



HAMILTON LIBRARY, COMMUNITY HUB & CIVIC SQUARE

Southern Grampians Shire Council

Concept Design Report

June 2026

Lyons



GLAS



Acknowledgment of Country

OUR DESIGN WORK IS UNDERTAKEN ON THE UNCEDED, SOVEREIGN LANDS OF ABORIGINAL AND TORRES STRAIT ISLANDER PEOPLES ALL OVER AUSTRALIA.

WE ACKNOWLEDGE THE IMPORTANT, ANCIENT HISTORIES AND CULTURES THAT HAVE OCCUPIED THIS COUNTRY FOR OVER 60,000 YEARS AND PAY OUR DEEPEST RESPECT TO ELDERS PAST, PRESENT AND EMERGING.

Building 360 - Boola Katitjin, Murdoch University.

Lyons in collaboration with Aspect Studios, Officer Woods, The Fulcrum Agency and Silver Thomas Hanley (2023).

Located on the traditional lands of the Whadjuk Noongar people.

Photo by John Gollings.

CONTENTS

- 1. Terms of Reference4**
 - 1.1 Project Overview..... 4
 - 1.2 Project Scope..... 4
 - 1.3 Purpose and Key Objectives of the Concept Design Phase ... 5

- 2. Site Investigations & Considerations6**
 - 2.1 Due Diligence Assessments..... 6
 - 2.1.1 Site Overview..... 6
 - 2.1.2 Site Visits..... 6
 - 2.1.3 Site Survey 6
 - 2.1.4 Traffic & Site Access 7
 - 2.1.5 Geotechnical Surveys 7
 - 2.2 Existing Site Analysis 8
 - 2.2.1 Site Topography..... 8
 - 2.2.2 Existing Site Infrastructure..... 8
 - 2.2.3 Urban Context Analysis..... 9

- 3. Functional Design Brief..... 10**
 - 3.1 Library 10
 - 3.1.1 Collection & FOH..... 10
 - 3.1.2 Digital Hub..... 11
 - 3.1.3 Workroom & BOH..... 11
 - 3.2 Shared Spaces & Community Rooms..... 12
 - 3.2.1 Community Rooms..... 12
 - 3.2.2 Shared Spaces 13
 - 3.3 Access & Security..... 14
 - 3.4 Cleaning & Waste Strategy 14
 - 3.5 Vertical Transport Strategy 14
 - 3.6 Car Parking & Loading..... 14

- 4. Concept Design..... 15**
 - 4.1 Architectural Design Principles 15
 - 4.2 Urban Design/Siting..... 16
 - 4.3 Building Form & Height 17
 - 4.4 Interior Materials and Finishes 18
 - 4.4.1 Interior Materials & Finishes..... 18
 - 4.5 External / Facade Design 19
 - 4.6 Landscape Design 20

1. Terms of Reference

1.1 Project Overview

The Hamilton Library, Community Hub and Civic Square (the Hub) is a multigenerational project that will deliver a contemporary facility housing a new Hamilton Library including a Digital Hub, shared workplace for Council and other locally based government agencies and programmable shared community space.

The cornerstone of the Hub is a new Hamilton Library. A new library that redefines the role of the library – placing connection, innovation and inclusivity at its heart. The new Hamilton Library, which will include a Digital Hub, will offer adaptable spaces to host community programs and events, enhancing access, especially for young people, to educational resources and digital technologies that support lifelong learning and future aspirations.

The Hamilton Library, Community Hub and Civic Square is a key component of the three major projects for the Hamilton CBD, that includes the CBD Streetscape Revitalisation Project and the new Hamilton Gallery. Once realised the three projects will form a new precinct that revitalises the centre of the Hamilton CBD.

A key component of the project is a civic square - a central, open, gathering space, capable of holding community events and pop-up activations, as well as a new day-to-day social space for the community.

The Hub Concept and Detailed Design packages were included as part of the funding secured through the Regional Precincts and Partnerships Program in October 2024. The funding supports the development of a business case, detailed designs, construction documentation, and quantity surveyor reports and cost plans for the three major projects – the Hamilton Library, Community Hub and Civic Square, the CBD Streetscape Revitalisation Project and the New Hamilton Gallery.

The project builds on a Return Brief and Concept Plans developed by Clarke Hopkins Clarke in 2023, to form the basis for the development of the Concept Design presented in this report.

1.2 Project Scope

The Hamilton Library, Community Hub and Civic Square is a \$34 million 2-storey building incorporating a new Hamilton Library, Community Meeting Rooms and a shared workplace for Southern Grampians Shire Council and other locally based government agencies. The new building will house a new 1,000m²+ Hamilton Library that contains an expanded library collection, a digital hub, study and meeting spaces and shared community event and meeting spaces. In conjunction with the library will be the centralised workplace for the Southern Grampians Shire Council and associated local government agencies. The design will provide an open plan office environment, supported by dedicated and shared meeting spaces, focus rooms and collaboration zones. The Civic Square and landscapes surrounding the Hub are to provide space for day-to-day use by the local Hamilton Community, whilst also offering the opportunity for community events, celebrations, exhibitions and activities, while performing a key urban function of connecting the precinct to the CBD and Melville Oval.

The key components of the design are:

- Library, Digital Hub and Staff Facilities;
- Community Meeting and Event spaces;
- A contemporary workplace for Council and associated Government Agencies;
- A Civic Square

The design must deliver an efficient, future-focused centre for community connection, collaboration, and innovation and align with the established design principles for the Hamilton CBD:

1. Strengthening heritage and Character
2. Local and Creative
3. Bringing Community Together



Aerial of Project & Precinct Scope

1.3 Purpose and Key Objectives of the Concept Design Phase

This Concept Design Report has been prepared for the Southern Grampians Shire Council to present a detailed Concept Design proposal for the new Hamilton Library, Community Hub and Civic Square.

The development of the Concept Design, including the functional planning, services and structural co-ordination, and refinement and development of the initial design concepts, has been undertaken over a four-month period from December 2025 to April 2026.

The process has involved high level collaboration between the Executive Leadership Team and Key Stakeholders of the Southern Grampians Shire Council and the extended Consultant Team.

The design has been developed throughout this process in response to feedback received from executives, stakeholders and building services representatives during the process.

Key milestone dates for the current and upcoming project phases are outlined below:

Commencement Date	Nov 2025	
Stage 1 - Concept Design	Milestone	Date for Completion
	Cost Planning issue	27 March 2026
	Concept Design Report	08 May 2026
	Endorsement of Concept Design by Project Control Group	May 2026
Stage 2 - Detailed Design to Tender	Milestone	Date for Completion
	Schematic Design	June 2026
	Detailed Design	October 2026

Key objectives of the Concept Design phase include a Concept Design Report which includes:

- Review of the Hub Concept Plans, Return Brief and Cost Plan
- Existing Site Review for Due Diligence
- Site Masterplan
- Revised Functional Design Brief and Functional Layouts in consultation with Stakeholder engagement
- Develop Schedules of Accommodation that reflect consultation with stakeholder engagement
- Architectural concepts including incorporating Stakeholder feedback
- Landscape and Civic Square concepts incorporating Stakeholder feedback
- Revised Cost plan for \$17m & \$34m Options
- Engineering Services Investigation and Return Brief
- Engineering Assessment and Concept Design
- Development of a Parking Precinct Plan & Strategy
- Future Services Options: Develop cost-effective, flexible, and low-disruption options for future services, prioritizing energy efficiency, reliability, ease of maintenance, and exploring alternative energy systems to reduce consumption and emissions.
- Recommendations for Further Investigation: Identify unresolved issues or gaps in investigations and recommend additional studies or due diligence to the council Representative to ensure comprehensive risk and site condition analysis.



Concept Render of Civic Square and Main Entry from Brown Street

2.1.4 Traffic & Site Access

The subject site has two primary street frontages on Brown Street and Lonsdale Street. Brown Street is a local road connecting to the centre of Hamilton CBD, whilst Lonsdale Street is an arterial road that is subject to heavy vehicle traffic.

Pedestrian connections to the site are via Brown Street to the north-east, Lonsdale Street to the north-west and via the carpark to the south, including a key CBD connection via Corriedale Lane.

The existing carpark on site is accessed via Brown Street and Lonsdale Streets. The Council owned on-grade carpark on the existing site is accessed via Brown Street. The carpark directly connects to the existing privately owned car parking network surrounding IGA and the rear of retail tenancies fronting Gray and Thompson Streets in the Hamilton CBD.

Significant changes to traffic & site access are proposed as part of the project works with the development of the Parking Precinct Plan with One Mile Grid. Existing site access and parking via Brown Street will be removed as part of the proposed works. Vehicle access to the site via Lonsdale Street will be maintained but consolidated into a shared entry driveway connecting to the subject site, PAC and Future Gallery Loading, and the private parking and loading network.

Generally, traffic demands, loading and delivery arrangements, waste management and new parking requirements have been workshopped with the consultant team, but further investigations will be required in the next phase to determine the building's specific needs for loading, waste management, staff and visitor parking.

2.1.5 Geotechnical Surveys

During the Concept Design Phase, an RFP process was conducted by Meinhardt with a preferred tenderer submission presented to Southern Grampians Shire Council for approval. The scope of the geotechnical works was amended to include the subject site and the site of the existing Melville Oval netball courts to allow for the development of a proposal for a new carpark on the site of the existing netball courts.

Upon acceptance of the proposed Geotechnical scope of works, the proposed survey will take place in the next phase.



2.2 Existing Site Analysis

The site of the Hamilton Library, Community Hub and Civic Square will be located on the Council Owned Land fronting Lonsdale Street to the north-west, Brown Street to the north-east, the existing carpark to the south-west and adjacent the northern façade of the existing Performing Arts Centre to the south.

The approximate total site area is 7800m². Low-scale development surrounding the site and the Melville Oval precinct to the north of the subject site ensures that there is unobstructed solar access to the site. Prevailing winds to the site are primarily from the west and northwest, with westerly winds more frequent during winter and spring.

