

REHOBOTH CHRISTIAN COLLEGE_ STAGE 1_GIBBS PARK PRECINCT SPP 7.0_DESIGN OF THE BUILT ENVIRONMENT: DESIGN PRINCIPALS

Design Principal	Comments
Context & Character	The site is located within a semi-suburban context, bordered by residential dwellings to the east and west, and Bramfield Park Primary School to the south and a light industrial character along Maddington Road to the north. The proposed Stage 1 development of Rehoboth Christian College adopts a familiar, contemporary architectural language that responds sensitively to its context. The material palette includes aluminium-framed glazing, profiled metal roof sheeting, fair-faced concrete wall panels, and coloured paving integrated within a native landscape setting, ensuring durability, clarity, and contextual compatibility. The building is composed as a series of two-storey forms with a balanced rhythm of solid and glazed elements, creating a cohesive and legible architectural expression. The roof form is simple, utilising a pitched profile that respond effectively to local climatic conditions by promoting efficient water runoff, enhancing thermal performance, and providing opportunities for natural ventilation at high level. The use of overhanging eaves further assists in solar control, reducing heat gain and improving comfort within learning spaces. Window proportions are carefully considered to balance daylight access, outlook, and shading requirements. Larger glazed areas are used to support passive surveillance and visual connection to outdoor learning and play spaces, while more controlled openings are employed in areas requiring reduced glare and improved thermal performance. Façade detailing is deliberately restrained and robust, reflecting the building's educational use and need for long-term durability. The combination of solid wall planes, expressed structure, colonnades, and sun-shading devices introduces depth and shadow while reinforcing a clear architectural order. These elements work together to articulate the building in a way that is visually compatible with its semi-suburban and light industrial context. Overall, the design ensures that the college sits comfortably within its surroundings, responding appropriately to neighbouring residential scales and street patterns while also acknowledging the broader industrial character of the locality. The result is a coherent, climate-responsive, and contextually grounded educational environment.
Landscape Quality	The preservation of existing mature trees, along with the retention of natural vegetation wherever practical, is central to the landscape design. The design team has carefully analysed the site to position the building footprint in a way that minimises tree loss. Retaining clusters of existing trees in and around the Stage 1 development will help establish a strong sense of permanence and ensure the new facilities are well integrated into the existing landscape setting. The design seeks to create a landscape that is connected to place, where built form and landscape are not separate elements but interwoven components of a cohesive educational environment. The siting and articulation of the building respond to existing landscape character, allowing outdoor spaces to flow naturally into and around built edges. The landscape design provides a balance of spaces for active play and areas that support small group interaction and informal learning. These are complemented by a mix of structured and informal seating, as well as features such as a herb garden and fruit trees, encouraging both social engagement and educational opportunities. Two key focus areas within the landscape scheme are the corner of Maddington and Alcock Streets, and the connection between the undercover area and the outdoor play and activity spaces. These zones are designed to enhance accessibility, usability, and the overall student experience. Additional planting of waterwise, drought-tolerant grasses, plants, and shrubs will further strengthen the natural character of the site while supporting long-term sustainability.

Built Form & Scale	The proposed Stage 1 development for Rehoboth Christian College is a two-storey building defined by a simple, rectilinear form, articulated with generous areas of glazing. A clear and consistent rhythm between solid elements and transparent surfaces is established, with a prominent glazed recess at the centre of the building marking the main entry and enhancing legibility. A conventional pitched roof extends beyond the building edges, providing shading and weather protection. The rolled apex softens the overall form while adding subtle visual interest. The building façade is further articulated through a colonnade and the strategic use of vertical sun-shading battens, which introduce depth, texture, and a dynamic interplay of light and shadow throughout the day. Set back from the adjoining street frontages, the building presents a scale that is respectful of its context, responding appropriately to the surrounding mix of one and two-storey residential dwellings, as well as the larger light industrial properties located to the north of the campus.
Functionality & Build Quality	The school facilities are organised around a central community courtyard and activity zone, establishing a clear focal point for student interaction and campus life. The building provides direct access to landscaped outdoor areas, enhancing amenity and encouraging outdoor learning, recreation, and informal use. Pedestrian access is facilitated via footpaths along Maddington Road and Alcock Street, with entry gates positioned at key locations along the northern and eastern boundaries to provide clear, safe, and legible access into the campus. Bicycle parking is conveniently located off Alcock Street, close to a pedestrian entry. A bin enclosure for waste collection is positioned at the western edge of the Maddington Road car park, allowing efficient out-of-hours servicing via a one-way circulation system. Service compounds are located at the northern and southern ends of the building to maximise the efficiency of service distribution. All plant and equipment will be screened from view by rendered walls, with low-level planting to soften their visual impact. The design promotes social, recreational, and cultural interaction for students, while also supporting engagement with the broader school community. Stage 1 of Rehoboth Christian College will be architecturally designed and constructed to a high standard, incorporating durable, high-quality, and low-maintenance materials to ensure long-term performance and build quality.
Sustainability	Rehoboth Christian College is committed to delivering a sustainable and environmentally responsible development. Stage 1 incorporates passive solar design principles to reduce reliance on mechanical heating and cooling, improving energy efficiency and occupant comfort. This includes the use of openable high-level glazing that wraps around the upper portions of the buildings, promoting natural ventilation by allowing hot air to escape while capturing prevailing breezes. The building will be highly insulated and incorporate high-performance solar glazing to minimise heat gain and loss, supporting stable internal temperatures throughout the year. The future integration of rooftop solar panels will further enhance sustainability outcomes by reducing grid reliance, lowering operational energy costs, and contributing to more self-sufficiency. Landscape design also plays a key role in the project's sustainability strategy. The inclusion of shade trees is critical in mitigating urban heat gain, providing natural cooling to outdoor areas, and improving comfort for students and staff. These trees will also contribute to biodiversity and create more usable outdoor learning and recreation spaces. Waterwise, drought-tolerant landscaping will be implemented throughout the site to reduce water consumption and ensure long-term resilience in the local climate. Carefully selected native and climate-appropriate plant species will minimise irrigation demand while reinforcing the natural character of the setting. Together, these initiatives demonstrate a holistic approach to sustainability, integrating building performance, renewable energy, and landscape design to create a comfortable, efficient, and environmentally responsive educational environment.

