



## Ferrars Street Education & Community Precinct



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Project Category	4. Non-residential development
Project name	Ferrars Street Education & Community Precinct
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Date of Completion	Oct/2018
Project Street Address	129 Ferrars Street
Project Suburb	South Melbourne
Project Post Code	3205
Client name	VSBA
Project Cost	48000000
Site Area (m2)	9200
Org Street Address	Hayball: Suite 4, 135 Sturt Street. Tract: Level 6, 6 Riverside Quay
Org Suburb	Southbank
Org Post Code	3006
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## Organization overview

Hayball is one of Australia's largest design practices specialising in architecture, interior design and urban planning. For over more than 35 years, the firm has realised hundreds of projects across Australia, South-East Asia and China; from single and multi-residential buildings to schools and universities, commercial developments and urban design for entire suburbs.

Tract is a national planning and design practice specialising in town planning, urban design, landscape architecture and associated digital media. Delivering sustainable and memorable solutions, Tract shapes places for living, leisure and work, and the infrastructure that supports and connects these places.

## Brief description

The Ferrars Street Education and Community Precinct is located within Australia's largest urban renewal project, Fisherman's Bend. Tract and Hayball worked in collaboration to design and deliver the first major project of the Fisherman's Bend Precinct ; transforming a previously industrial area into a new Vertical School and community precinct.

## Response to key selection criteria

Fisherman's Bend is Australia's largest urban renewal project and is planned to transform a series of industrial precincts to a 455-hectare modern development of inner Melbourne with an expected 80,000 residents by 2050. The Ferrars Street Education and Community Precinct has become a catalyst for the future transformation of the precinct. Providing a new education facility within a constrained inner-city area required re-thinking the traditional design of a public school; a school with no fences for true community integration. As the first of its kind developed by the Victorian government, South Melbourne Primary School (SMPS) embraces a new vertical model for inner-urban schools. The six-level structure successfully integrates public schooling for 525 primary students with early-learning, child health services, multi-use community spaces, multi-purpose sports courts which are open to the community. SMPS is an exemplar of sustainable practice that extends beyond industry standards. The following ESD features were implemented; LED lighting with daylight and motion sensor controls, energy and water monitoring systems, low-emission paints, flooring, adhesives, and engineered wood and rainwater capture and reuse for irrigation and toilet flushing. A 15 kW solar panel system is installed on the roof to significantly reduce the electricity load and energy consumption. Additionally, the building fabric exceeds the minimum energy efficiency compliance levels by 20% and the thermal water storage system in the sub-floor provides supplementary passive heating and cooling, allowing the system to achieve 40% efficiency over minimum compliance standards. Situated adjacent to the school, Kirrip Park is a new green space for students as well as the wider community. The former industrial factory site has transformed into an urban parkland, with the design based around principles of environmental sustainability and active stormwater management systems. Gentle mounding was used to create visual diversity while providing opportunity to retain contaminated soils on site. Rain gardens and planted drainage swales were incorporated to reduce stormwater runoff from both roads and lawn areas while simultaneously enhancing landscape character and biodiversity. Connecting the School and Kirrip Park is a shared zone known as the 'Knuckle'. Previously a traditional intersection of Ferrars, Buckhurst and Douglas Streets', the space has been reconfigured into a flush



