the surrounding streetscape but also comfortable and accessible for people of all ages and ability. It was also suggested the civic and contemplative spaces could incorporate a water feature, relaxation areas and sensory elements.

There was a high level of support for a new play space in the upgraded public space. Specifically, it was suggested that the play area should incorporate water elements, climbing and swinging structures, and natural materials. Many participants felt that the play space should be adaptable to "give it a festival feel and mix it up" and designed to accommodate children's events, library activities, concerts or creative activities.

While it was recognised that the play space will be designed mainly for young children, it was suggested that a play space for broader age range - with ele-

ments for little ones and consideration for older siblings - was important to ensure the space was well used by families and activated throughout the day and into the evening.

The majority of participants were supportive of prioritising pedestrians and limiting vehicle movement through the square.

Car parking provided many divergent views depending on the stakeholder group being represented. However, it was generally agreed that parking bays to cater for the church, universal access, pick-up and drop-off, motor-cycles, service vehicles and loading were required as proposed in the plan, but parking for tourist vehicles and shuttle services, taxi and ride-share also needed to be accommodated.

The majority of participants supported the proposal to create shared spaces for pedestrians, cyclists and vehicles on Adelaide Street, William Street and Newman Court. However, it was suggested that Newman Court should remain pedestrian only to make the space safer for people, allow for ease of movement and facilitate better connection between the Sirona building and the public spaces in Kings Square.

Many participants felt that the public space would be improved if it allowed for uses to continually change and evolve. The idea of an ephemeral public art programme, pop-up events, outdoor screens, and temporary traders and events were suggested to maximise interest and use, and a future place management strategy was recommended.

Many participants saw a need for recognition of the social, cultural and built heritage of Kings Square and Fremantle in and felt it could be combined with the landscape design features.



Former Councillor Jean Hobson with Mayor Brad Pettit, Fremantle 2017

6.0 CONCEPT PLAN

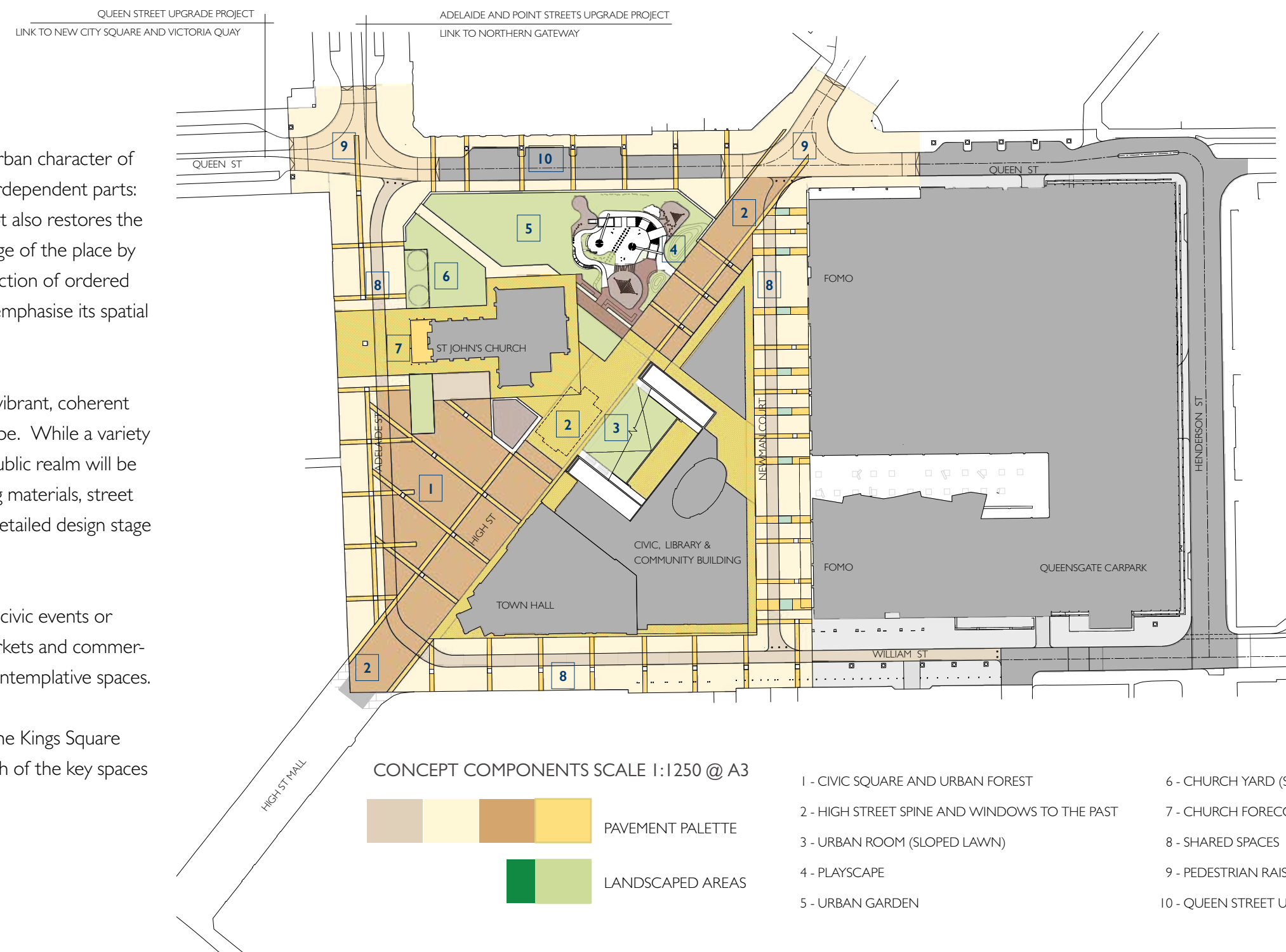
Urban character

The concept design aims to re-establish the historic civic urban character of the square that was embodied in its three distinct but interdependent parts: High Street, Church triangle and City triangle. The concept also restores the square's historical street pattern as a key part of the heritage of the place by redefining Newman Court as a shared space. The introduction of ordered street tree planting along all edges of the square, will also emphasise its spatial structure and civic importance within the city centre.

The concept design aims to re-establish Kings Square as a vibrant, coherent urban space defined and enclosed by buildings and landscape. While a variety of public spaces typologies are proposed, all the square's public realm will be integrated through the consistent use of a palette of paving materials, street furniture, planting and lighting will be selected during the detailed design stage to reflect and reinforce a Fremantle sense of place.

The square will be able to accommodate occasional major civic events or gatherings, smaller more regular and organised events, markets and commercial events, shopping and alfresco spaces as well as quiet contemplative spaces.

The creation of a high quality civic space is a principle for the Kings Square public space design and the following sections describe each of the key spaces and conceptual ideas.





6.0 CONCEPT PLAN

Trees strategy and public open spaces

The proposed tree strategy and public open space concept implementation will **increase** the tree canopy coverage and the public spaces where pedestrians and community are prioritised.

- Existing tree canopy 4,867 sq m 14 % coverage 44 Trees
- Proposed tree canopy 6,652 sq m 19 % coverage 67 Trees
- Existing soft landscape 2,723 sq m 15 % of project precinct
- Proposed soft landscape 2,325 sq m 13 % of project precinct
- Existing public space 14,059 sq m 78.7 % of project precinct
- Proposed public space 14,074 sq m 78.9 % of project precinct

The initial draft concept report included the play areas as part of the existing soft landscape calculations. The current minor reduction in 'soft landscaping' is a result of omitting the play area from these calculations.

The Kings Square precinct including church-owned land, public realm and buildings (existing and proposed) is 17,857 sq m.

Tree canopy

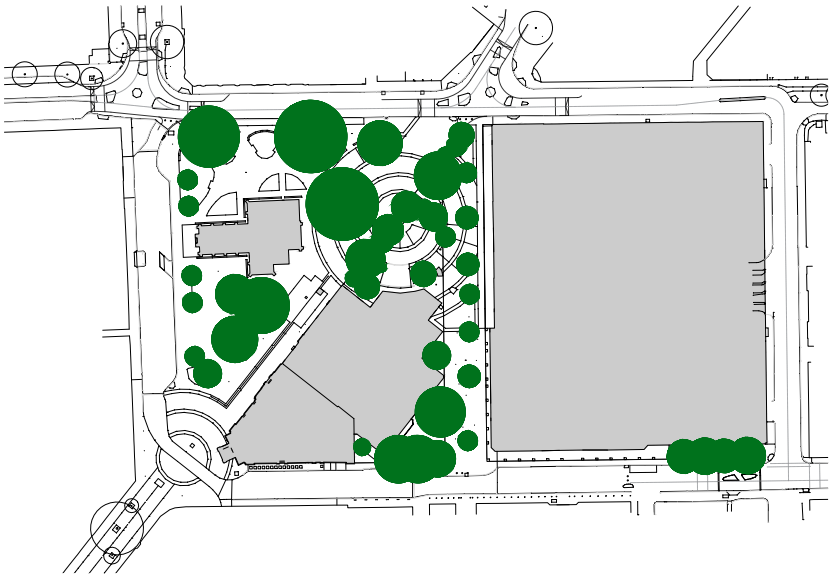
Existing canopy was based on the arboriculturist survey and the proposed canopy was based on the mature canopy spread for each specie. The percentage of canopy coverage was calculated considering the project precinct area.

Soft landscape

The soft landscape includes all landscaped areas (turf, mulch and garden beds) within the project precinct excluding the play scape hard surfaces and play equipments.

Public space

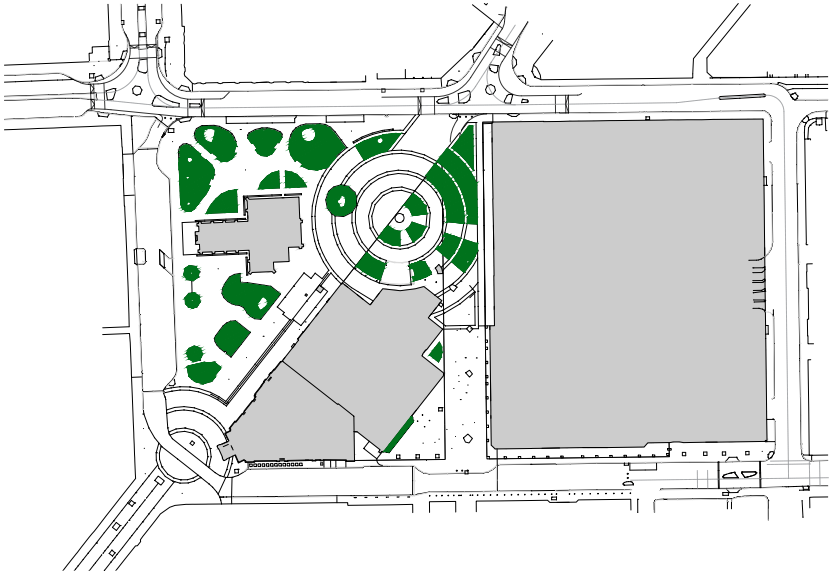
The public space includes the shared spaces (Adelaide Street, William Street and Newman Court), all the pavement and the urban room.