2.2.1 Site Topography

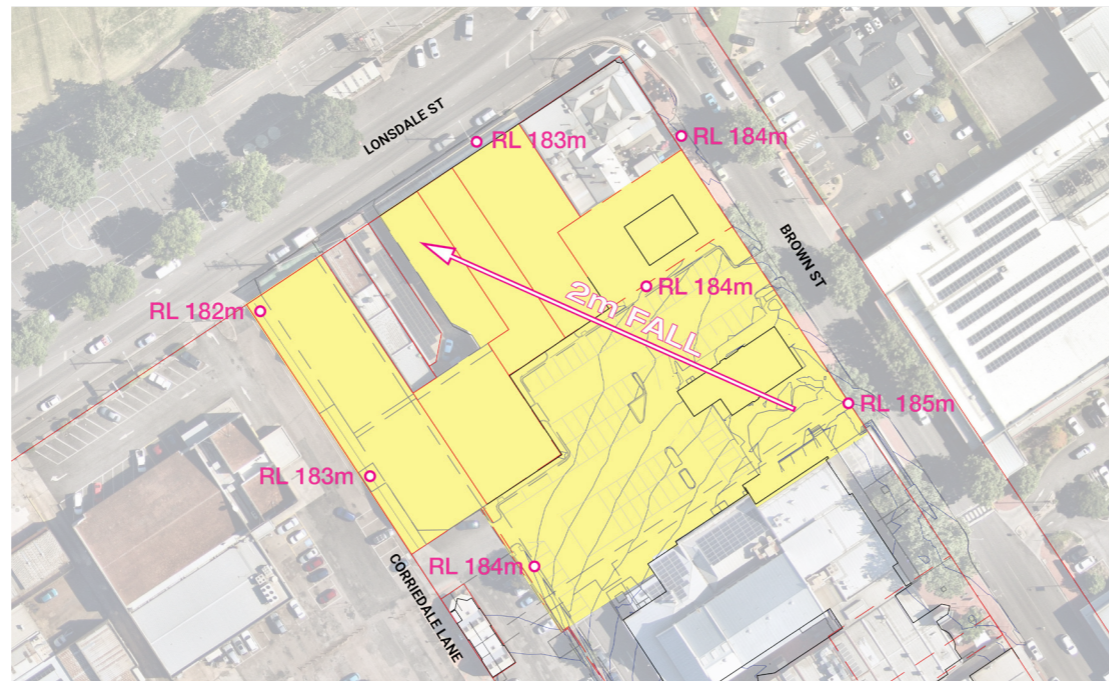
The topography of the subject site is a critical component of project. From the north-east corner of the site on Brown Street, there is a +2m level change across the site to the north-west corner adjacent 86a Lonsdale Street (Canadian Rooster), and from the north-eastern edge along Brown Street there is +1m level change to the south-western edge adjacent the existing carpark and toilet blocks. As the proposed building footprint will require accessible pedestrian access from all sides, negotiating the levels of the site and incorporating those levels with the proposed landscape & civil design is an important design challenge for the project that will be further developed in the next phase.

2.2.2 Existing Site Infrastructure

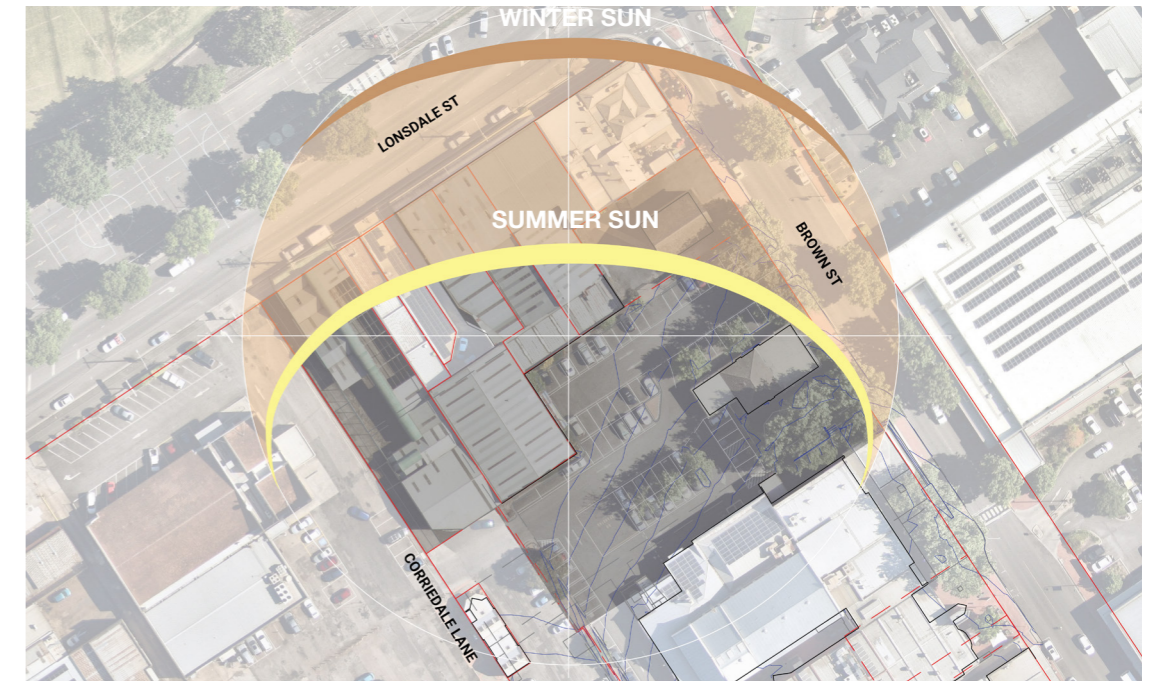
During the Concept Design Phase demolition works have been undertaken on the subject site of the former Mitre 10 and Toyworld buildings that front Lonsdale Street. Demolition of the existing Barwon South West Waste and Resource Recovery Group Building, 117 Brown Street, will be demolished as part of the main project works prior to construction.

Overhead HV powerlines run along the street frontage on Lonsdale Street, with underground HV connections running along the south-western and southern boundaries of the site.

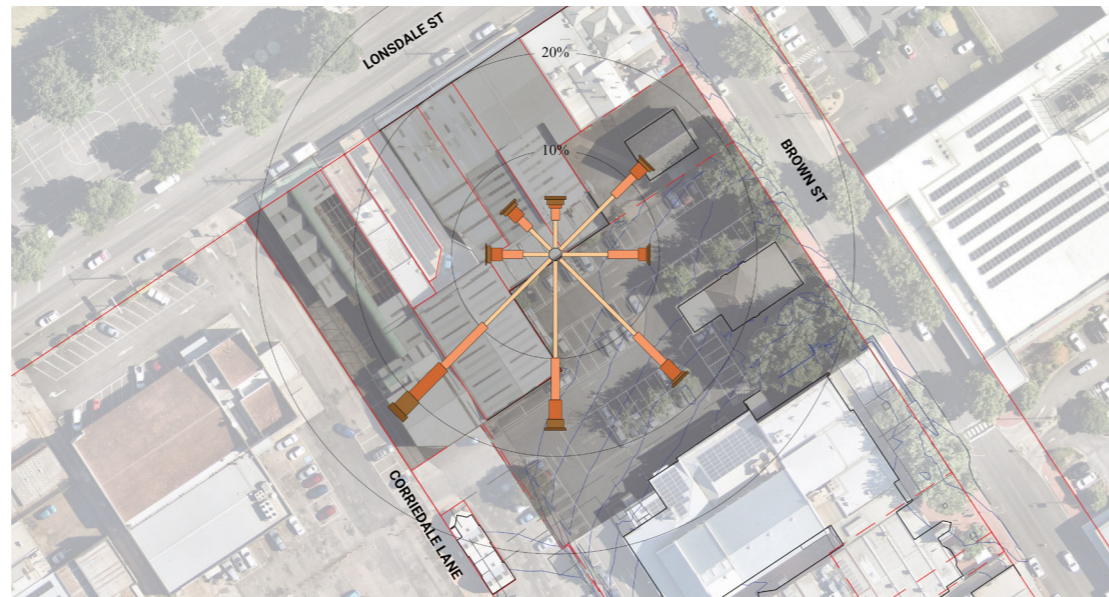
The existing substation kiosk servicing the Performing Arts Centre and Hamilton Gallery sits to the south-western corner of the subject site. At the time of writing this report, coordination of services and site infrastructure between the project team and the adjacent New Hamilton Gallery project has not yet been undertaken. This coordination will be progressed in the next phase to understand any proposed changes and ensure alignment of proposed infrastructure and its relation to existing site infrastructure.



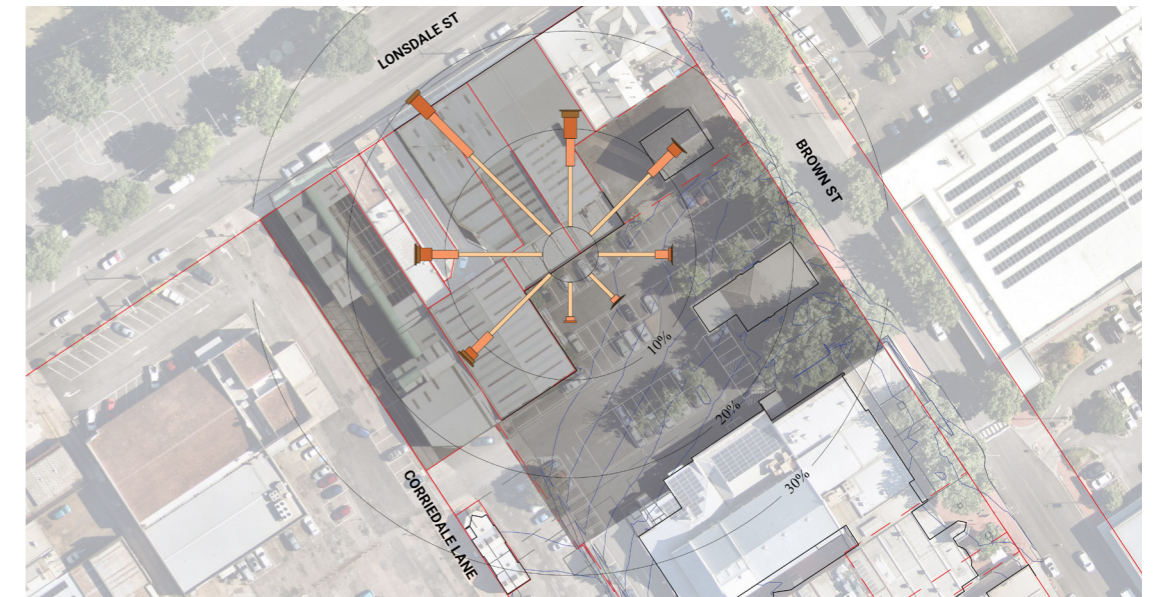
Survey – site levels



Solar Access



Prevailing Winds - January



Prevailing Winds - July

2.2.3 Urban Context Analysis

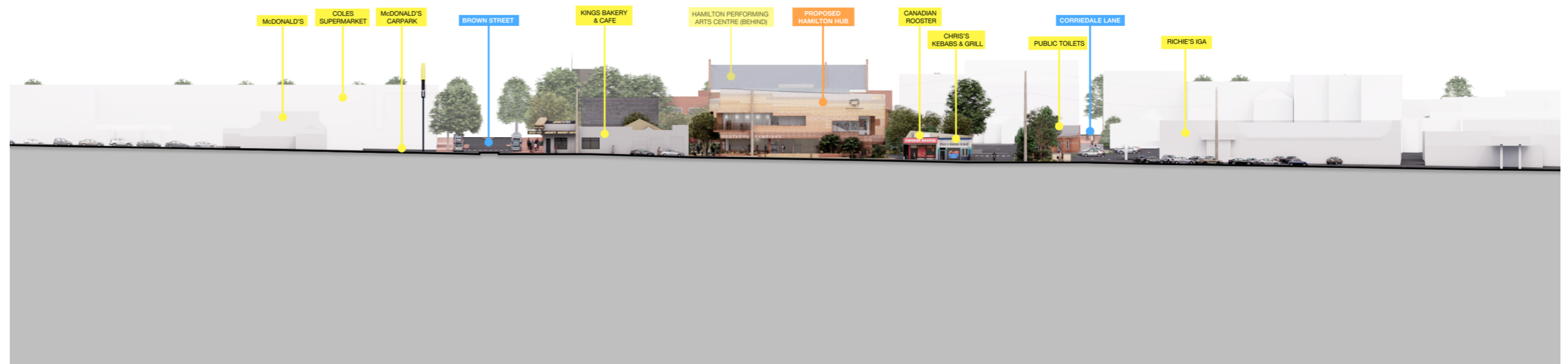
The site is located within the Hamilton CBD precinct, characterised by a mix of commercial and civic buildings of varying scale, age and significance. The immediate context is defined by low-rise development, generally ranging from one to two storeys, contributing to a modest and consistent urban scale.