streetscape with high-quality surface treatments and detailing. This includes urban furniture and native trees and garden beds. The result of the reconfiguration has slowed vehicles and created a safe, comfortable and enjoyable space for pedestrians and cyclists. The upgrade of Railway place included partially closing vehicle traffic along the school site allowing the building and landscape design to encourage pedestrian movement and activation at ground level, improving access to the City Road tram stop and becoming an 'extension' of the school courtyard. The provision of urban art installations is commissioned and managed separately by the City of Port Phillip. Consultation with the community was undertaken at the outset of the project. Together with our client partners, the Victorian Government (Department of Education) and City of Port Phillip (CoPP), Hayball and Tract embarked on a collaborative consultation and planning process with a Project Reference Group (PRG) and other local and state government agencies, to develop the project goals and conduct a transparent process for stakeholder and community engagement. Our vision was to create a series of people-centric places that supported the needs of the future community as well as improving the public realm for the existing businesses and residents of the area. In a bold move, we proposed no street parking within close proximity of the school, encouraging sustainable transport options as well as creating a safe and comfortable environment for students walking and cycling to school. While there was a shared commitment to the concept of integration between school and community facilities, there was no experience of such a model. This resulted in an evolutionary process of brief development running concurrently with site analysis and design. This type of innovative thinking has been critical in setting the standard for the future transformation of the precinct. Designed by Hayball, SMPS' architecture is playful and expressive. The tower and box are expressed as a skin of regular facade panels. The panels vary in material, colour and depth to respond to different design requirements of weather protection, daylighting, ventilation, interior function, balustrading, shading and screening. Further, they create a playful and lively pattern of tiles or pixels. Panel materials include glass, polycarbonate, precast concrete, pre-finished fibre cement board. The use of standardised and repeated prefabricated panel types is designed for a quick and cost-effective construction methodology. The building is integrated with the landscape through a series of paved terraces, steps, ramps and edges which define and shape the main community play space to the north and connections to the street and the park. Kirrip Park provides valuable amenity and open space for a growing and diverse community, while also addressing WSUD principles, overland flows and soil contamination. Previously an industrial site, the park has not only increased green space of the former site from less than 10% to near 80%; but has strategically treated a significant volume of contaminated soil by safely retaining onsite in the form of landscape mounding. The park has also responded to potential climate change factors and includes flood mitigation measures through the 'open' design of the park, providing capacity for future flooding events. The integration of WSUD infrastructure including rain gardens and swales treats run-off from roads and footpaths and in effect improves the water quality discharging into the Yarra River. The public realm and streetscape upgrades have been instrumental in enhancing site connectivity as well as defining a sense of place. The provision of car parking in the precinct been deliberately minimised to create a future community that uses either bike, foot, or tram for their daily commute to school. The substantial increase in tree planting across the school, streetscapes and park provides a large projected canopy cover, serving to mitigate the heat island effect while providing important shade amenity.



## Additional information

In an area that is experiencing rapid population growth, The Ferrars Street Education and Community Precinct has maximised community benefit within a small urban footprint. We had to re-think how the existing streets functioned, going from the existing wide industrial carriageways to reallocating space to pedestrians, cyclists and landscaping. In the master planning phase, Hayball and Tract facilitated a series of briefing workshops with the PRG to clarify the project vision, develop the brief, review the urban planning context, identify unique design opportunities and constraints and seek sign-off and approvals. The PRG consisted of client group and project manager representatives, as well as the Department of Land, Water, Environment & Planning (DELWP), Principals from three local primary schools, the students' parents, and local residents. SMPS is grounded by a welcoming green plaza that blends seamlessly into its surrounding urban environment with no fences, inviting the community in. The design of the landscape was to provide a quality open space that encourages outdoor collaboration, learning and recreation activities for both students and the wider community. It has been benchmarked against a five-star rating using the Green Building Council of Australia's Green Star Rating tool. The building's structure is visible where possible to act as the 'third teacher', assisting the children's appreciation of the environment and the sustainable initiatives contained within the design. The facility has increased primary school capacity in inner-city Melbourne whilst providing a range of high-quality facilities for community use. Unlike traditional schools which operate during specific times, the school remains partially open after school hours and during weekends, providing access to the facilities to help support a healthy and engaged community. The school has been operational since 2018 and embraces the new parkland and surrounding public spaces for active play and external classes while surrounding businesses are afforded the opportunity to enjoy parkland at their doorstep. The Ferrars Street Education and Community Precinct delivers high-quality community infrastructure that is ready to accommodate the future growth of the area. Co-locating and the clustering of public facilities within a small footprint is a viable solution that enables urban communities to thrive.



DESIGN  
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2020

# Non-residential development





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