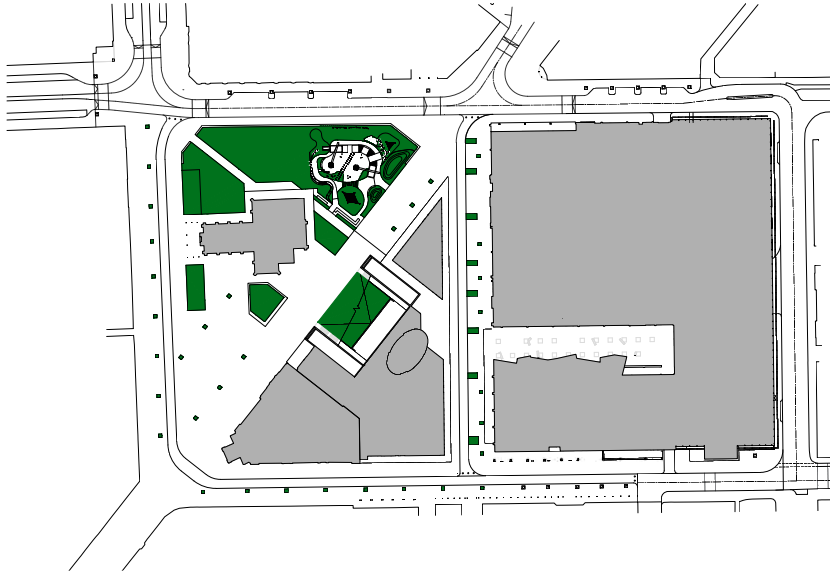
EXISTING TREE CANOPY



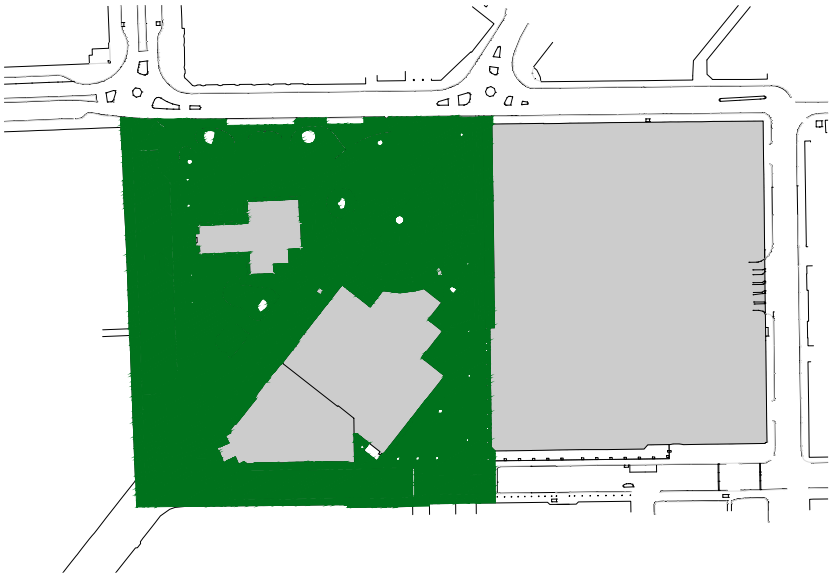
PROPOSED TREE CANOPY



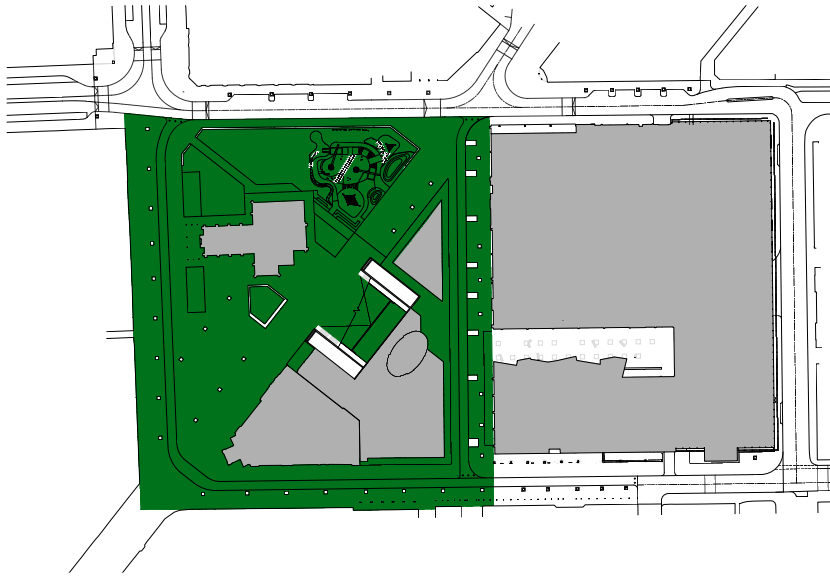
EXISTING SOFT LANDSCAPE (EXC. PLAYGROUND)



PROPOSED SOFT LANDSCAPE (EXC. PLAY SCAPE)



EXISTING PUBLIC SPACE



PROPOSED PUBLIC SPACE

6.0 CONCEPT PLAN

Tree strategy

The concept incorporates a strategy for trees that seeks to:

- retain as many healthy trees as possible
- improve the health of any existing trees showing signs of stress/decay
- relocate trees, when possible, that are directly affected by the new building works and therefore prepared them in advance
- plant new trees to make up for the loss of any existing trees at a ratio of 2:1.

Of the 40 existing trees in the Kings Square, 16 are trees to be retained, 10 to be transplanted on-site and 14 will be removed. Removal and relocation is required as some trees are affected by the new building footprint or urban design concept and some are in poor health and structural condition.

Trees to be removed include: six Queensland Brush Box trees, two Moreton Bay Figs, two WA Red Flowering Gums, one Rottnest Island Tea Tree, one Fiddlewood tree, one Lombardy Poplar and one London Plane.

The main species for removal is the Queensland Brush Box tree. These trees are unsuitable for a civic urban square due to high water consumption and shedding of nuts. Their timber is hard wearing and highly resistant to insects and the trunks and branches have the potential to be reused as street furniture and/or nature play elements in other City projects as identified in the Greening Fremantle Strategy.



LONDON PLANES



CANARY ISLAND DATE PALMS



MORETON BAY FIGS

6.0 CONCEPT PLAN

Tree Strategy (cont)

The removal of two Moreton Bay Figs south of St John's Anglican Church (future civic square) was recommended by the arborist consultant due to safety concerns associated with the ongoing decline in health and structural condition of the trees (the fig tree adjacent to High Street did not pass the risk of harm assessment). The removal of both figs was discussed with the Anglican Church (land owner) and the Heritage Council. A referral will be submitted.

The canopy in the future civic square will be increased to 35 % with the proposed relocation of six mature London Planes. In anticipation of this, the City commenced the 12-month preparation for transplanting of the trees (February 2017).

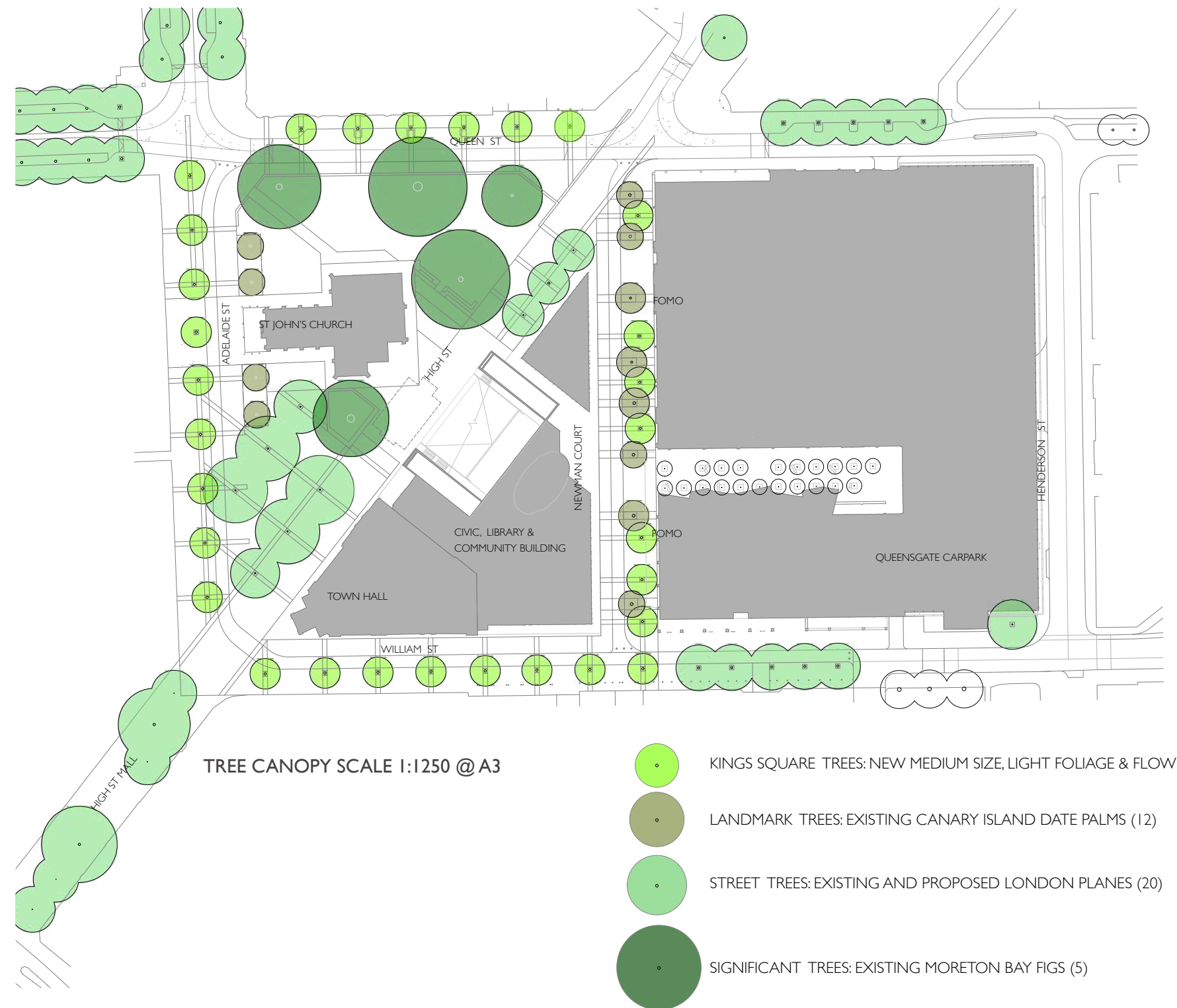
In July 2017, anticipating the Kings Square redevelopment demolition works (Sirona), two Canary Island Date Palms were transplanted to their final location in the Newman Court alignment. Relocation of the remaining trees (seven London Planes and one Canary Island Date Palms) expected to take place in April/May 2018. The trees will be protected and monitored during demolition and construction works in accordance with the tree protection standards and issued specifications.

New trees will be planted along Queen, Adelaide and William Streets and Newman Court in accordance with the Greening Fremantle Strategy objective to increase city wide canopy cover from 12% to 20%.

The precinct concept design incorporates a total of 67 trees (19% canopy cover), with an increase of 23 trees (+5%) to the existing number. The trees in the precinct will be a mix of evergreen and deciduous species depending on the requirements of the various locations (summer shade and winter sun).

The final selection of the tree species framing the square will be made during the detailed design stage, depending on stock availability and project phasing. The main objective is to have a deciduous, light foliage flowering medium size street tree that changes the square setting and creates interest year around.

The **Jacaranda** is the recommended tree amongst the four shortlisted species: *Jacaranda mimosifolia*, *Delonis regia*, *Tipuana tipu* and *Bauhinia blakeana*.



SIGNIFICANT TREES



STREET TREES & URBAN FOREST



KINGS SQUARE TREES

6.0 CONCEPT PLAN

Civic square and urban forest

A well shaded civic square is proposed adjacent to the town hall and incorporating parts of High and Adelaide Streets.