Along Brown Street, the site is bordered by a combination of commercial buildings and key civic uses, including the existing Hamilton Library, Performing Arts Centre and Southern Grampians Shire Council offices. These adjacent civic facilities establish Brown Street as an important institutional edge within the precinct. In contrast, the Lonsdale Street frontage is characterised by its function as a key arterial route, comprising primarily single-storey commercial buildings and at-grade car parking areas. This edge is defined by a strong vehicular interface, with frequent crossovers and access points prioritising vehicle movement over pedestrian amenity.

The site maintains a direct visual and physical interface with the Melville Oval precinct, located opposite the Lonsdale Street frontage, establishing a key spatial connection to open space and recreational infrastructure within the broader civic context.

The quality and consistency of the public realm varies across the site edges. Brown Street incorporates a brick-paved verge along the north-eastern boundary, interrupted by an existing crossover providing access to the Council-owned car park. Lonsdale Street is defined by conventional concrete paving, while the interface to the south-western boundary—abutting private land—is of a lower quality, characterised by a combination of concrete paving and bitumen surfaces associated with service and access functions.

While broader streetscape upgrade works fall outside the current project scope, opportunities to enhance the public realm and strengthen connections to the surrounding precinct have been identified and are outlined within the Landscape Design Report.



Street Context Elevation - Lonsdale St



Street Context Elevation - Brown St

3. Functional Design Brief

3.1 Library

During the Concept Design phase, representatives from the Library staff have been consulted to advise in the development of the functional brief for Library spaces, including Front of House (FOH), Back of House (BOH), Digital Hub and shared spaces. The current Functional Brief was developed using Hamilton Government Hub – Stakeholder Engagement 1 Summary & Return Brief – Draft prepared by Clarke Hopkins Clarke in 2023 as the starting point for further consultation and development with Library staff.

3.1.1 Collection & FOH

The primary library spaces that compose the Front of House (FOH) are:

- Customer Service Desk
- Adult reading lounges
- A dedicated Children’s area including space for story-time and a makers space
- Quiet study spaces
- Adult, Youth and Junior collections

Supporting these primary spaces are a small meeting and consult rooms, able to be bookable spaces for exclusively library use. Adjacent the service desk public PCs and printing facilities are located, consideration of the proximity to the service desk has been considered as these are a high-use public function.

The library is provided with two primary points of entry, the main

entry from Civic Square with a library secure line inside main entry foyer and a secondary entry within Library FOH footprint. The secondary entry provides direction connection to the carpark and will be able to be operationalised to be secured in off-peak times.

The customer service desk accommodates 3 staff members and is centrally located between the two library entry points, allowing clear sightlines through the library floorplate.

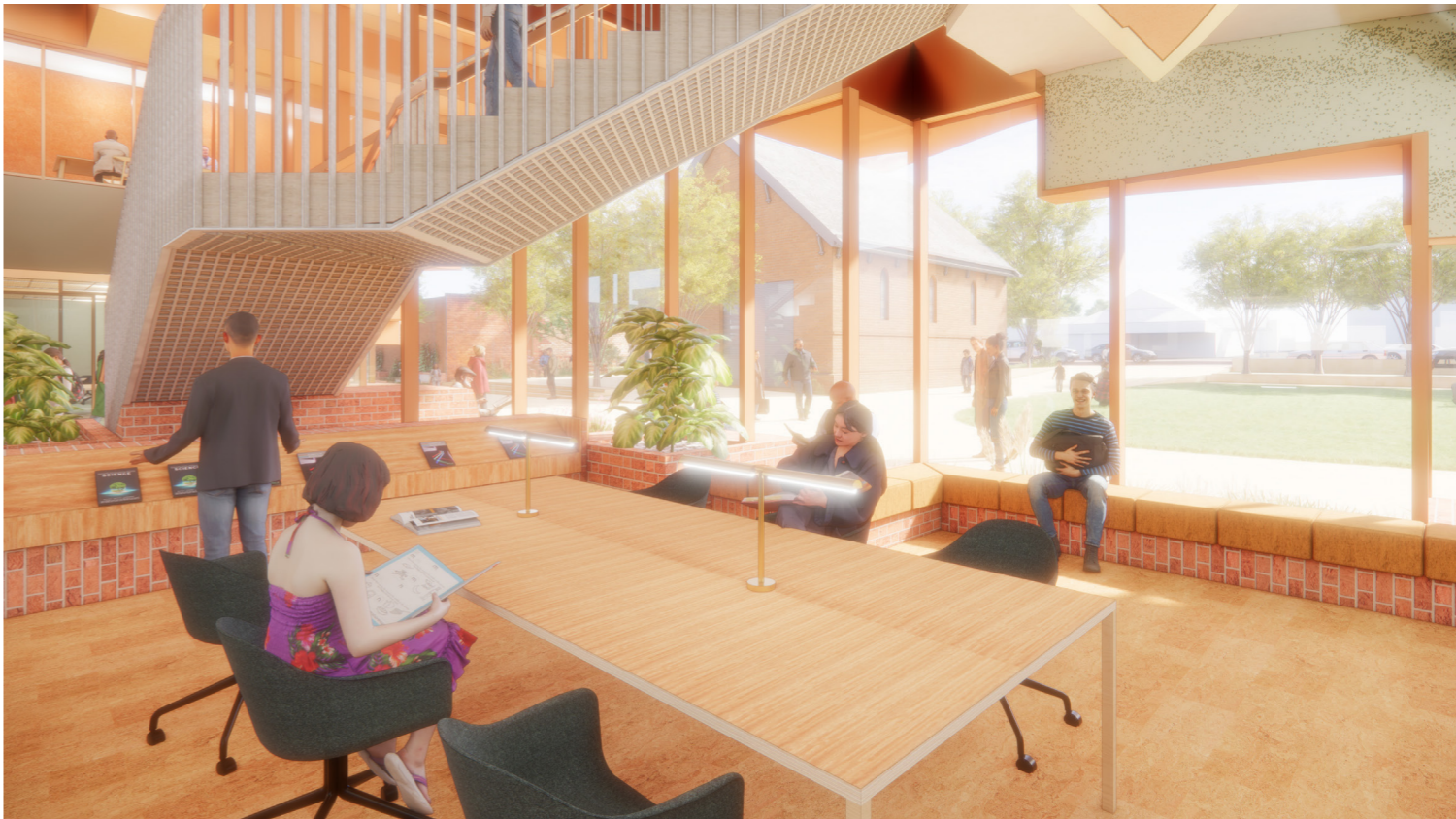
The primary library FOH functions are located at ground level, providing a highly accessible and active interface with the public realm. These are supported by quieter study areas and shared meeting spaces on Level 1, offering a range of complementary environments for focused work and collaboration that can operate independently from the primary library functions on the ground level.

The library provides a total of 154 seats, including fixed joinery, loose furniture, study and meeting room settings.

The library collection forms the centre of the library space, the current brief allows for a 20,199 Item Collection with a 70-75% shelving capacity, consisting of the Adult and Junior collections. This represents the ideal shelving capacity agreed with the Library Stakeholders. Further consultation will occur in the next phase to confirm the collection size and capacity.

The layout prioritises visibility and intuitive wayfinding, with clear sightlines and a strong connection to entry points and adjacent landscape and civic spaces. A diversity of settings— from quiet reading zones to more active, social and creative areas— supports a multigenerational user base and encourages extended occupation of the space.

During the Concept Design phase a key inclusion in the Library Brief was the addition of an External Reading Garden, accessed via two external doors within the southern façade of the library. The external space is designed as a secure reading garden capable of holding makers activities, story time and day-to-day library functions.



Preliminary concept render of Reading Lounge



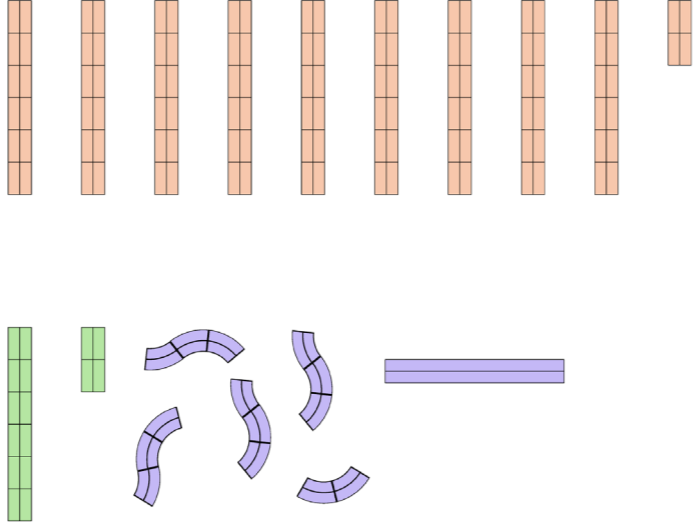
Preliminary concept render of Adult Reading Lounge

Ideal Shelving Capacity
20,199 Item Collection
70-75% Capacity

Adult Collection
504 Shelves
56 Double Bays

Note - Only supports current collection, not future growth.

Junior Collection
59 Shelves
8 Double Bays
13-14 Tubs
10m Low Shelving



Ideal Library Shelving Diagram - Current Collection Size at 70-75% capacity

3.1.2 Digital Hub

The Digital Hub is positioned as a key component of the Library, supporting access to digital technologies, skills development and creative production. It is envisaged as an open and inclusive environment that promotes innovation, learning and participation across all age groups.

Key spaces include the Fab Lab, Podcast Studio, Tech. Library and Gaming Zone. These spaces are complemented by the Training Room and Event Space that form part of the community and shared spaces outside of the main FOH library footprint.

The series of spaces will be designed to be flexible, so that they can accommodate a range of digital infrastructure, providing flexible spaces that can evolve over time and be spaces for hands-on engagement with emerging technologies. The design supports both structured programming and informal use, allowing the hub to operate as a destination for workshops, training and collaborative activity. Visual connectivity to surrounding library spaces reinforces its role as an integrated and visible part of the broader library learning environment.

