



CHRISTIAN
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MINISTRIES

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ADVERTISED PLAN

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Architectural Design Statement

April 2026- Version 2

Proposed Masterplan and Stage 1 Primary Building P-12 Casey School
271-275 Pearcedale Road, Cranbourne South, Victoria



View from Pearcedale road, front entry

Design Vision

The proposed P-12 school has been carefully designed to respond to the unique qualities of its Green Wedge context, reinforcing the semi-rural character of the area while delivering a contemporary, high-quality educational environment. The design balances built form with landscape, ensuring development is recessive, respectful, and integrated within its broader setting.

Green Wedge Response

Site Planning

The masterplan adopts a landscape-led approach, concentrating built form within the northern portion of the site. This minimises visual impact and preserves a southern corridor for habitat, biodiversity, and long-range views. Existing northern tree canopy is retained and enhanced to provide natural screening.

Setbacks

A generous setback from Pearce Road establishes a landscaped buffer to the public realm. Car parking areas are similarly recessed and screened with vegetation to maintain a green frontage.

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Built Form and Character

The architectural language draws from rural typologies, incorporating pitched roofs, eaves, verandas, and articulated forms. This reduces perceived bulk and aligns with the surrounding peri-urban character.

Colours and Materials

A muted, natural material palette has been selected to integrate the development into the landscape. Non-reflective finishes and earthy tones reduce visual prominence.

Building Heights

Three-storey elements are positioned behind the primary building line and screened by lower forms and landscaping to minimise visibility from surrounding areas.

Earthworks

The design responds to the site's flat topography, requiring minimal earthworks and preserving the natural landform.

Hard Surfaces

Hard surfaces are limited to essential circulation, allowing landscaping and permeable areas to dominate the site.

Landscaping and Ecology

The landscape strategy includes buffer planting, regenerative vegetation, and outdoor learning environments such as productive gardens, supporting both biodiversity and education.

Noise

Play areas are centrally located to minimise acoustic impact on adjoining properties.

Key Design Principles

Principle 1 – Sustainable, Efficient and Durable

The palette of external materials has been selected for durability, serviceability, and low-maintenance performance. External sun shading devices, water-saving fittings, and LED lighting contribute to improved energy efficiency. Durable internal fittings and robust finishes support a long building lifecycle.

The proposed development will incorporate a photovoltaic (PV) system. Electric vehicle (EV) charging infrastructure will be provided in accordance with NCC requirements, reinforcing the project's commitment to sustainable outcomes.

Principle 2 – Accessible and Inclusive

The building is designed to provide compliant, continuous accessible paths of travel to, into, and throughout all areas. Accessible facilities are integrated across the campus, ensuring an inclusive environment that accommodates users of varying needs and abilities.

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Principle 3 – Health and Safety

Thermally comfortable, well-conditioned internal environments support effective teaching and learning outcomes. Passive and active fire protection systems form a fundamental part of the design, ensuring occupant safety.

The layout, exit distribution, and fire protection systems have been informed by specialist advice, ensuring compliance with relevant safety standards.

Principle 4 – Amenity

The proposal delivers high-quality, efficient, and age-appropriate learning and play environments.

Principle 5 – Whole of Life, Flexible and Adaptive

Material selection prioritises durability and low maintenance to support long-term performance. The use of modular cladding systems minimises construction waste and allows for efficient replacement of components over time.

The building is designed with flexibility in mind, enabling adaptation to evolving educational needs while maintaining a high-quality built outcome over its lifecycle.

Principle 6 – Aesthetics

While expressing a contemporary architectural character, the design remains sympathetic to its rural setting through the use of natural hues and restrained façade treatments.

Conclusion

The proposed development demonstrates a considered and balanced response to its Green Wedge context and educational brief. Through careful siting, appropriate built form, sustainable

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design measures, and strong landscape integration, the project achieves a high-quality outcome that respects its setting while supporting the long-term needs of the school community.

Yours Faithfully

Christian Education Ministries

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