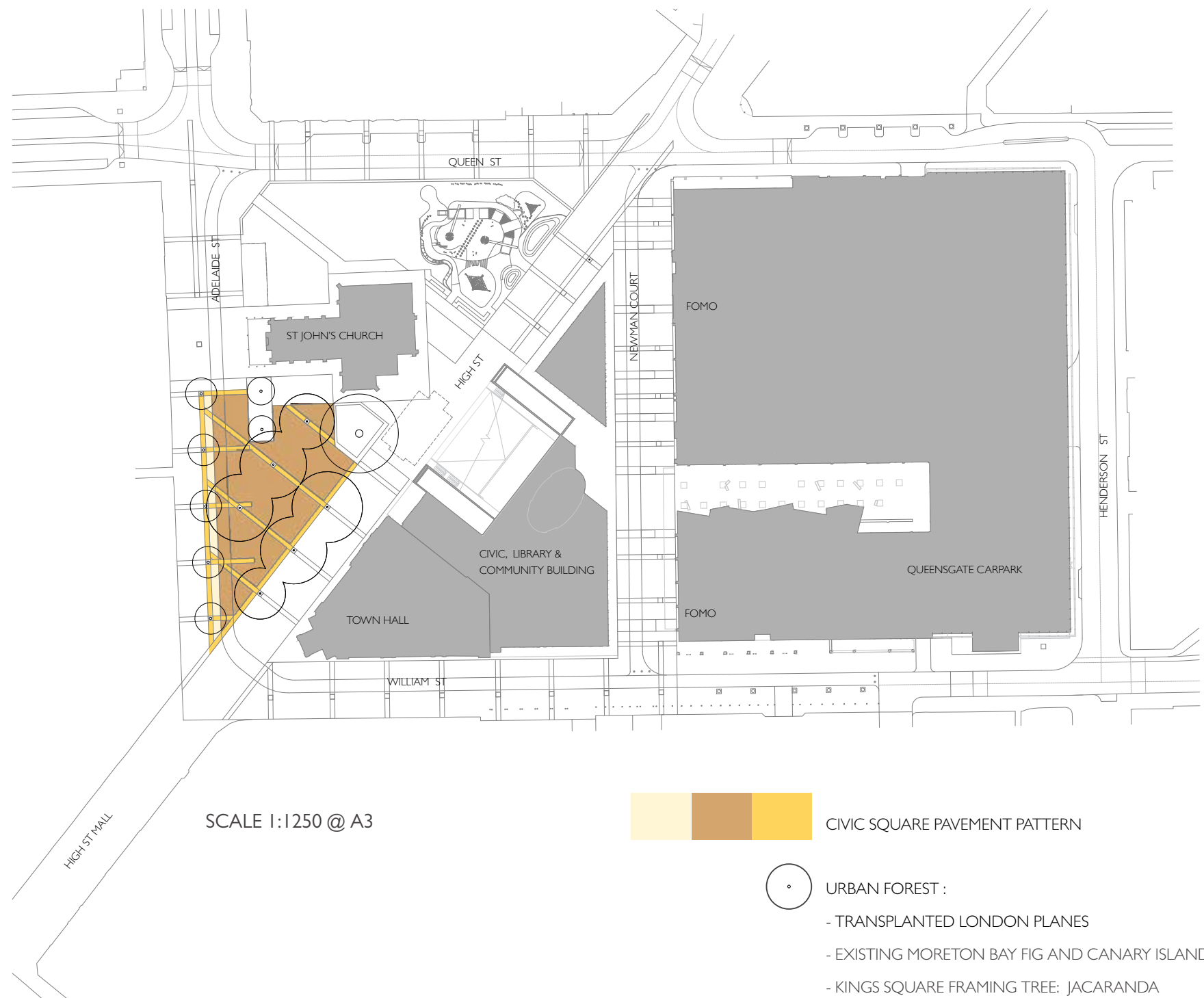
This location was traditionally one of the city's major public meeting places and the proposed civic square is aimed to reinstate this function. The shade from mature trees, transplanted from Newman Court and High Street, will provide comfort and significantly reduce the heat island effect in the predominantly hard paved square.

The civic square will augment the capacity of the High Street spine and the new civic building lawn (urban room) for major public events.

The design of Newman Court is for a shared space with limited traffic movements (service vehicles, loading and unloading). The ability to control access to vehicles (either by removable bollards or other measures) will enable the occasional closure of Adelaide and William Streets for major public events in the new civic square.

The concept allows for a less cluttered and shaded space designed to be flexible, easily changed (by events, season, etc.) and managed by a dedicated City resource tasked with place management.

The street furniture and the lighting design will be key components of this space and will be further developed at the next project stage. Movable and custom design furniture recommended.



Opening of the Tramway 1930s

Town Hall 1940s



KINGS SQUARE CONCEPT DESIGN PRECEDENT IMAGES



6.0 CONCEPT PLAN

High street spine

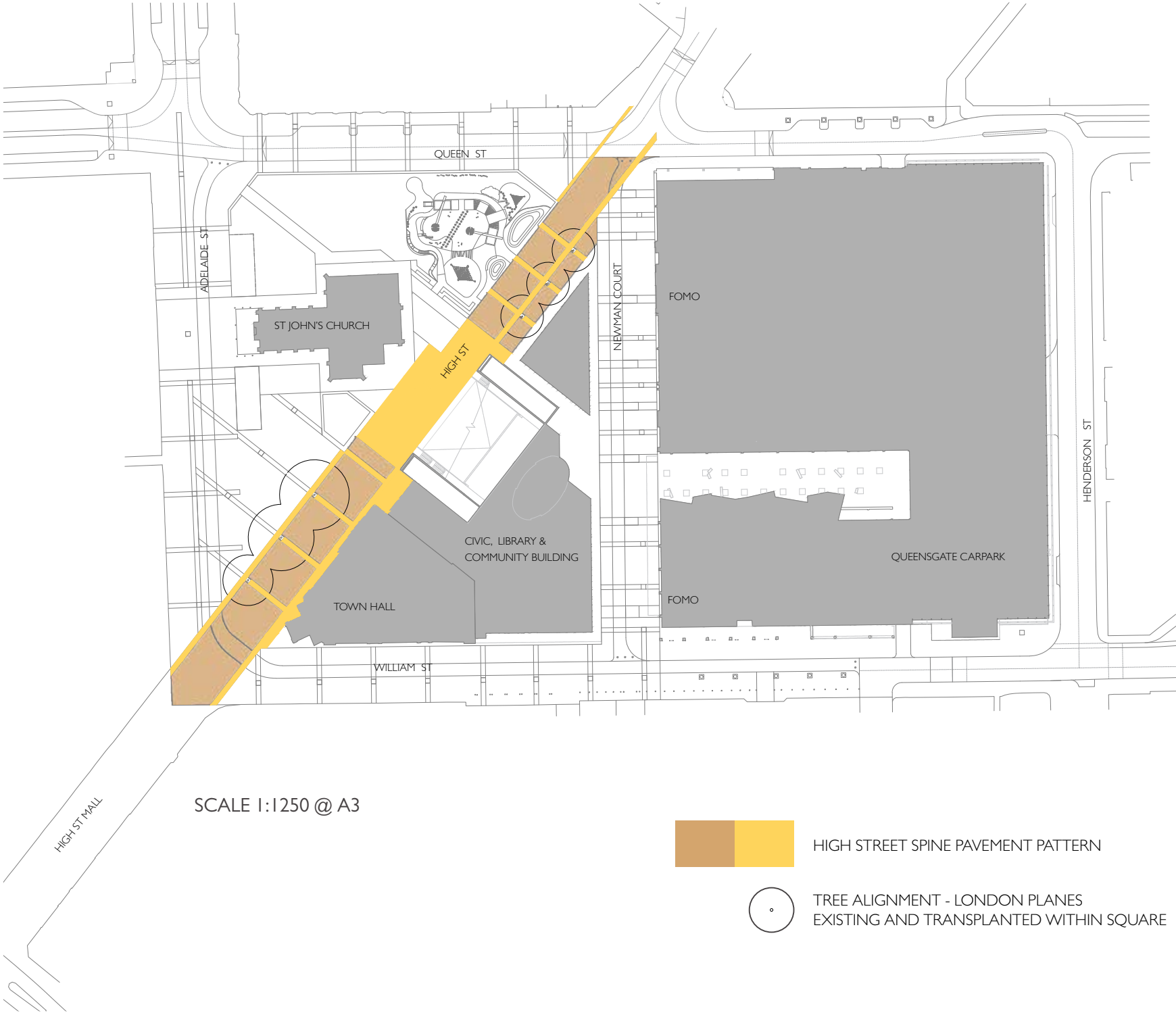
High Street within the square, the civic lawn (urban room) and the civic square will combine with the historic town hall and the new council building as the civic heart of Fremantle.

High Street is the major east-west axis across the city centre and Kings Square is a major focus along the spine. The High Street spine will be able to accommodate occasional major civic events or gatherings as well as smaller more regular and organised events, markets and commercial events. The spine will also be the place for street art performances, concert stages, temporary outdoor screens and artwork installations, therefore installation of basic conduits and infrastructure will be further detailed.

A civic focus will be provided along the axis by the ramped north facing lawn integrated into the front of the new civic building (facing the church), that can be used for a range of activities from casual relaxation to a formal outdoor civic and cultural events viewing area. The civic lawn (urban room) will be part of the entrance to the building's first floor civic level.

High Street will be prioritised as a pedestrian friendly space and will include protection from vehicle movements. A future place management plan will assist in minimising any negative impacts around event logistics and coordination. The street furniture and lighting design will be key components that reinforce this spine.

Heritage interpretation of the area will continue to be a key focus and will build upon archaeological digs in both 1986 and more recently in January 2018.



Parade in High Street 1930s

High Street Markets 2006



KINGS SQUARE CONCEPT DESIGN PRECEDENT IMAGES



6.0 CONCEPT PLAN

Windows to the past
Archaeological findings

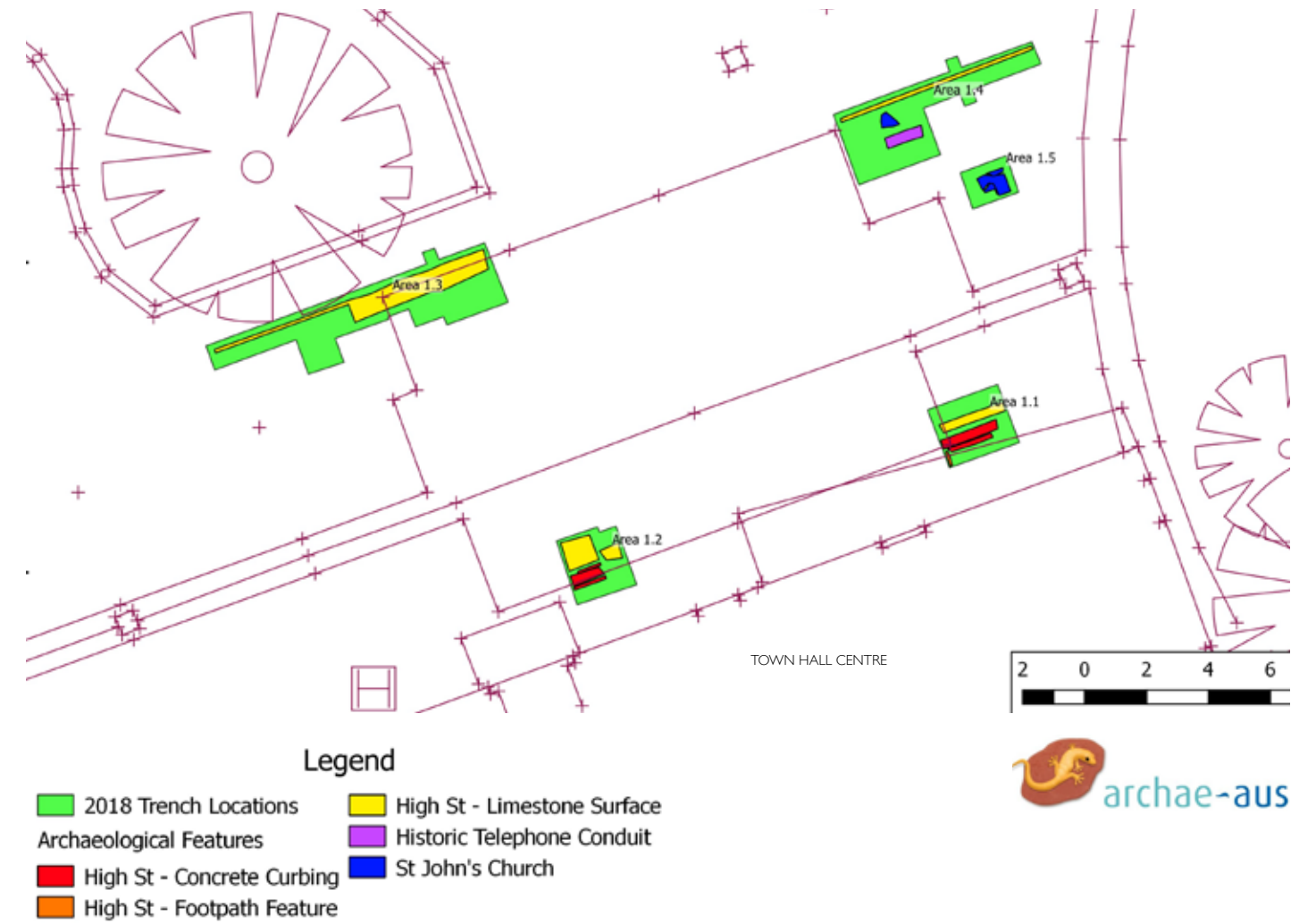
An archaeological dig in Fremantle's historic Kings Square has given a glimpse into Fremantle's early colonial street life (1800s). Test excavations were carried out on the site of the original St. John's Church to uncover physical evidence of what used to be on the site.

The initial dig in January 2018 was extended after unexpected finds, including that the 1843 original St John's church (1843) which was demolished in 1882, was much larger than historical plans indicated.