The Digital Hub brief is to be further developed in the next phase with specific stakeholder user groups. A particular focus on the equipment and technology that will be offered to best suit the needs and aspirations of the Community now and into the future.

Key considerations for these rooms to be developed in the next phase include:

- Fab Lab equipment and functionality
- Podcast Studio functionality + AV requirements
- Tech. Library functionality
- AV capabilities
- Acoustics for maximum privacy
- Furniture fit-out

3.1.3 Workroom & BOH

Included within the Library footprint are the Staff Facilities spaces, including a workroom with:

- Workstations for 3 staff
- Returns room
- 1 person Office
- Small Meeting Room
- Library Stack and storage
- Teapoint
- Staff WC

The Staff Facilities areas support the operational requirements of the library, enabling efficient management of collections, staff workflows and service delivery. These spaces are designed to facilitate processing, storage and administrative functions in a manner that is functionally robust and discreetly integrated within the overall building.

Adjacency to Front of House Library areas is carefully considered to ensure efficient circulation of materials and staff, whilst maintaining clear oversight of the Library Entry and Service Desk. The planning supports flexibility in staff operations and accommodates future changes in library services and technologies.

The back of house areas are directly connected to a loading bay that is accessed via the new shared entry driveway. Loading and access functionality will be further developed in the next phase, ensuring that the Mobile Library loading requirements are met.

During the Concept Design phase it was agreed with stakeholders that the digital equipment room was not required, and that the server room would be part of a consolidated Comms Room as part of the overall Building Services, rather than a standalone room within the library footprint.

The functional requirements will be further developed with stakeholders in the next phase, focussing on functional layout and FF&E.



Preliminary concept render of Library Foyer

3.2 Shared Spaces & Community Rooms

A key component of the development of the Functional Brief throughout the Concept Design Phase was the establishment of Shared Spaces & Community Rooms.

The shared meeting spaces and community rooms extend the role of the workplace and the library, capable of supporting a wide range of community, cultural and educational activities. These spaces are designed to be flexible and multi-purpose, accommodating meetings, workshops, events and informal gatherings. The rooms will be designed to be operationalised for Library, Workplace and after-hours community use.

3.2.1 Community Rooms

The Community Room spaces are located on the Ground Level of the building and include:

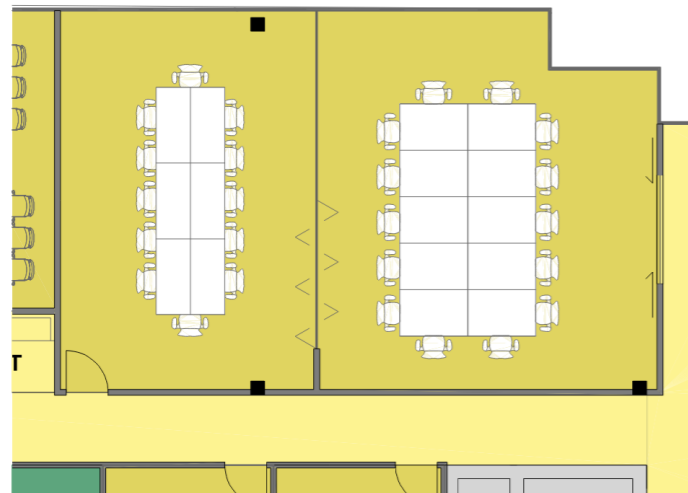
- Council Chamber
- Boardroom
- Training Room

The Community Meeting Rooms are conceived as flexible, multi-purpose large-format spaces that support a wide range of community uses, including meetings, workshops, events and community initiatives. Designed with adaptability in mind, these rooms can accommodate varying group sizes and functions through reconfigurable layouts and operable elements. Their location and interface with the civic square reinforces a strong connection to the public realm, enabling activities to extend beyond the building and fostering a sense of openness, visibility and community ownership.

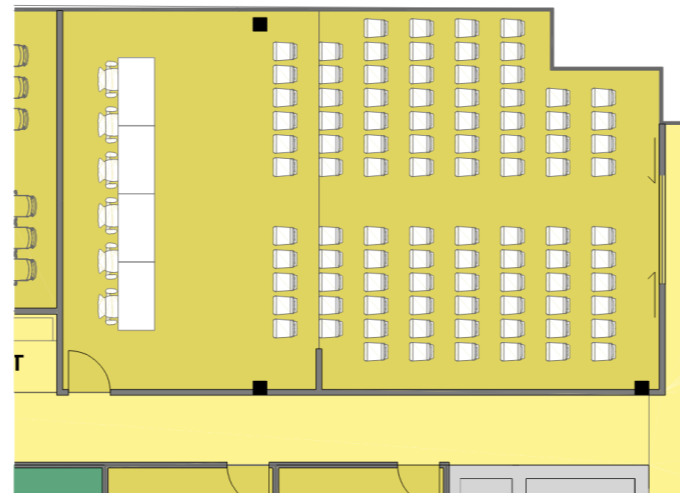
The Council Chamber and Boardroom are separated by an operable partition that enables adaptable layouts to expand or contract in response to different uses, such as open Council Briefing sessions or community workshops. The functional layout of the spaces enable independent access arrangements that allow for out-of-hours operation and community use.



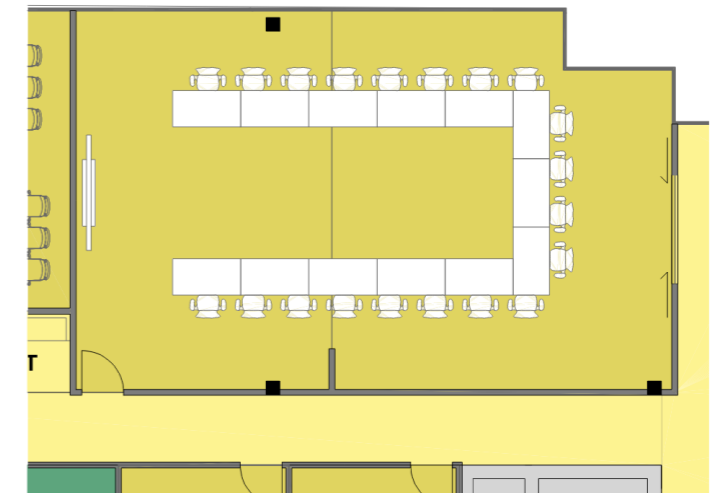
Preliminary concept render of Council Chamber / Boardroom



MODE 1 - Boardroom and Council Chamber Separate



MODE 2 - Council Meeting with Public Attendance



MODE 3 - Council Briefing

3.2.2 Shared Spaces

Shared meeting spaces are provided on Level 1 as flexible, bookable environments that support a range of collaborative activities across council staff, workplace tenancy staff, library users and community stakeholders. The shared meeting spaces consist of a suite of small, medium and large meeting rooms and are designed to accommodate formal meetings, workshops and informal discussions, with adaptable layouts and the potential for integrated technology to support hybrid working and varied group sizes. Strategically located between the Library and Workplace functions, they promote interaction and efficient use of space while maintaining appropriate levels of acoustic privacy and user comfort.

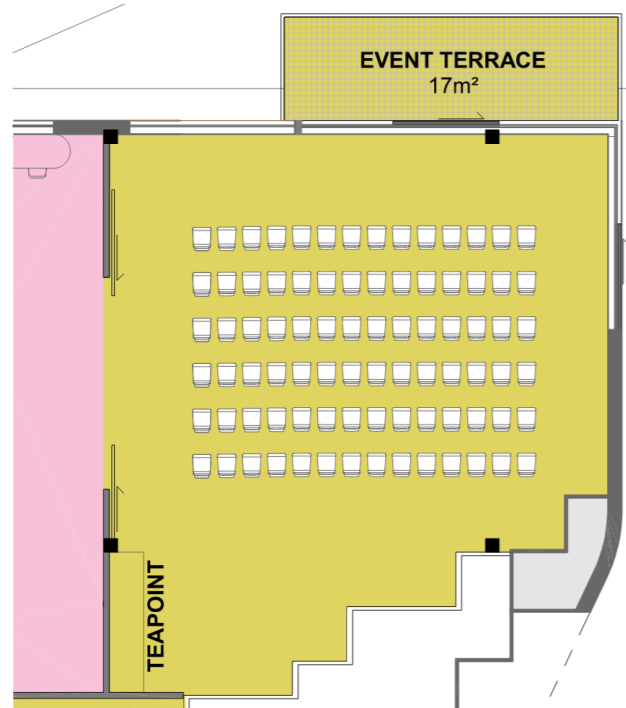
The Event Space located adjacent the shared meetings spaces provides a large-format space capable of holding a range of events, whilst also functioning as an extension of the Library on a day-to-day basis. The event space is supported by a furniture store to enable the reformatting of the space depending the event type that is being held.

Key considerations for these rooms to be developed in the next phase include:

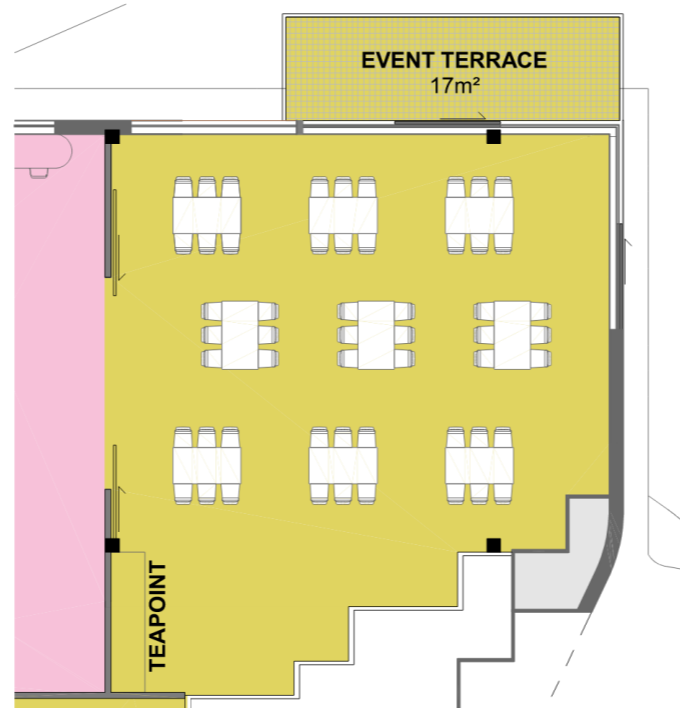
- AV capabilities
- Acoustics for maximum privacy
- Furniture fit-out
- Bookable Functionality