Amenity	The development has been designed to enhance local amenity through the repurposing of underutilised parcels of land into a high-quality, purpose-built educational campus that positively contributes to the surrounding area. A central focus of the scheme is the covered area, integrated into the building envelope and forming a key hub for major school gatherings. This space is directly connected to the canteen and food technology studios, supporting both everyday student use and larger events. It also provides a strong relationship with the adjoining landscaped areas, incorporating a mix of fixed and loose furniture and table settings to support flexible use. Across the outdoor areas, the landscape is organised into a series of activity nodes that support play, informal learning, and smaller breakout spaces. These areas are complemented by shaded zones beneath existing trees, enhanced through the use of natural elements such as boulders and logs, creating informal and engaging settings for students. Verandahs and covered walkways extend the usability of outdoor spaces year-round, providing sheltered transition zones between buildings and outdoor areas. These connections between building blocks are carefully designed to enhance legibility, comfort, and movement across the site while supporting passive surveillance and activation of outdoor spaces. Outdoor learning environments are integrated throughout the landscape, offering flexible settings for teaching, collaboration, and group gatherings in a variety of scaled and shaded spaces. The school is designed to serve not only its student population but also the wider community, with potential for shared use by local interest groups and sporting organisations. Together, the built form and landscape strategy deliver a cohesive and welcoming environment, providing significant visual and functional amenity within the local precinct.
Legibility	The site is highly accessible from multiple directions, supporting clear and intuitive movement for vehicles, pedestrians, and public transport users. Vehicle access to the campus is provided via two clearly defined entry points to on-site car parks off Maddington Road and Alcock Street. These access points are designed to ensure efficient traffic flow and legible entry into the school grounds. Dedicated bus bays are located along Maddington Road, allowing students to safely disembark onto an existing footpath. From here, a controlled pedestrian crossing connects to the southern footpath, providing direct and safe access into the campus. This arrangement is complemented by a general pedestrian entry point on Maddington Road, supporting clear and convenient arrival for all users. Additional pedestrian access is provided via a new footpath along Alcock Street, with entry gates positioned at key points along the eastern boundary to ensure clear, direct, and well-distributed access into the site. Supplementary on-street parking embayments along Alcock Street will assist in managing peak demand and reducing pressure on the primary car park, contributing to improved traffic distribution and overall site legibility.
Safety	Stage 1 of Rehoboth Christian College will be fully enclosed by a secure perimeter fence to ensure a safe and well-defined campus environment. A clear site fencing strategy is an important component of the overall design, providing controlled access points, supporting after-hours security, and helping to delineate public and private spaces. The fencing design will balance safety requirements with visual transparency and integration into the surrounding streetscape. The site will also be appropriately lit to enhance safety and discourage antisocial behaviour outside of school hours. The simple arrangement of the building promotes natural surveillance, high levels of visibility, and intuitive wayfinding throughout the campus, contributing to a safe and legible environment for students, staff, and visitors. Clearly defined entry points will be strategically located along Maddington Road and Alcock Street, providing direct and secure access to key building entrances. These access points are designed to support efficient movement while maintaining strong control over campus entry and circulation. Roof access for servicing and maintenance will be provided internally via a designated gangway within the ceiling void, leading to a secure external access hatch. The roof design will also incorporate appropriate safety systems, including fixed harness anchor points, to ensure