There was also an interesting discovery outside the main entrance of the City of Fremantle administration building, with shop foundations and artifacts unearthed from a blacksmith/farrier business from the late 1800s. Other finds included the remains of a 1900s corner newsagent and the hall that sat behind it as well as foundations of basements of Federation-era shops which fronted High Street.

Artifacts dating as far back as the early 1800s including clay pipes, ceramics, black glass, a Snider rifle bullet, horseshoes and 19th century tools.

The next phase of the archaeological project involves analysing, sorting, cleaning and cataloging the results the artifacts from the excavations. A report will be issue with results and recommendations.



J. Mcilroy Excavations 1986



6.0 CONCEPT PLAN

Windows to the past

Heritage and historical interpretation

One of the public realm concept design goals is to be respectful to the place - Kings Square, therefore showcase the layers of history and cultural heritage.

The 'windows to the past' is an heritage and historical interpretation project included in the Kings Square public realm concept design that will give residents and visitors a unique Fremantle experience by allowing stories to be told.

Early European Settlement

The 'windows to the past' concept is to unveil and to permanently expose relevant parts of the archaeological findings located in High Street by showcasing them through simple (but robust) glassed windows as an interpretation feature. Lighting and the story telling are important features of the project.

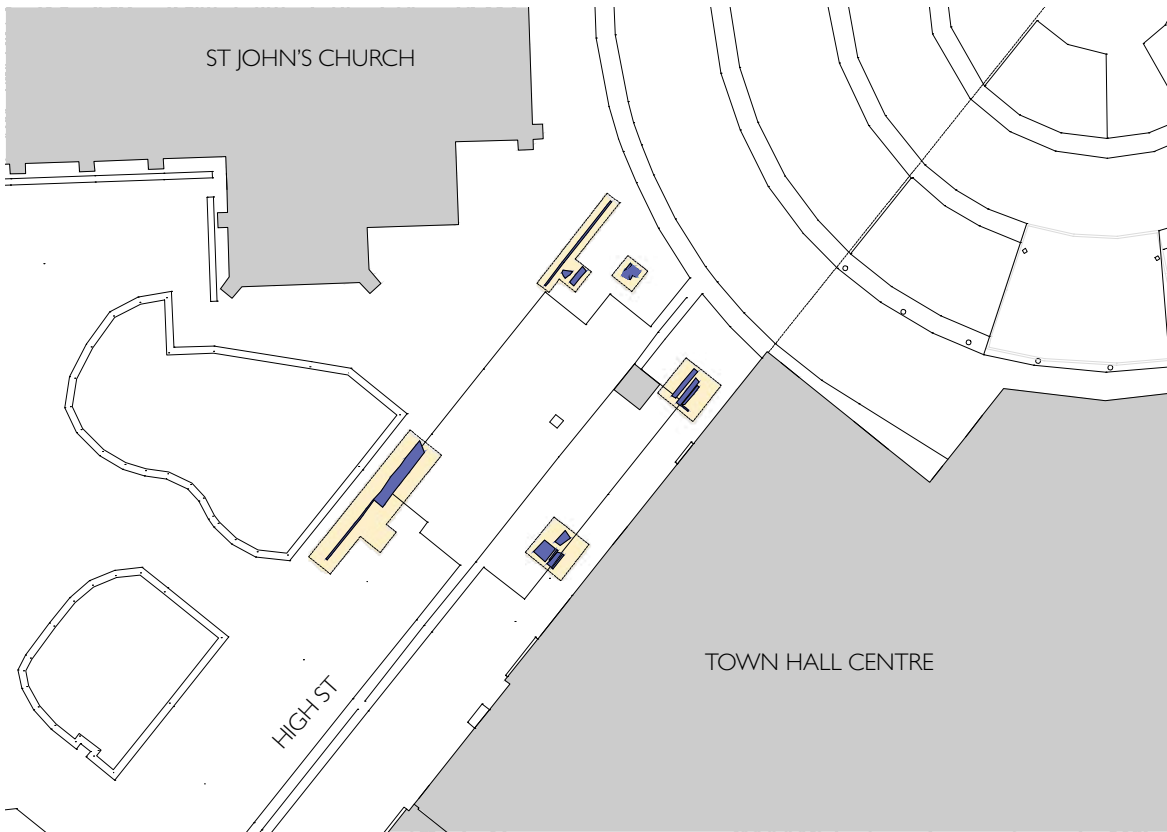
The starting point will be the footings (the footprint) of the first church and the basic information given by the digs made the 'windows to the past' a viable component of the public realm.

Further detail is required in the detailed design stage conditioned to the archaeology consultant final report and findings status. Key factors such as permeability and drainage, the trafficability of available materials and the light (night activation) will be further researched and detailed.

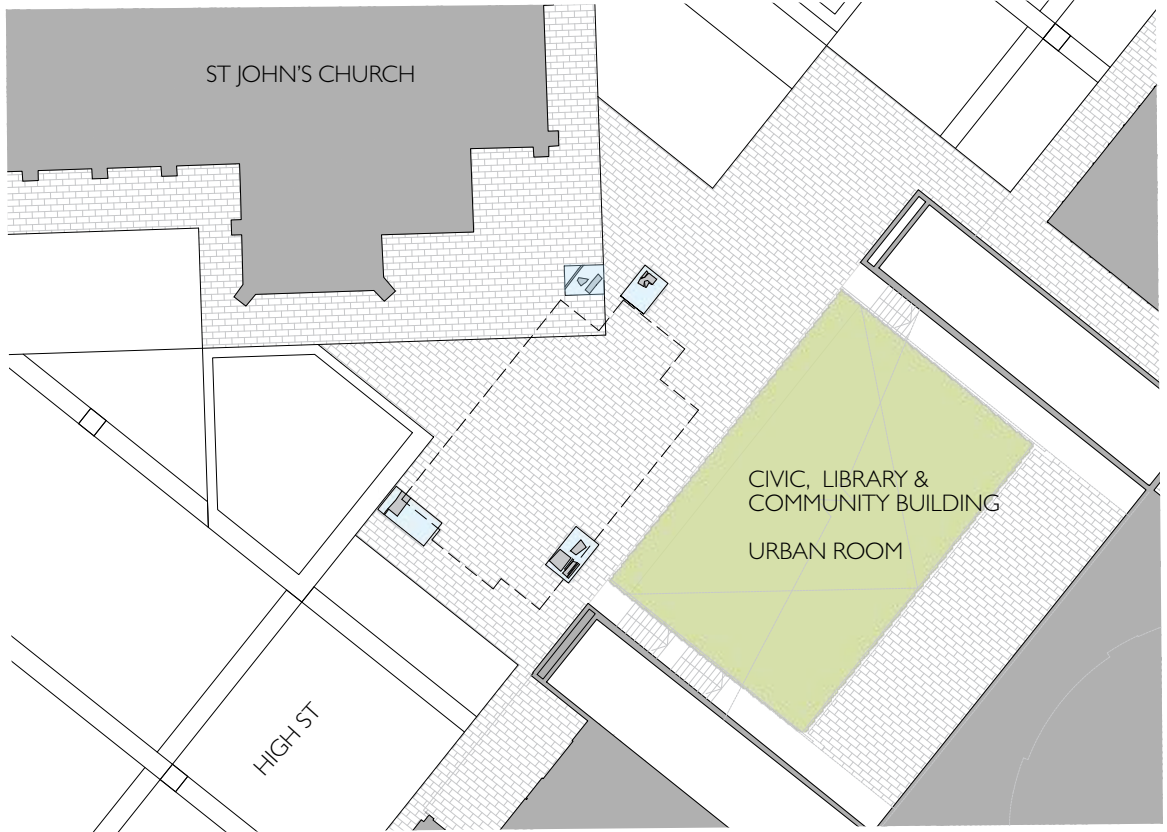
Noongar Whadjuk Land

The Kings Square concept design has not jumped to solutions in terms of understanding, acknowledging and expressing the stories associated with Noongar Whadjuk people.

The city is committed to working with Noongar representatives to develop this important aspect of the project. It is scheduled to commence this work in March 2018 with a presentation to the Whadjuk Working Party at the South West Aboriginal Land and Sea Council.



HIGH STREET - FIRST CHURCH EXCAVATIONS



HIGH STREET - WINDOWS TO THE PAST (EXAMPLE)

6.0 CONCEPT PLAN

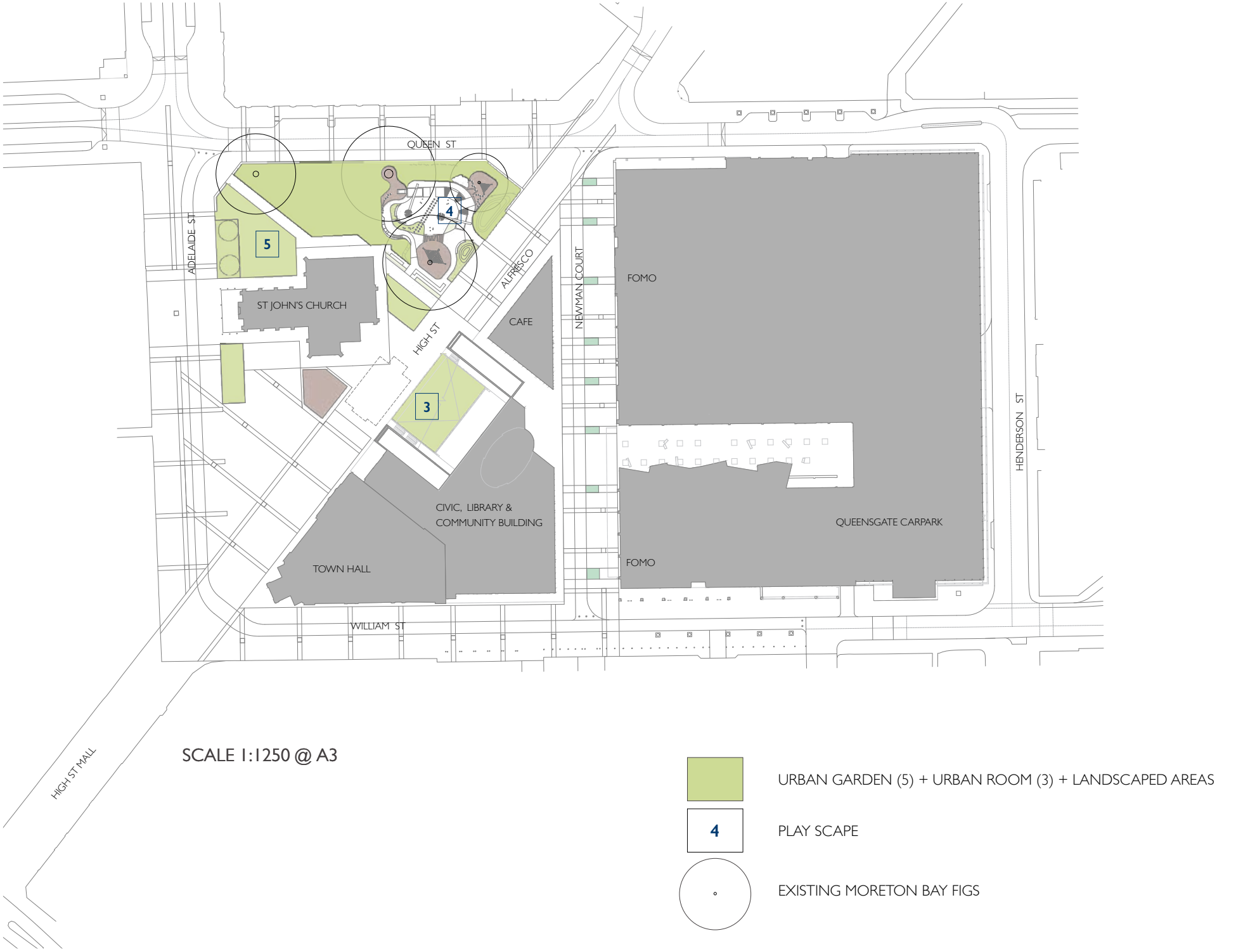
Recreation and play scape

The children’s play space is integrated fully into the broader public realm design and proposed urban garden located in the eastern end of the precinct (Queen with High Street). This is the preferred location due to proximity to the future café/hospitality in the new civic building.

A major and unique play space designed by local landscape architecture studio - Seedesign, draws on the principles of ‘nature play’ but applied to an urban setting. Integrated into the overall landscape of the area, the play space maintains a balance between safety from vehicles on Queen Street whilst retaining an open and welcoming presence from within the square.