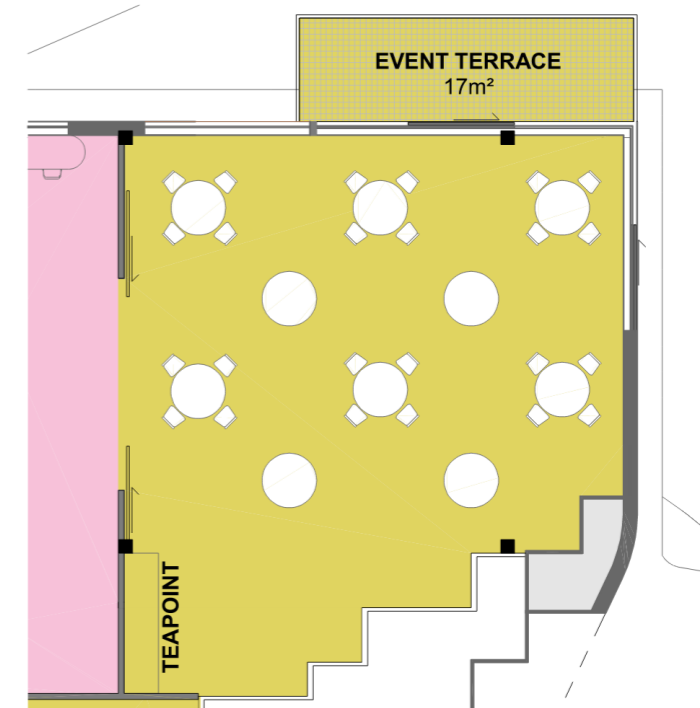
Preliminary concept render of Event Space



MODE 1 - Event Space in Speaker Mode



MODE 2 - Event Space in Workshop Setting



MODE 3 - Event Space Setup during Networking Event

3.3 Access & Security

The Access and Security strategy will be developed in the next phase of design, with the intent to support a safe, legible and inclusive civic environment. The approach will balance the open and welcoming nature of the Hub with the operational requirements of a multi-use facility accommodating library, community and workplace functions.

The access and security strategy will support controlled after-hours use of selected shared and community spaces, enabling ongoing activation of the Hub beyond standard operating hours. The design will incorporate clear zoning and secure separation to allow the library and workplace areas to be independently secured while maintaining safe and managed access to designated after-hours areas.

Future design development will consider clear zoning between public, semi-public and secure areas, alongside controlled access to workplace and back-of-house environments. Opportunities for passive surveillance, visual connectivity and CPTED principles will be integrated into the planning and architectural response.

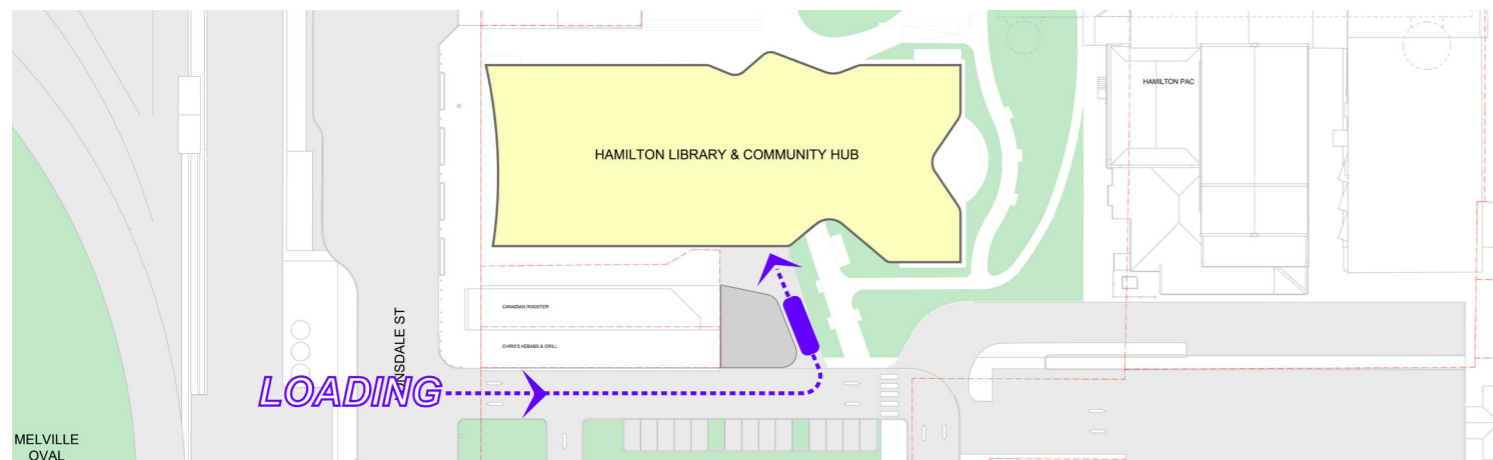
Security systems, including access control, monitoring and after-hours operation, will be coordinated to support flexible use of the building and civic square while maintaining appropriate levels of safety and asset protection.

3.4 Cleaning & Waste Strategy

The Cleaning and Waste Strategy will be resolved in subsequent design phases, with a focus on operational efficiency, environmental responsibility and integration within the building planning.

The strategy will consider the separation, storage and collection of waste streams, including recycling and organic waste, in accordance with council requirements and sustainability objectives. Waste management areas will be discreetly located and designed to support safe and efficient access for staff and service vehicles, minimising impact on public areas.

Cleaning operations will be supported through appropriate provision of storage, services and durable material selections, ensuring the building can be maintained to a high standard over its lifecycle.



Plan Diagram of Loading Concept

3.5 Vertical Transport Strategy

Vertical Transportation includes two passenger lifts providing accessible circulation between levels, with one lift connected to the roof for plant servicing and maintenance. The lifts are designed for high accessibility, operational redundancy, and energy efficiency, with compliance to relevant standards and provision for goods movement.

Circulation Stairs

Two primary circulation stairs will be provided within the building connecting Ground Level to Level 1. At the north-east corner of the building a stair connects the Council Lonsdale Street entry to the Workplace via a secure entry point on Level 1. In the Main Library entry the main Public stair connects to library, shared space and workplace functions on Level 1. The two primary stairs will include the following requirements:

- AS14281 Compliant Accessible Stairways
- Treads:
 - Minimum 280mm Going / Maximum 175mm Riser
 - Visually contrasting nosing tread.
- Handrails:
 - 40mm nominal circular handrails, 865-1000mm AFFL, with compliant handrail extensions.
 - Domed buttons indicating discontinuity of handrails to be provided as per AS1428.2 Figure 5.
- Balustrade:
 - Minimum 1200mm AFFL
 - Barrier Loading (AS1170.1(2002)
- Tactile Ground Surface Indicators (TGSi as per AS1428.4.1)

The vertical transport strategy will ensure equitable and efficient movement between levels for all users, with particular consideration given to universal access, peak usage periods and the diverse user groups accessing the building.

The Vertical Transport Strategy will be further developed in the next phase, responding to the building's operational needs, user accessibility requirements and anticipated occupancy levels.

3.6 Car Parking & Loading

The proposed development will remove 77 existing car parking spaces in the eastern portion of the existing car park, primarily accessed via Brown Street.

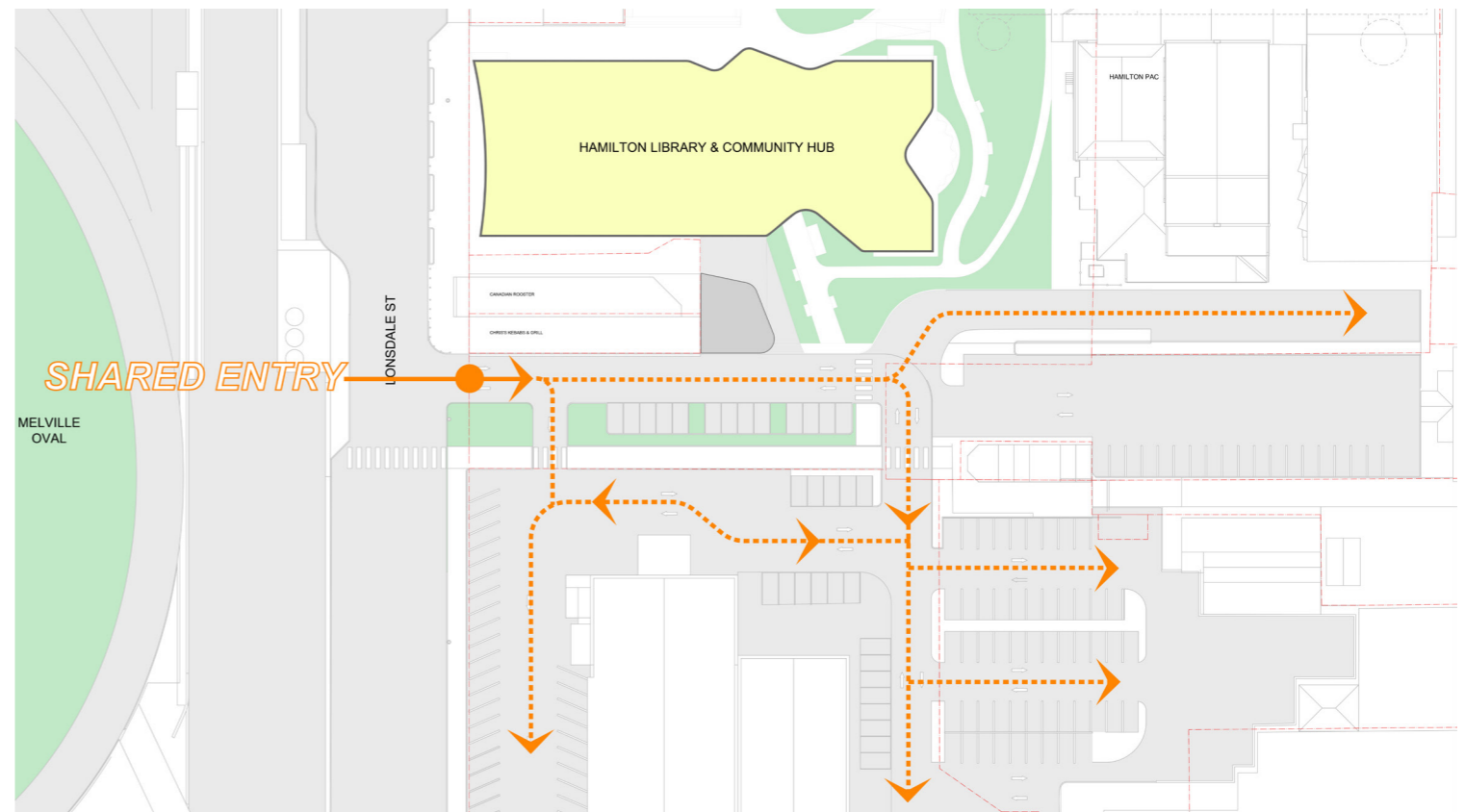
In the proposed design, alongside the new shared entry driveway, 12 car parking spaces are proposed along the western frontage of the building, forming an extension to the existing car park, inclusive of an accessible DDA-compliant space.

As part of the proposed site plan, a consolidated shared entry driveway on Lonsdale Street has been proposed on Council land to enable a unified traffic management approach to the mix of Council and private parking and loading within the subject site and the neighbouring private land parcels. The shared entry driveway allows for loading to the Library, PAC and future New Hamilton Gallery, as well as the existing private commercial functions that surround the site. In the next phase further coordination and consultation with the private landowners, the PAC and the New Hamilton Gallery will be undertaken to further validate the proposed site plan.

Car parking provision will respond to project requirements and relevant planning controls, with consideration given to accessibility, user convenience and integration with the surrounding civic precinct.

Further consideration for short-stay parking and drop-off zones will be considered in the next phase to support library users, community visitors and customer service functions as part of ongoing collaboration with the 3 major project teams for the CBD Streetscape and the New Hamilton Gallery.

During the Concept Design Phase the parcel of land between the proposed building and 86A Lonsdale Street was identified by Council as a Council roadway. Further consideration of this and its implication on the current the loading strategy for the building will be undertaken in the next phase.

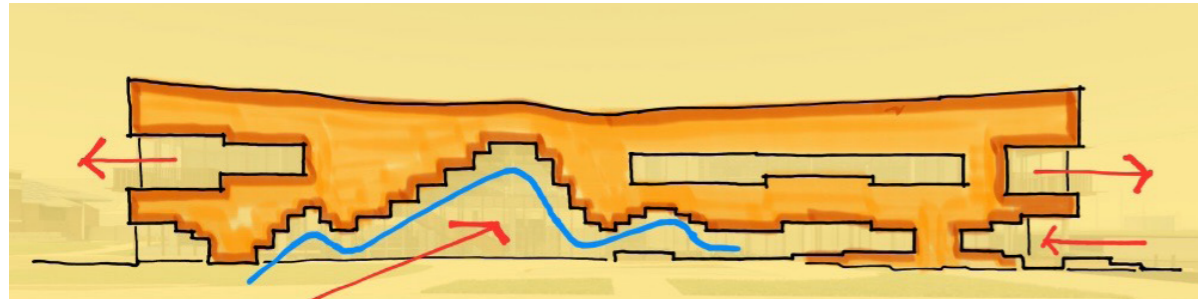


Plan Diagram of Shared Entry Driveway + Parking Concept

4. Concept Design

4.1 Architectural Design Principles

A series of architectural design principles have been developed during the Concept Design phase to create community-focused environments that reflect the aspiration for a contemporary facility that fosters connection, innovation and inclusivity and celebrate the cultural, social and historical richness of Hamilton and the surrounding region. The design principles will continue to be developed and added to in the next phase with ongoing stakeholder and community consultation.

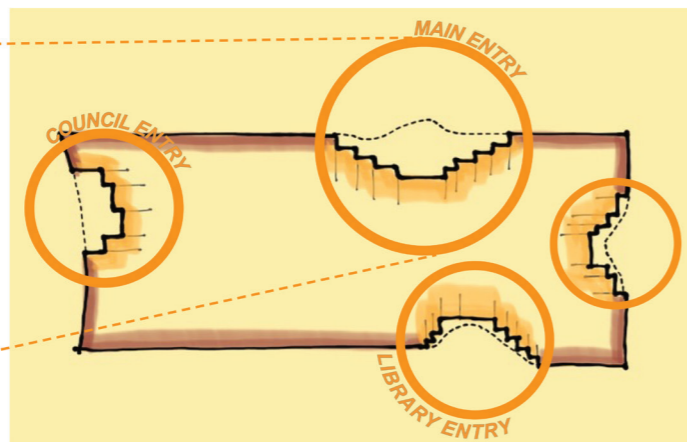


Lifting the building ends and creating views out

The northern and southern ends of the building are lifted to create a civic presence to the key frontages of Lonsdale Street and the Civic Square. The two ends are celebrated through the creation of upper level balconies and glazing, connecting the building to the surrounding landmarks of Melville Oval, PAC and the future New Hamilton Gallery.

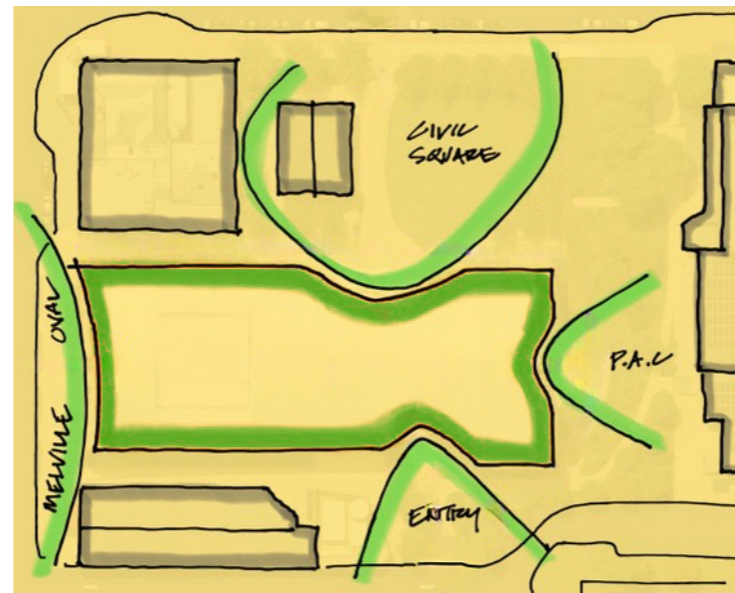


STEPPED ROCK FORMATIONS



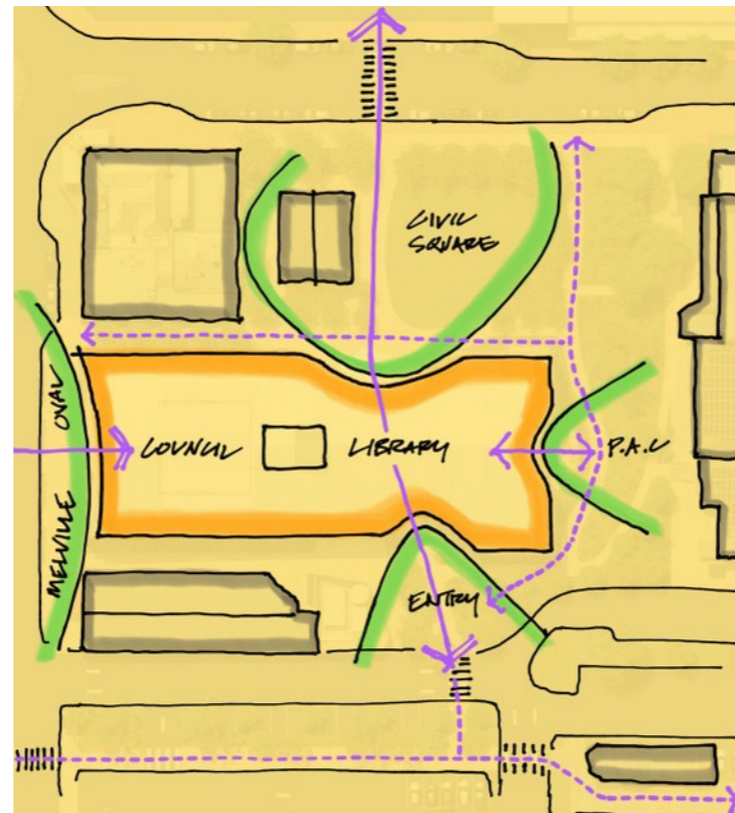
Defined entries

The key building entries are defined by the 'erosion' of the buildings façade. Referencing the stepped geological forms of the Grampians/Gariwerd, Wannon Falls and Nigretta Falls, the key moments of arrival and connection to landscape are emphasised through a shared language, creating a legible expression of entry in the public realm.



A building connected to Landscape

The building form is defined by the key landscape spaces of the Precinct. The Civic Square, PAC and Library Entry landscapes form a dialogue with the building form, creating interior spaces that are embedded in and connected to landscape. The impressions in the building form create a modulation in the façade of the building that shape the public realm.



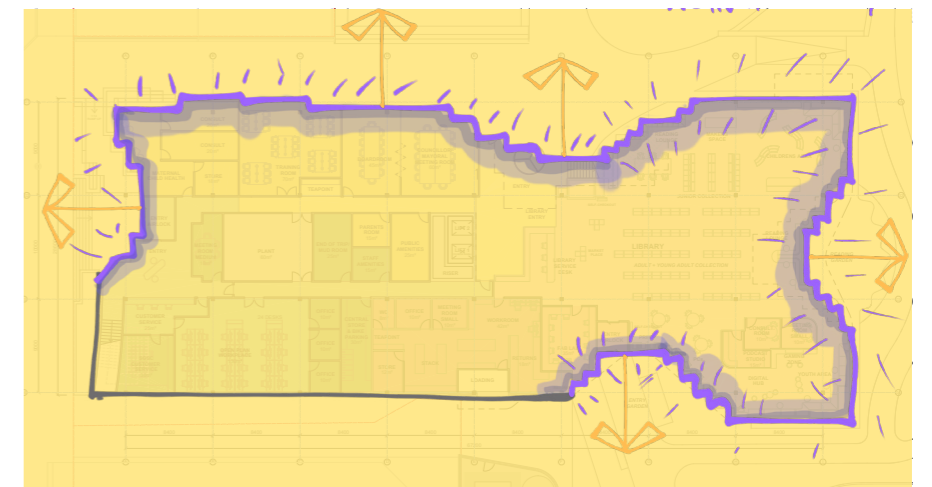
Precinct Connectivity

The ground plane plays a key role in connecting the Precinct to Brown Street, Lonsdale Street, the CBD and Melville Oval through the varied landscapes spaces that surround the building. The network of laneways, pathways and open spaces combine to form an interconnected landscape that stitches the new public realm into the wider precinct.



Reflecting the Landscape

The Grampians/Gariwerd silhouette has informed the geometry of the buildings façade. The profile of the mountain range is registered in the façade by the lifting up and out of the brick skin to create the building's main entry, revealing a crystalline full-height glazed façade beyond. The canopy of the Main Entry creates a cave-like shelter below, presenting a welcoming front door to the community.



Celebrating Community

The ground level building edge is activated by key community focused functions including library reading lounges, children's and youth areas, Digital Hub functions, community meeting rooms and Library and Council entries. This activated edge connects the interior spaces of the building to the key landscape spaces on all four sides of the building. The community focussed spaces are the core to the building's identity.

4.2 Urban Design/Siting

The siting of the building establishes a primary frontage to Lonsdale Street as the principal civic interface. A predominantly rectilinear building form is adopted to achieve an efficient floorplate and clear organisational logic, allowing for the insertion of the new Civic Square. The building form is arranged to reinforce its Lonsdale Street frontage while enabling a strong and legible relationship to the adjoining civic square, the retained church building and the future Hamilton Gallery. This approach supports a balanced relationship between built form and open space, ensuring the civic square is positioned as a central and activated component of the new public realm.