The community engagement process for the play scape design, described in section 5, was developed to ensure the design is driven by the community’s values and ideas for the play space – including young children who will ultimately use the facility.

Seedesign developed the urban play space concept (draft) and presented it back to the community. The schematic design report is attached to the Kings Square public Realm Concept Design.



Kings Square Recreation and Playground 2017



KINGS SQUARE CONCEPT DESIGN PRECEDENT IMAGES

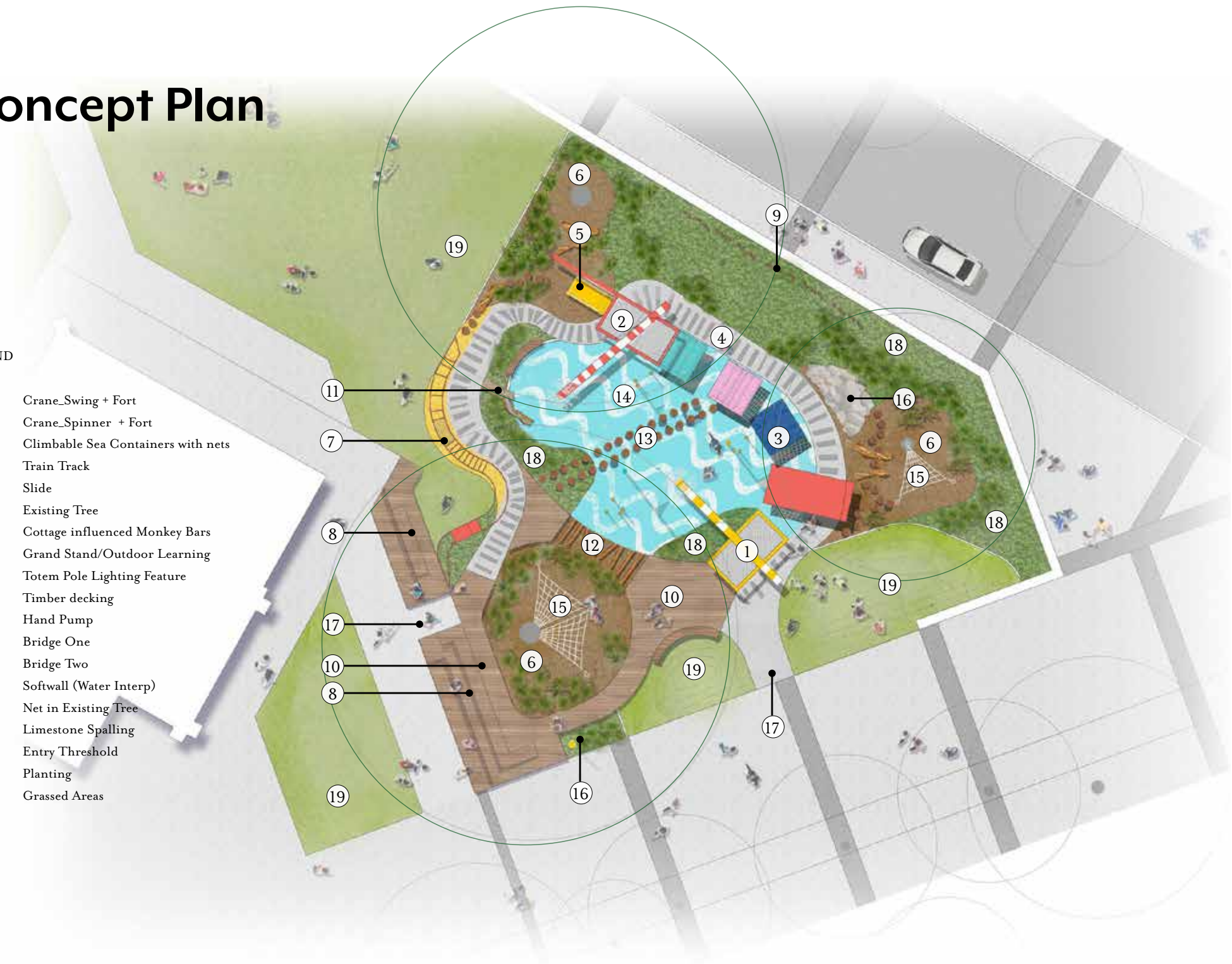


Concept Plan

LEGEND

1. Crane_Swing + Fort
2. Crane_Spinner + Fort
3. Climbable Sea Containers with nets
4. Train Track
5. Slide
6. Existing Tree
7. Cottage influenced Monkey Bars
8. Grand Stand/Outdoor Learning
9. Totem Pole Lighting Feature
10. Timber decking
11. Hand Pump
12. Bridge One
13. Bridge Two
14. Softwall (Water Interp)
15. Net in Existing Tree
16. Limestone Spalling
17. Entry Threshold
18. Planting
19. Grassed Areas

SEEDSIGN URBAN PLAY SCAPE
CONCEPT PLAN



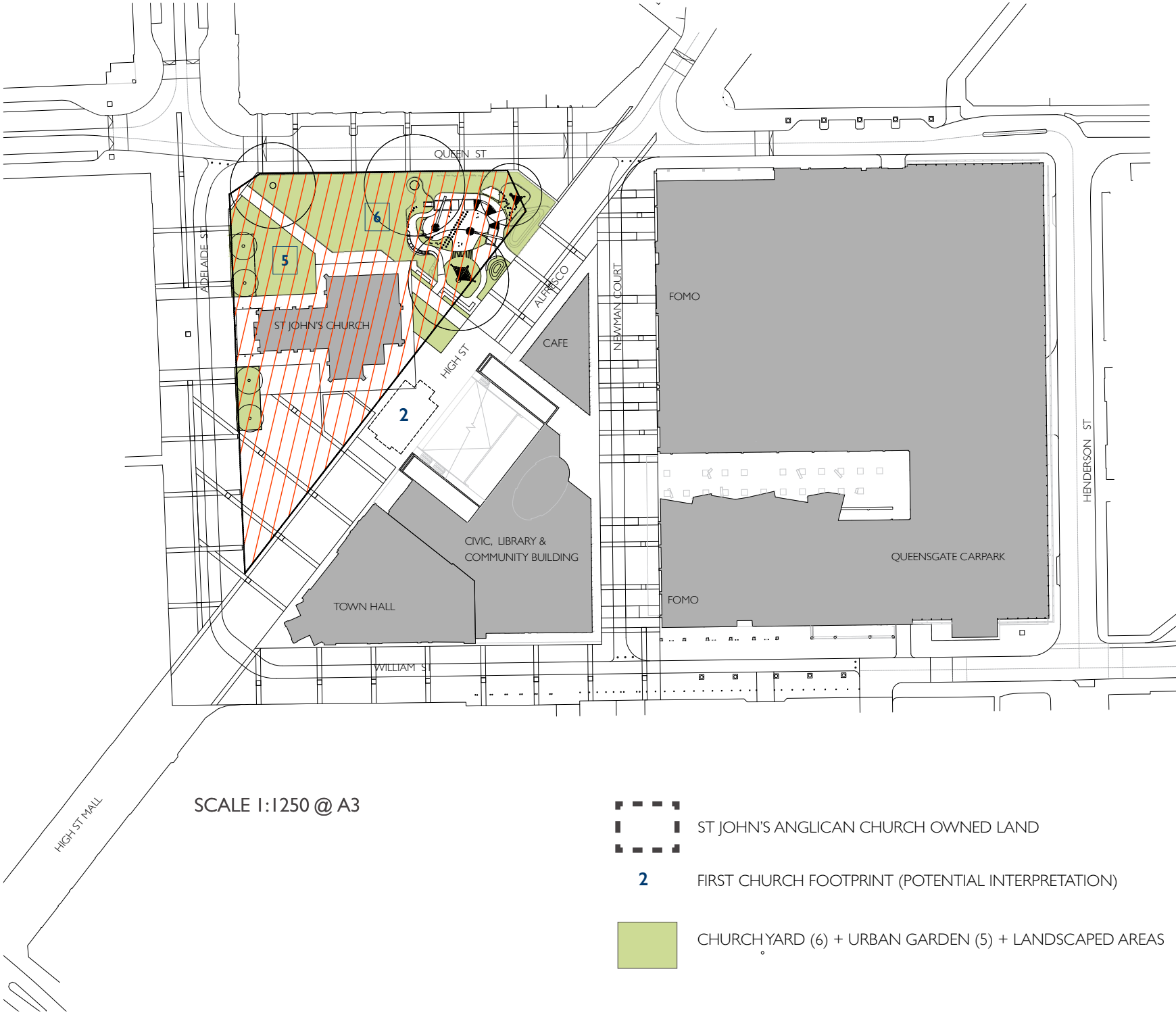
6.0 CONCEPT PLAN

Church yard and urban garden

The area between St John's Church and Queen Street will reinstate the urban garden character of the predominantly 'green' church yard that surrounded the church until recent years. This area will provide a softer, landscaped and more contemplative alternative to the civic square on the south side of the church.

The reduction of pavement on the northern side of the church and the implementation of the urban room will balance (slightly increase) the removal of grassed areas on the civic building triangle.

The church forecourt and outdoor areas will have improved amenity for church events, passive recreation and respite from the busier urban spaces in the remainder of Kings Square. The detailed landscaped design will investigate incorporating productive and sensory gardens as well as floral planting options.



St John's Church Gardens

1948

1966



KINGS SQUARE CONCEPT DESIGN PRECEDENT IMAGES

6.0 CONCEPT PLAN

Vehicle movement and parking

The proposed vehicle movement (trafficable width) and parking locations within Kings Square are in keeping with the key principles of the Kings Square Urban Design Strategy adopted by council in 2012 after extensive community engagement.

The key principles of the strategy include:

- pedestrian space prioritised
- vehicle movements slowed and minimised
- vehicle servicing and some parking maintained.

The St John's Anglican Church parking located in Queen Street will be removed to widen the footpath next to the Moreton Bay figs. The six (6) bays will be relocated to church-owned land, south of the church building. The proposed concept has been discussed with and supported by the church.

The long-term public parking will be removed from Kings Square and perimeter streets including Queen Street between the Adelaide and High Street intersections. Parking bays for people with mobility needs (ACROD), pick-up and set-down, motorcycles, servicing and loading will be catered for in the precinct. A dedicated bay for tourism/coach operators, shared by Fremantle tram, airport shuttle and cruise shuttle, has been proposed in William Street.

ADELAIDE STREET:

- 1 ACROD bay
- 3 Set-down and pick-up bays
- 2 Loading bays

NEWMAN COURT:

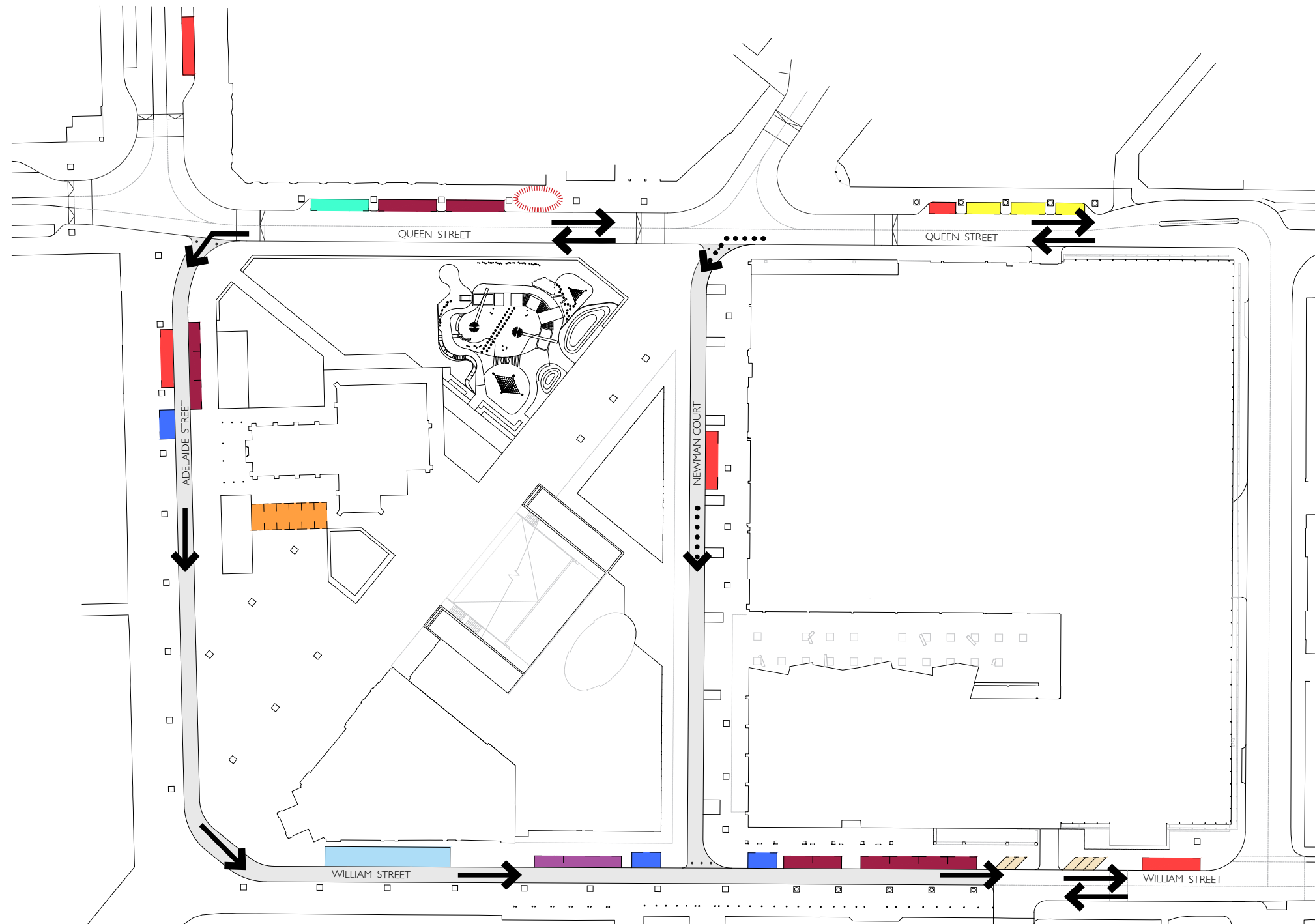
- 1 Loading bay

WILLIAM STREET:

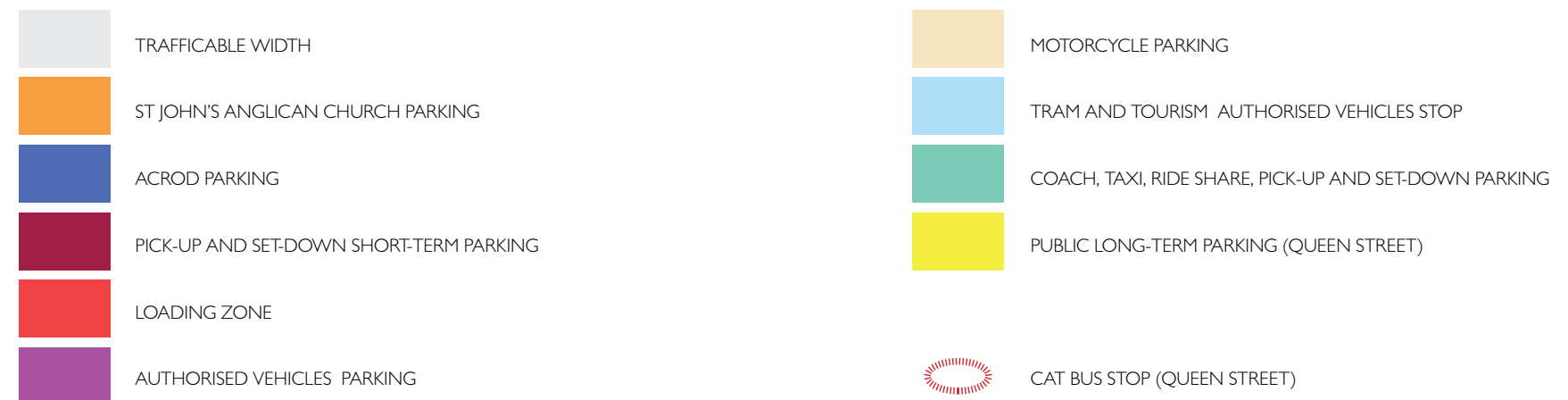
- 2 ACROD bays
- 6 Set-down and pick-up bays
- 2 Loading bays (authorised vehicles)
- 1 Loading bay
- 1 Tourism/Coach bay (authorised vehicles)
- 5 Motorcycle bays

QUEEN STREET

- 1 CAT bus stop
- 2 Tourism/Coach bays
- 4 Set-down and pick-up bay
- 1 Loading bay
- 3 Long-term public parking



PROPOSED PARKING LOCATION SCALE 1:2000 @ A3



6.0 CONCEPT PLAN

Shared spaces (perimeter streets)

The streets on all sides of the square – Adelaide Street, William Street and Newman Court – are enhanced as high quality pedestrian spaces to encourage maximum activation from retail and hospitality uses in buildings fronting the square. All perimeter streets (except Queen Street) are designed as 'shared spaces' for pedestrian, cyclist and vehicle use.

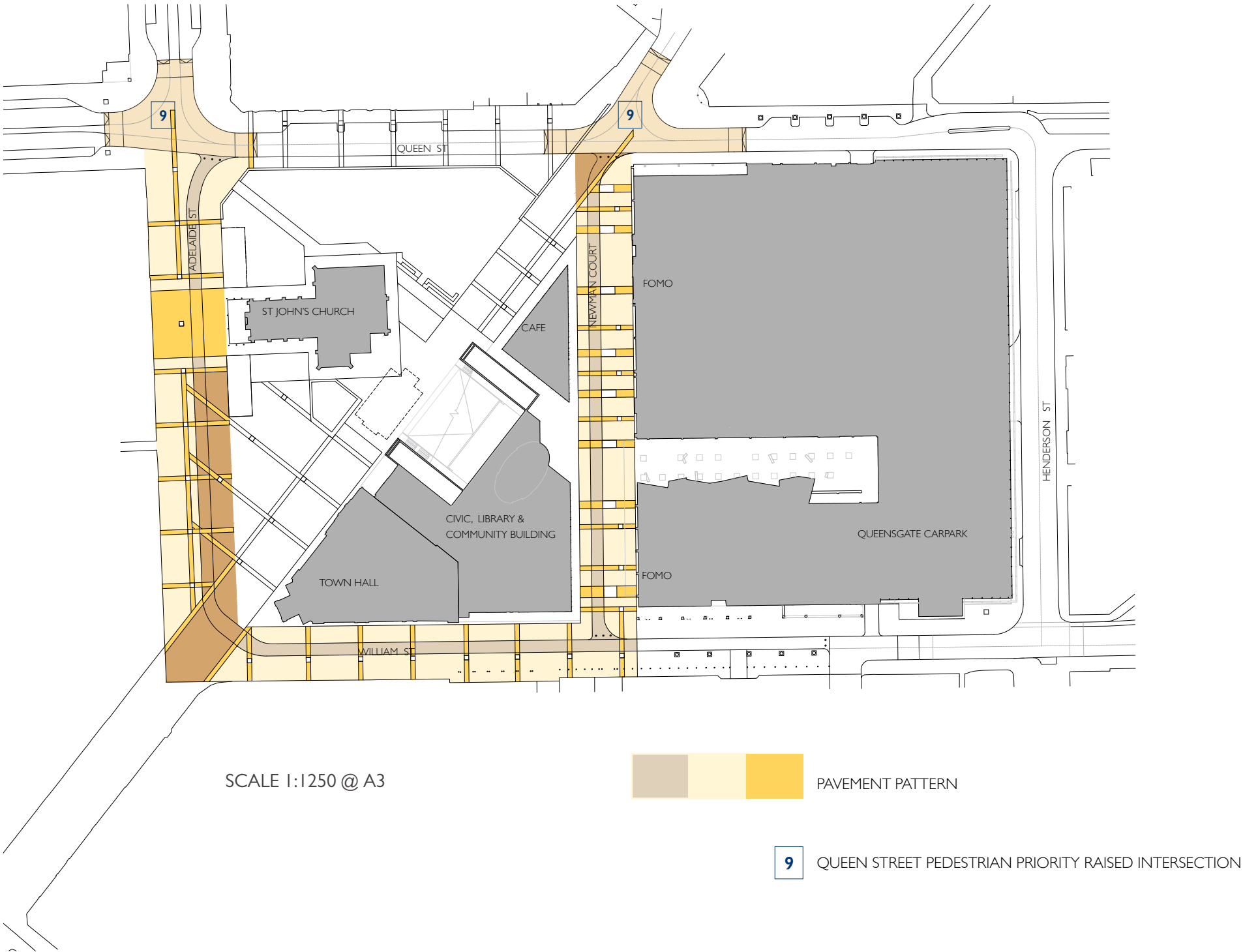
The detailed design of these streets will prioritise pedestrian movement and activity as well as seek to integrate activities across these (traditionally) linear spaces and increase space for economic and recreational activity.

The City's aim is to achieve the Main Roads WA approval for a Shared Zone and the design elements reflect the MRWA Shared Zone guidelines. However, it is unlikely a formal Shared Zone will be achieved at the outset given that the streets do not currently meet MRWA Shared Zone criteria (10 km/hr and 300 vehicles per day).

The streets are enhanced with trees, new paving, lighting, street furniture and wider footpaths to encourage alfresco dining.

Newman Court is proposed with limited vehicle access - servicing, and be fully closed for significant parts of the day/week. However Newman Court will also be able to be opened for limited traffic if Adelaide Street needs to be temporarily closed for an event.

Traffic control infrastructure will be in place to enable Adelaide and William Streets and/or Newman Court to be closed to vehicles for special events or other requirements.