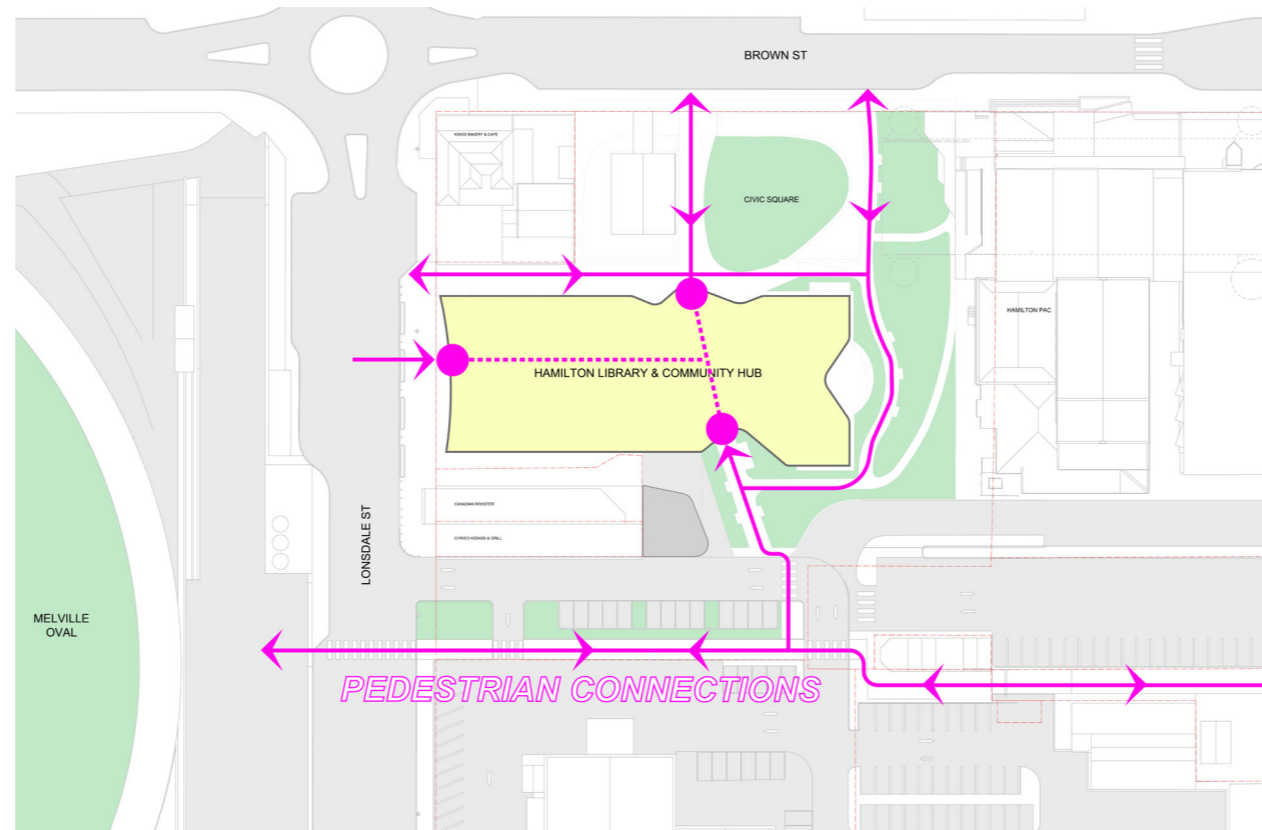
The design maintains and enhances key pedestrian connections through the site, providing permeability between the Hamilton CBD and surrounding destinations. This includes connections to Corriedale Lane, Brown Street and Lonsdale Street, reinforcing existing movement patterns and improving accessibility. The siting strategy also responds to the broader Hamilton Central Business Area Masterplan intent by maintaining the connection between Corriedale Lane and the Melville Oval precinct.

Appropriate setbacks and separations are incorporated to respond to adjacent conditions, including maintaining a 6-metre building separation to neighbouring properties, Canadian Roosters (86A Lonsdale Street) to the south and Kings Bakery & Café (123 Brown St) to the north, to ensure compliance with NCC requirements as well as considerations for amenity and access to natural light.

The existing Church is acknowledged as an important element within the site and is recognised as a key element of the new Civic Precinct upon the completion of the New Hamilton Gallery, the Hamilton Library, Community Hub and Civic Square. The existing Church building is intended to sit on the northern edge of the Civic Square, set within a paved landscape that enables flexible multi-modal occupation of the spaces surrounding the church. During the Concept Design phase potential future uses for the Church have been workshopped, including a flexible Community Hall, a Food & Beverage outlet and a visitor information centre. Further briefing will be undertaken in the next phase to establish a direction for the future utilisation of the Church building.



North Axonometric View



Precinct connectivity diagram

4.3 Building Form & Height

The rectilinear building oriented along a largely north-south axis is proposed to optimise the site amenity allowing for the creation of the new Civic Square fronting on Brown Street to the northeast boundary of the site. The building form is ~74m Long by ~31m wide and rises to ~12.8m in height at its maximum height at the Lonsdale Street frontage of the building.

The building has proposed floor-to-floor heights set at 4.5 metres from Ground Level to Level 1 and 4 metres from Level 1 to the Roof Level, supporting generous internal volumes and flexibility of use for library and community spaces. The civic square is positioned to the north-east of the building, ensuring that the building envelope minimises overshadowing and preserves solar access to this key public space.

The building form rises at both the northern and southern ends of the building, through a subtle curvature to the building's parapet, establishing a sense of civic presence to the Lonsdale Street frontage and the Civic Square.

The building is designed as a 'building in the round', with active edges and connections to landscape on all sides. The massing and geometry of the building are shaped by its relationship to the landscape, as the key landscape spaces (Civic Square, the Library Reading Garden and the southern Library Entry Garden) adjoining the building are impressed on the building form. The Lonsdale Street frontage adopts a subtle curvature in plan, reflecting the shape of Melville Oval in the building form to embed the building within its broader urban context.

The building form has been developed to respond to the current site conditions, while importantly also considering its future relationship to the proposed New Hamilton Gallery. Inter-project workshops will be held in the next phase to ensure that the key interfaces between the projects are designed to provide a cohesive precinct once the precinct has reached completion.



Elevational Perspective – Brown St Prior to New Hamilton Gallery



Elevational Perspective – Brown St with New Hamilton Gallery

4.4 Interior Materials and Finishes

4.4.1 Interior Materials & Finishes

The interior design is currently at a preliminary stage and will be further developed in the next phase of the project, responding to evolving design narratives, stakeholder and community engagement, biophilic design principles, acoustic requirements, façade coordination and cost considerations.

Preliminary interior finish concepts have been explored reflecting the local Hamilton Context, Geology, Landscape and Waterways and will form the basis for further refinement and the establishment of interior design narratives in the next phase.

Community Feedback from Stage 1 of the Communications and Engagement Plan highlighted three preferred look and feel themes: Cosy and Homely, Greenery and Scenery, and Technical and Futuristic. In the next phase, these themes in conjunction with ongoing stakeholder, community and Traditional Owner consultation will inform the continued development of the interior design, including refinement of materials and finishes, development of a project material palette, spatial qualities and the user experience of the internal environments.



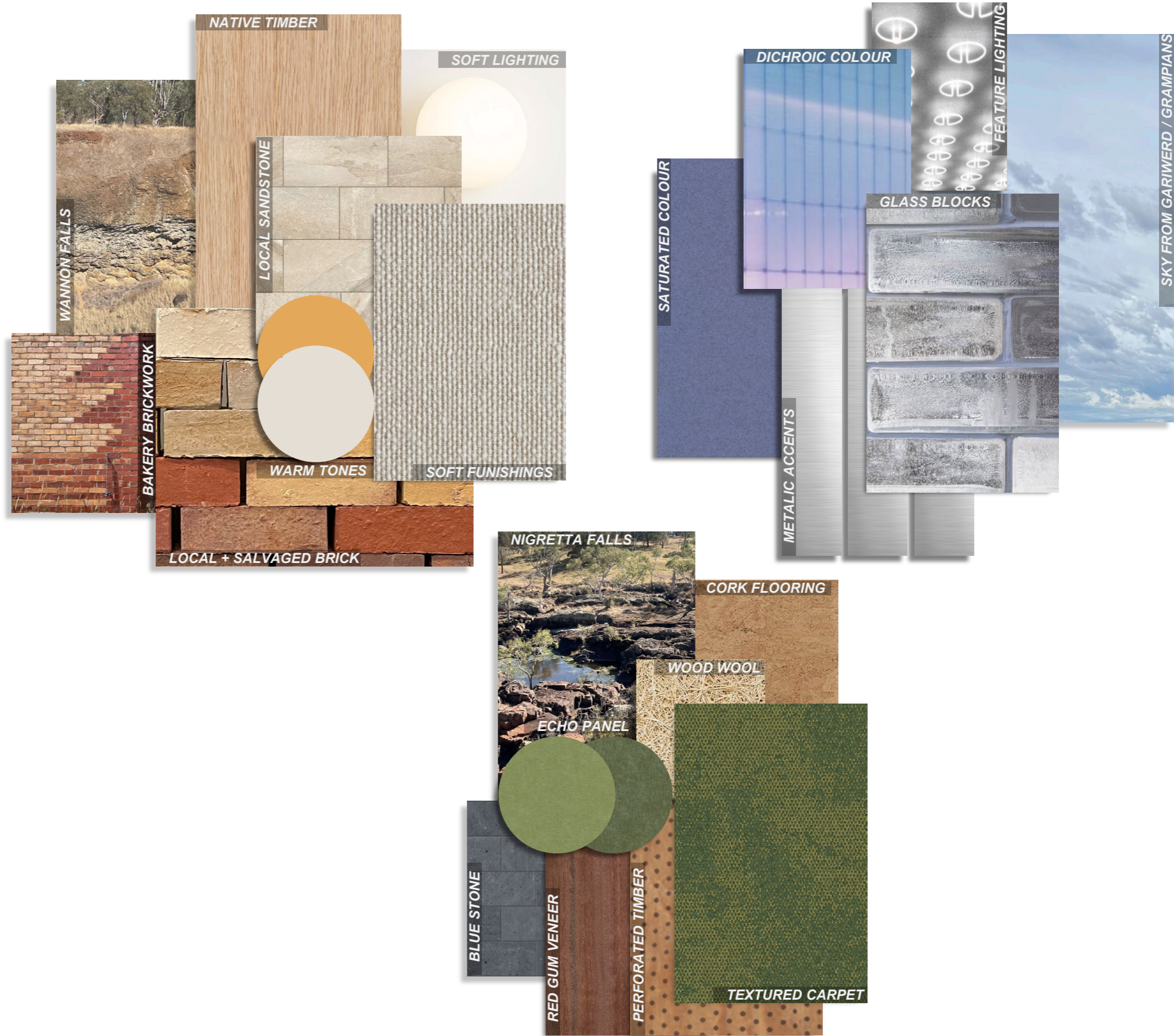
Preliminary concept render of the library entry



Preliminary concept render of the children's area



Preliminary concept render of the youth area



4.5 External / Facade Design

The façade design is currently at a preliminary stage and will be further developed in the next phase, responding to evolving design narratives, ESD and thermal performance requirements, interior design coordination, façade engineering input and cost considerations.