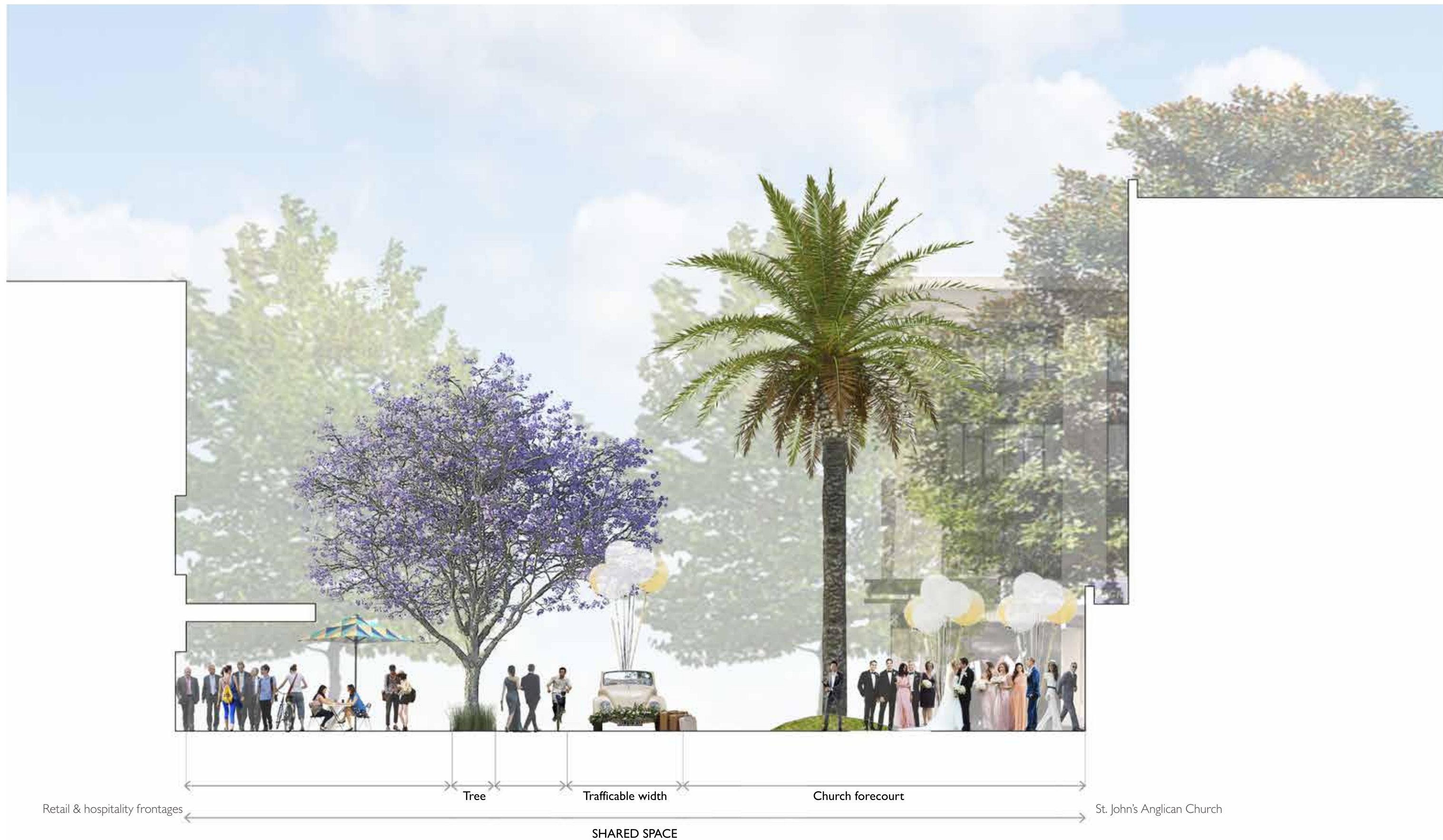


Naval day decorations 1919

Festival Freo 1970s

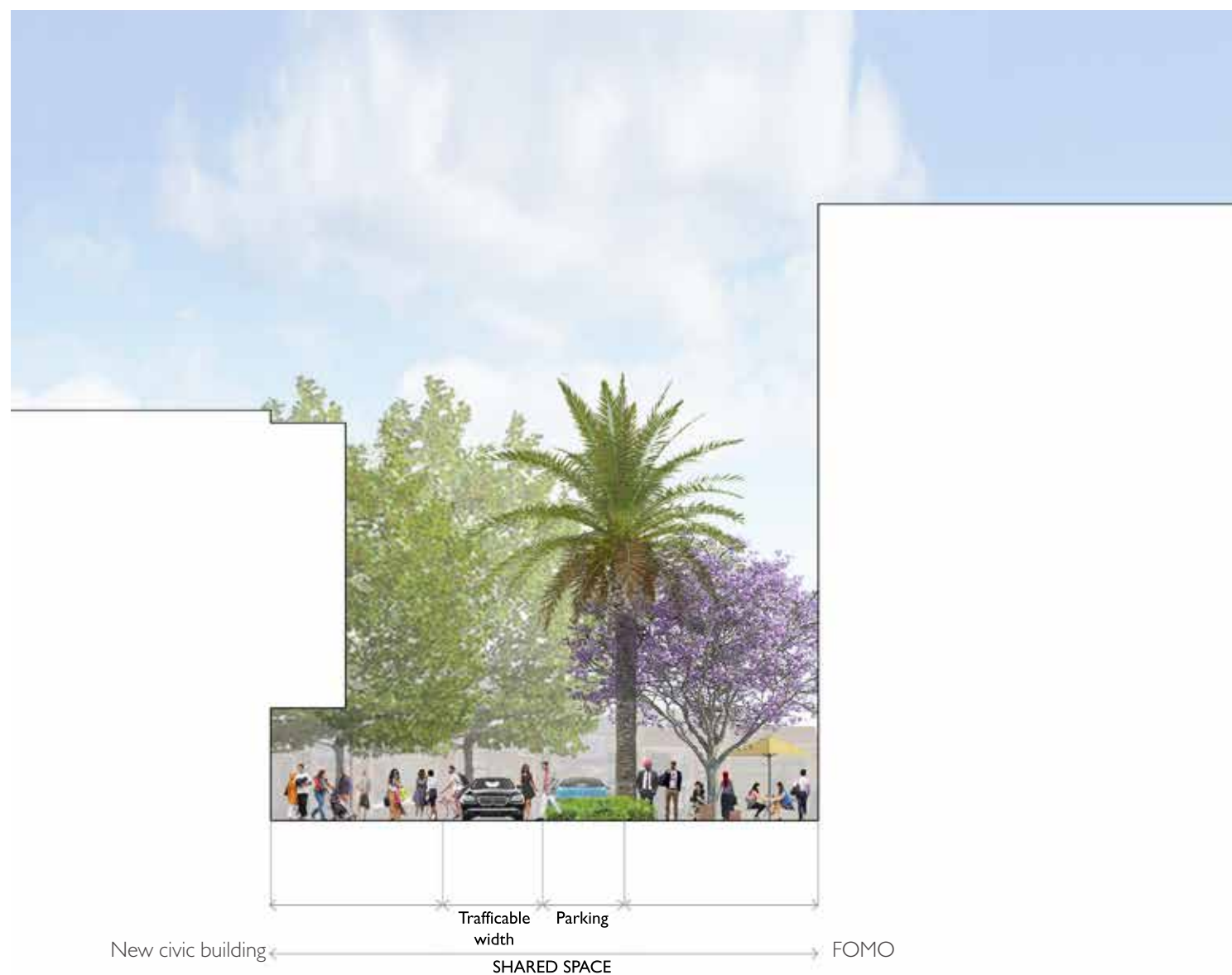


KINGS SQUARE CONCEPT DESIGN PRECEDENT IMAGES



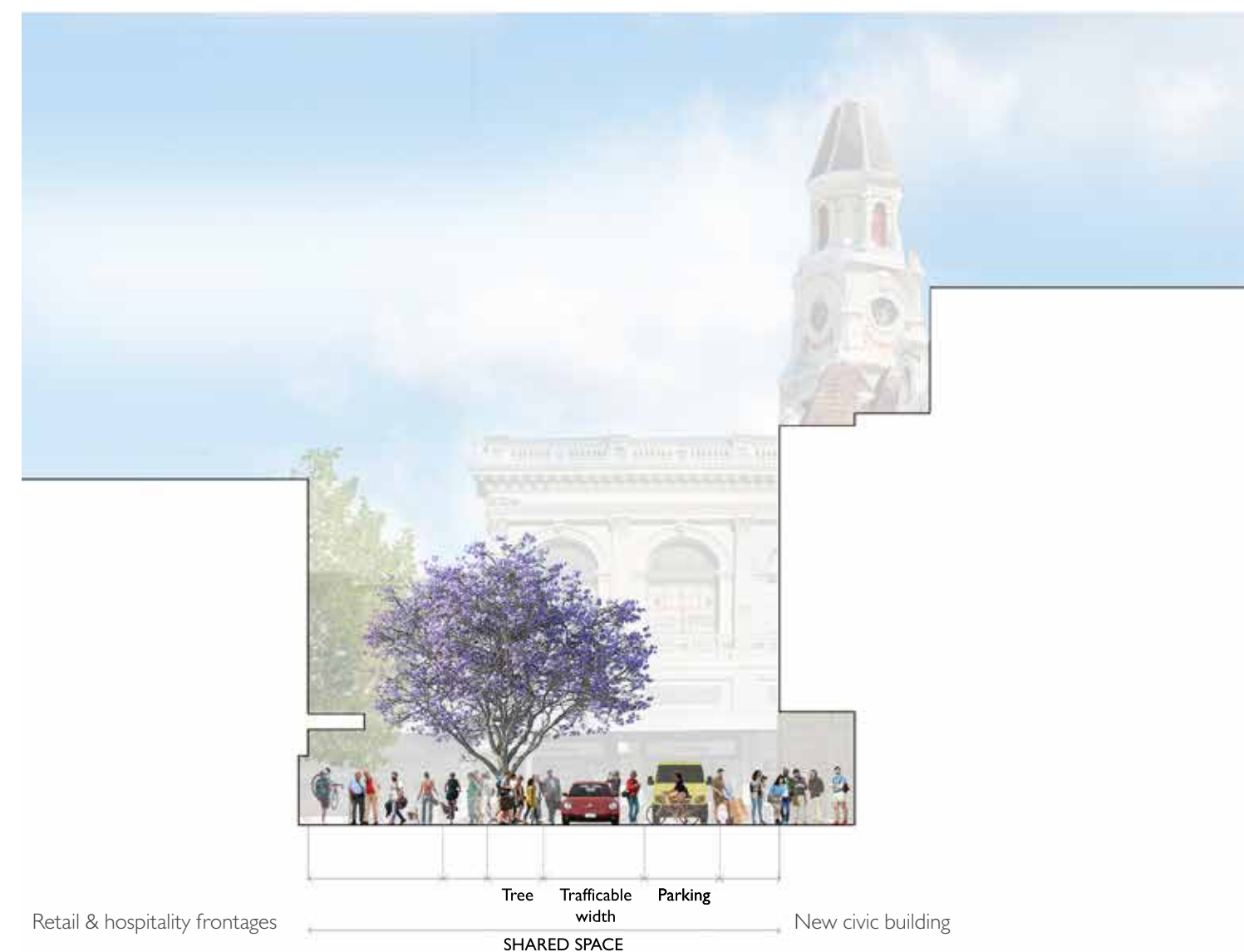
ADELAIDE STREET

CROSS-SECTION 1:100 LOOKING TOWARDS QUEEN STREET (NORTH EAST)



NEWMAN COURT

CROSS-SECTION 1:200 LOOKING TOWARDS QUEEN STREET (NORTH EAST)



WILLIAM STREET

CROSS-SECTION 1:200 LOOKING TOWARDS ADELAIDE STREET (NORTH WEST)



QUEEN STREET
CROSS-SECTION 1:200

In the Kings Square public realm concept, the Queen Street's pedestrian environment is enhanced and integrated in the square design and character through pavement, street trees (Jacaranda) and furniture, whilst maintaining its traffic and bus route function (example right side).

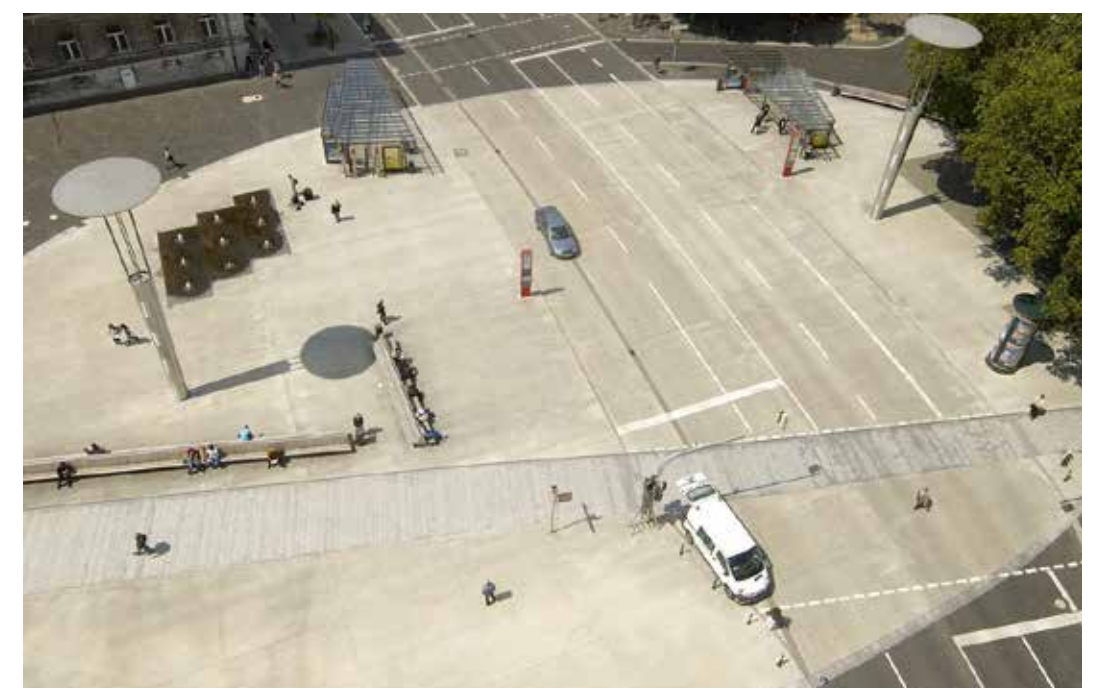
The intersections with High Street and Adelaide Street are pedestrian-friendly and raised to the square's level. The widening of the footpath, specially near the corner buildings, will promote frontage activity and alfresco dining.

The CAT bus stop is introduced in the north footpath. The long-term public parking between the Adelaide and High Street is replaced by tourism, shared ride, and pick-up/set-down parking bays.

6.0 CONCEPT PLAN

Queen Street (Perimeter Streets)

The section of Queen Street adjacent to the square (between High and Adelaide Streets) will be further developed and promoted as part of the broader improved shopping boulevard that will eventually link Kings Square with the Fremantle Station (rail and bus) and the Victoria Quay waterfront.