Key façade types and design concepts are described as follows:

Textured Brick Façade

The primary façade expression is defined by a textured brick language, informed by the reuse of reclaimed brick from demolition works, with locally sourced Glen Thompson bricks forming the basis of the material palette.

Brick types, colour variation and overall façade patterning will be further developed in the next phase, with opportunities to embed cultural narratives, references to local Hamilton materiality, and geology of the region.

Stepped, cave-like entry forms articulate key access points, creating depth and threshold conditions, with continuous soffit materiality reinforcing these moments of entry.

Shopfront Glazing

Stepped shopfront glazing is proposed at key building entry points, reflecting the stepped forms and geological character of the Grampians.

Full-height shopfront glazing is incorporated at ground level interfaces and primary entries, enhancing transparency and reinforcing the civic presence of the building.

High-performance vision glazing will be adopted to meet ESD and thermal performance targets, to be further resolved in the next phase.

Punched and Ribbon Windows

Upper level façades incorporate a combination of punched and ribbon window openings, providing controlled daylight access and framed views.

High-performance glazing systems will be utilised to achieve required environmental performance outcomes.

Aluminium sunshade shrouds are integrated to provide solar control, reducing heat gain and improving internal comfort. Preliminary solar analysis has been undertaken to maximise the efficiency of solar control and will be further developed in the next phase.

Ground Plane

The ground plane is conceived as an extension of the civic landscape, incorporating high-quality paving, sandstone elements and integrated planting.

Material continuity is proposed between the civic square and the main entry, reinforcing a seamless transition between the public realm and the building interior.

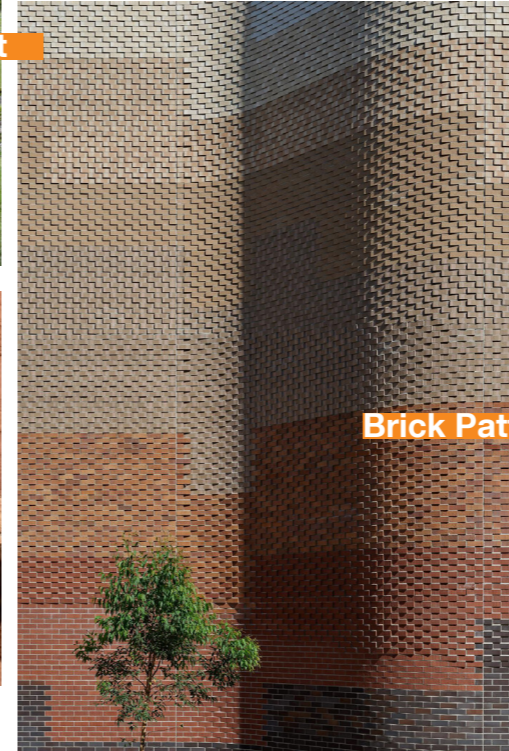
Landscape planting up to the building edge embeds the building into the landscape creating a stronger connection to the surrounding landscape spaces from the interior spaces of the building.



Basalt



Sandstone



Brick Patterning

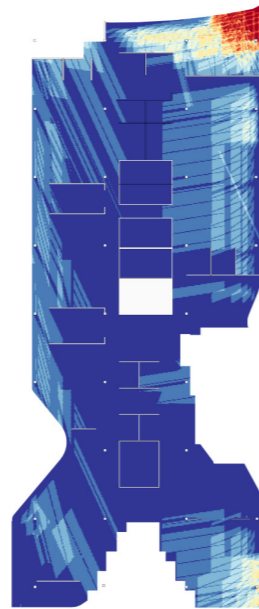


Textured Brickwork

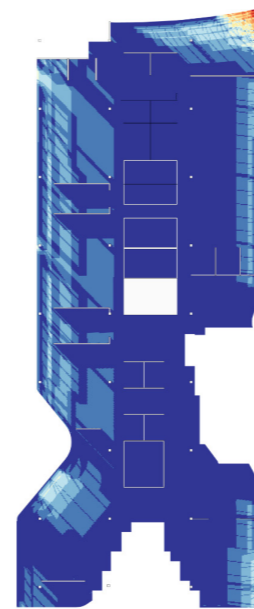


Sedimentary Layers

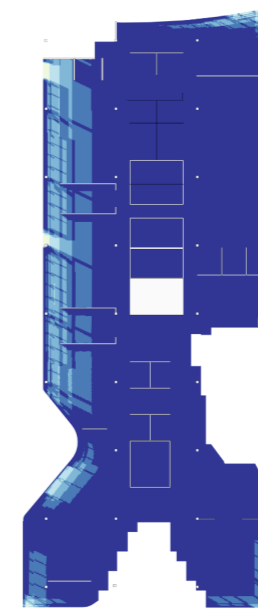
Textured Brick Façade - Preliminary Conceptual Framework



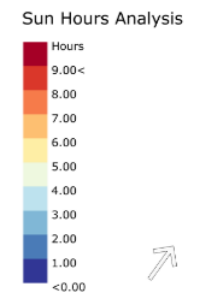
Level 01 - June



Level 01 - September



Level 01 - December



Sun hours per day measured from 9am - 6pm

4.6 Landscape Design

The Hamilton Library, Community Hub and Civic Square Landscape Concept Design establishes a clear framework for a new civic heart within Hamilton's CBD, integrating public realm activation, environmental responsiveness, and cultural identity.

The design is underpinned by key objectives to enhance pedestrian connectivity, increase canopy cover and native vegetation, and create a flexible, activated public space that supports both everyday use and civic events. Strategically located between the library, gallery, and surrounding retail edges, the site is positioned to become a central gathering place within a broader network of civic destinations.

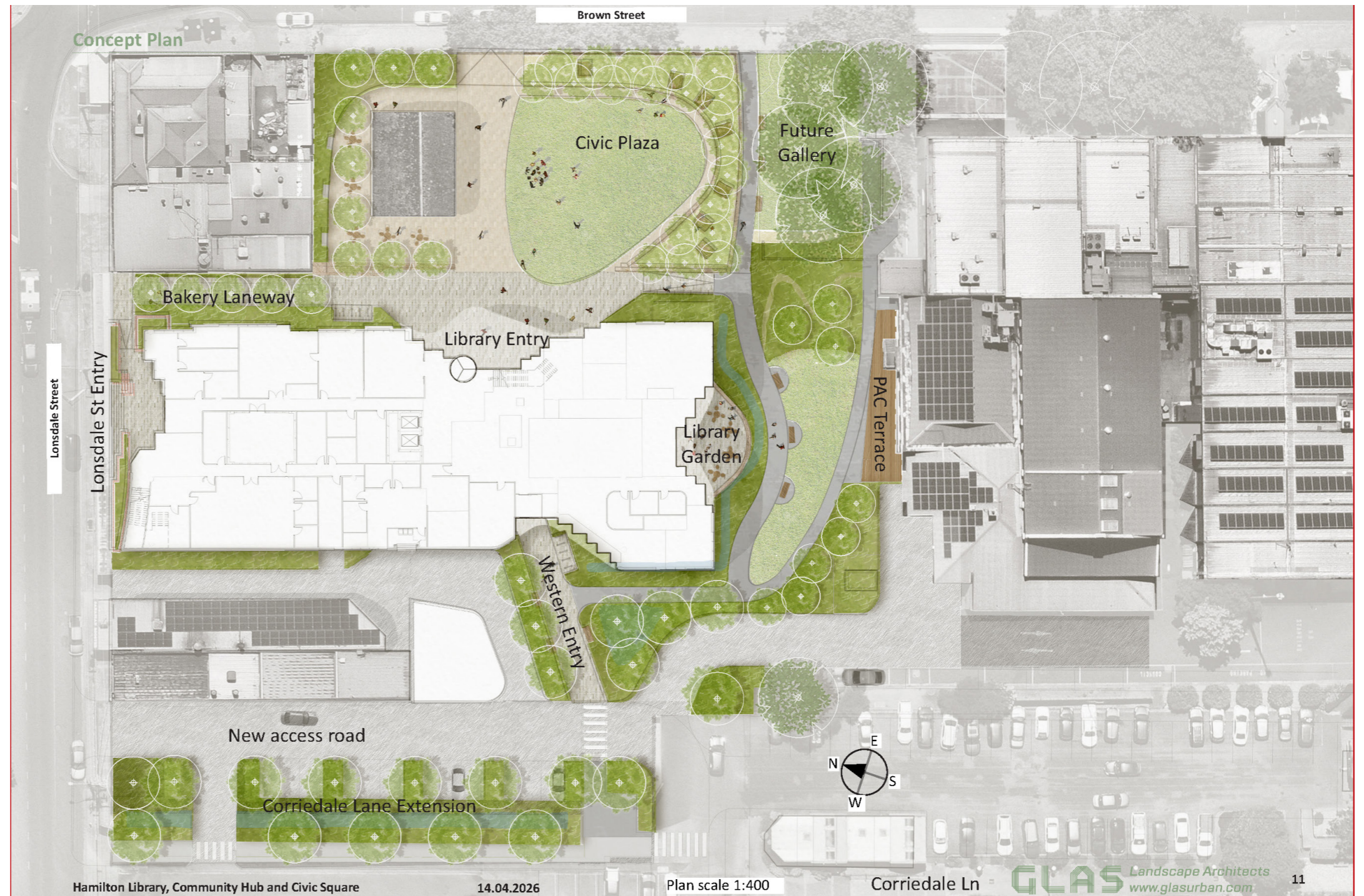
The concept is guided by three core principles: Connections, Microclimate, and People. Improved pedestrian links and laneway activation strengthen accessibility and integration with the surrounding urban fabric. Microclimatic design - through tree canopy, solar access, and sheltered spaces - ensures year-round comfort. A people-focused approach enables a diverse range of uses, from informal daily activities to large-scale events.

The design draws strongly on local cultural and environmental narratives, referencing Gunditjmarra Country and the region's historic waterways, geology, and pre-colonial ecology. These influences are expressed through both spatial form and planting strategy, reinforcing a strong sense of place.

A defining move is the creation of a carved civic plaza, responding to the site's slope and inspired by local geological formations. This sunken, sheltered space forms the primary gathering area, complemented by the adjacent Library Garden, which provides a more intimate, community-oriented setting.

Materiality and planting further embed local identity, utilising stone paving, recycled brick, and native species suited to urban conditions. Together, these elements deliver a cohesive, durable, and contextually responsive landscape.

Overall, the concept aims to provide a flexible and legible civic space that supports community life, strengthens connections, and reflects the unique character of Hamilton.



Landscape Concept Plan



Landscape Render - Civic Square Modes