Bahnhofplatz Aachen, Germany by HH+F Architekten Hentrup Heyes + Fuhrmann

6.0 CONCEPT PLAN

Public art and cultural interpretation

At this stage of concept development the public art brief is likely to offer a range of opportunities:

- A number of integrated artwork sites within the new civic building and visible from the public domain, including a stand-alone location in Newman Court (Public Artwork EOI).
- An artist included in the Kings Square urban play scape design team: illustration, light and sound components.
- Cultural interpretation of the site.

Across the artworks it is anticipated that the following themes will be represented:

- A celebration of Fremantle as an artistic city.
- A celebration of Walyalup (Fremantle) and recognition of Whadjuk Noongar culture.
- The cultural and built heritage of the square.

Every aspect needs not be in each artwork, however it will be essential that the artworks are site specific.

It is anticipated the project will not commission a free standing public artwork for Kings Square, but will use the City's annual Temporary Art Program to activate and refresh the square on a regular basis. The City has several pieces of existing public art in Kings Square that will each be considered for retention, relocation or removal.



Temporary Installations

Temporary Playscapes

Street Art and Lighting

Street Furniture

Heritage and Cultural Interpretation

6.0 CONCEPT PLAN

Event infrastructure and place activation

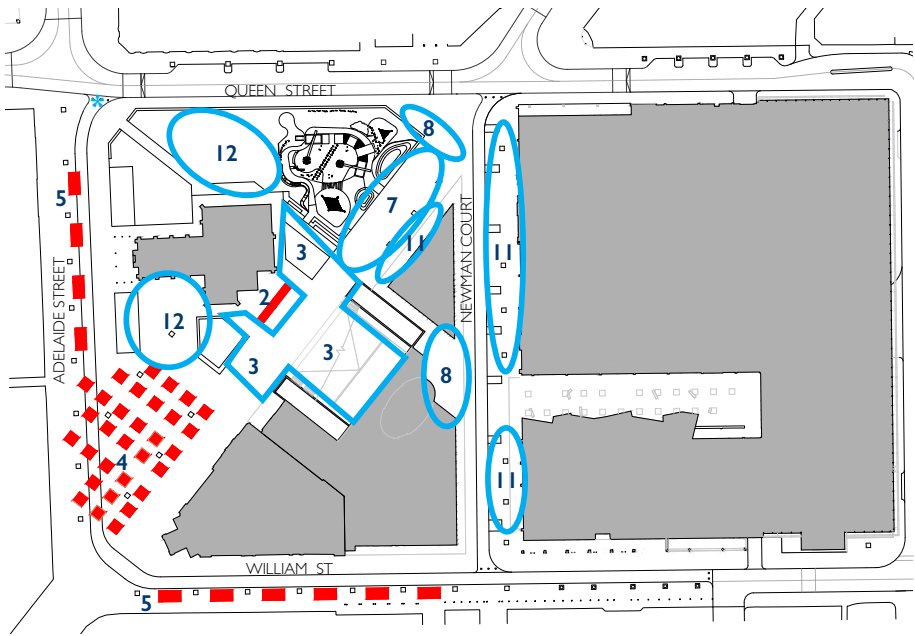
Kings Square is already well used by the community as a space for public events and festivals. It is anticipated demand will increase following the broader redevelopment of Kings Square.

The Kings Square overall concept design proposes a range of public spaces able to accommodate civic, cultural and community events of various scales (medium and small) and requirements:

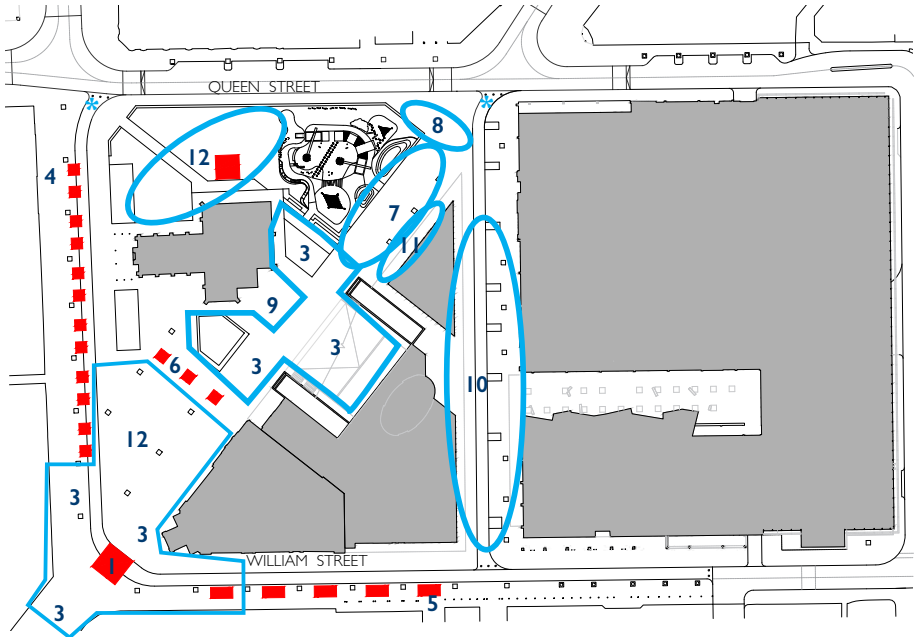
	Area	Capacity
Urban garden	900 sq m	450-500 people
Urban room hub	1,300 sq m	650-700 people
Civic square		
Adelaide Street closed	2,500 sq m	1250-1350 people
Adelaide Street open	1,500 sq m	750-800 people

Infrastructure such as power, Wi-Fi, AV conduits, water supply and other services necessary for a variety of events and activities to occur with ease, will be integrated into the detailed design.

The concept does not intend to provide infrastructure to cater for major commercial events, particularly those requiring large structures such as stages and marquees and fencing off areas of public open space. On the limited occasions that such activities may be approved in the future, it is anticipated event organisers will provide all necessary infrastructure on a temporary basis.

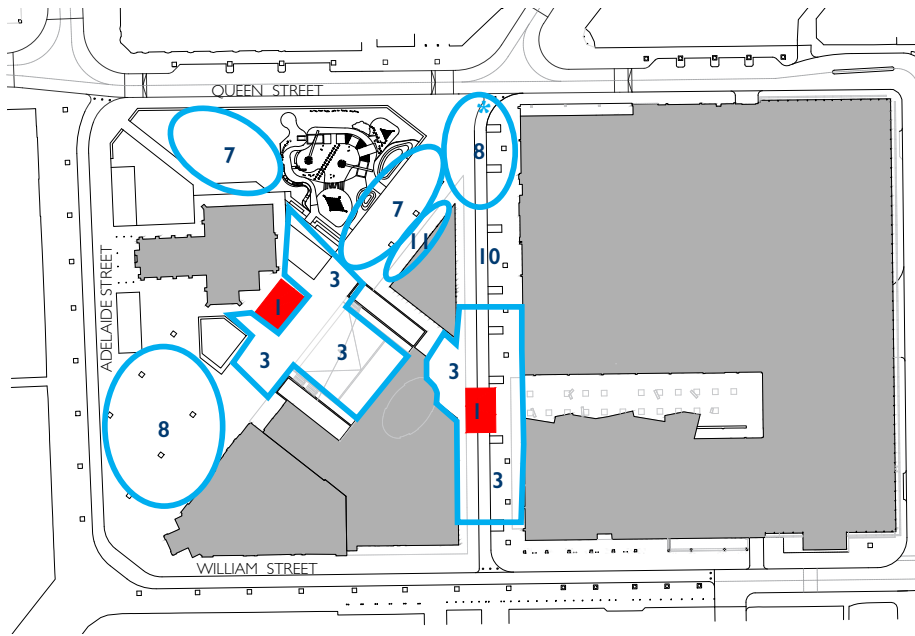


EVENT EXAMPLE - ADELAIDE STREET CLOSED

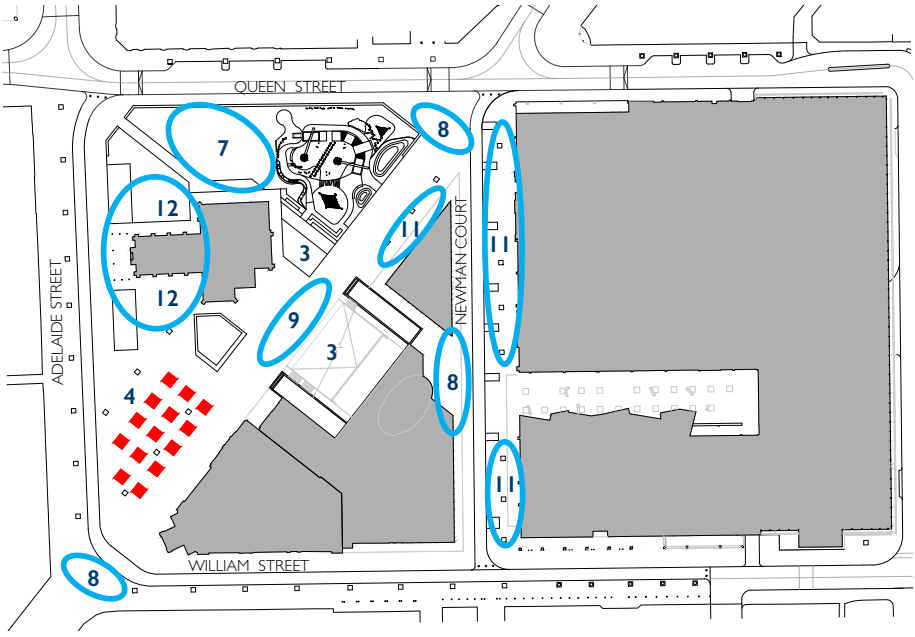


EXAMPLE EVENT - ALL STREETS WITHIN SQUARE CLOSED

- 1 - EVENT & FESTIVAL STAGE
2 - BIG OUTDOOR SCREEN
3 - AUDIENCE
- 4 - MARQUEES/STALL
5 - FOOD TRUCK
6 - POP-UP BAR/TEMPORARY KIOSK



EVENT EXAMPLE - NEWMAN COURT CLOSED



EVENT EXAMPLE - ALL STREETS WITHIN SQUARE OPEN

- 7 - TEMPORARY PLAY INSTALLATION
8 - TEMPORARY ART INSTALLATION/EXHIBITION/FESTIVAL
9 - STREET ART PERFORMANCE
- 10 - COMMERCIAL/COMMUNITY EVENT
11 - HOSPITALITY ALFRESCO
12 - CHURCH/CIVIC/COMMUNITY EVENT



7.0 BUDGET AND PROGRAM

Budget

The overall project budget for improvements to the public realm in Kings Square is estimated to be in the order of \$8m. This is captured in the City’s 10 year financial plan.

Approximately \$2.2m of this estimate was anticipated as part of the Kings Square Business Plan, 2013, and will be used to fund upgrading works to Newman Court and High Street upon completion of the major building projects.

The remainder of works to the broader public realm will be subject to future council funding, phasing and program decisions.

Program

An indicative program for the public realm project has been developed (and updated) as part of the concept design stage:

Draft Concept Plan	September 2017
Community consultation on overall concept	October - November 2017
Community engagement /play scape design	June - December 2017
Concept development/integration	January - February 2018
Design development/documentation	March - October 2018
Phased implementation (to be determined)	Starting February 2019

It is likely the implementation stage will be phased over several financial years, with the focus being the coordination of multiple construction projects and the delivery of the upgraded public spaces surrounding the new buildings.

Some works have been anticipated to occur ahead of the public realm project implementation schedule, for example the relocation of trees and associated demolition (April/May 2018).

Next steps

The following will be actioned during the next steps of the Kings Square public realm project (design development/documentation):

- Preparing stage 1 of implementation: tree transplant and demolition works
- Sequencing, staging and project programming
- Detailed cost plan and cash flow
- Design development of particular construction stages
- Targeted consultation with specific stakeholders
- Playground design development and documentation
- Various referrals, audits and approvals
- Development of cultural plan (pubic art and interpretation)
- Development of ‘Windows to the Past’ concept
- Development of furniture and material palette
- Development of pavement strategy (sustainability)
- Commencement of a place management strategy





www.fremantle.wa.gov.au

Version 1 - draft concept, released for consultation in October 2017

Version 2 - concept design (this document) released in February 2018

Version 3 - concept design approved by council

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