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ACADEMY OF INTERACTIVE ENTERTAINMENT

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# AIE'S CAMPUS RENEWAL MASTERPLAN CHANGES & STAGE 1 DEVELOPMENT UPDATE

COMMUNITY PRESENTATION – Online public open session.

28<sup>TH</sup> OF MAY 2024



SPECIALIST EDUCATORS IN GAMES,  
CODING, ANIMATION & FILM VFX

AIE RTO: 88021 | AIE CRICOS: 02406F | AIE Institute Provider: PRV14333 | AIE Institute CRICOS: P03986F

# WELCOME

- **Presentation facilitator:** Tania Parkes

## **AIE presenters:**

**John De Margheriti – Chairman & CEO**

- **Casey Gregory – Manager, Planning & Implementation**

# PRESENTATION OVERVIEW

## WELCOME

## OVERVIEW UPDATE

AIE overview and project Update

Campus Vision

AIE campus renewal timeline

## FUTURE INTENTIONS PLAN AMENDMENTS

Summary of key changes

Revised Master Plan – Building Uses

Revised Master Plan - Concept

Tree Strategy

Revised Landscape Master Plan

Revised Landscape Master Plan – First Stage

Revised Landscape

## STAGE 1 DEVELOPMENT

Draft streetscape elevations

## CONSULTATION PROCESS

Ways to participate

Consultation Program

## TIME FOR Q&A

# AIE OVERVIEW & PROJECT UPDATE



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# Overview and update

- **About AIE**

AIE is a not-for profit, nationally accredited, Registered Training Organisation headquartered in our Nation's Capital – Canberra. We are also the parent company of AIE Institute Limited, an accredited Institute of Higher Education.

- **AIE Mission Statement:**

To be a catalyst for building the interactive entertainment and related industries, primarily, by producing industry ready graduates through the provision of world class 3D animation, visual effects, film and game development education.

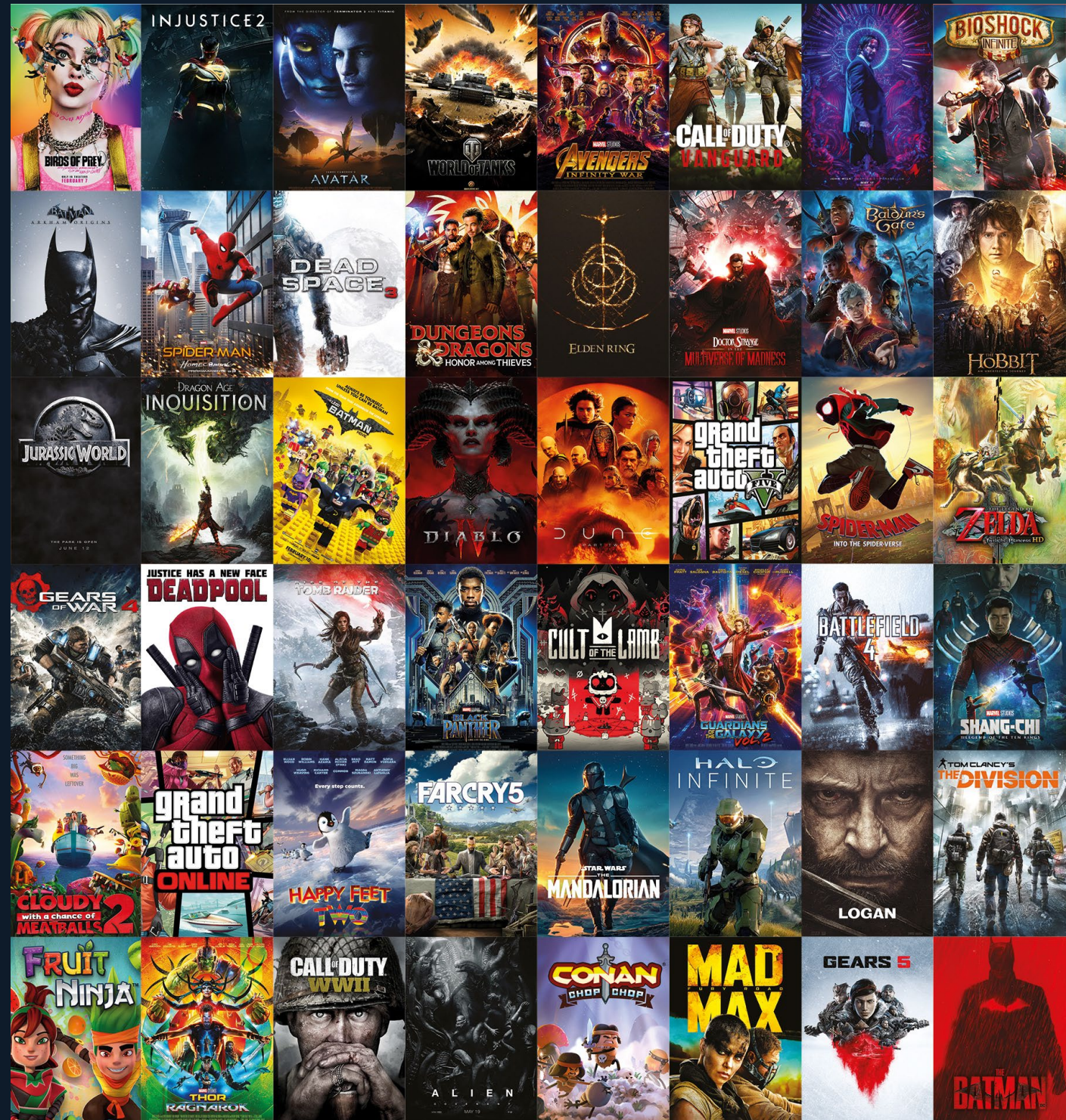


Image: A selection of AIE Graduate Games and Film Credits



- **Campus Vision**

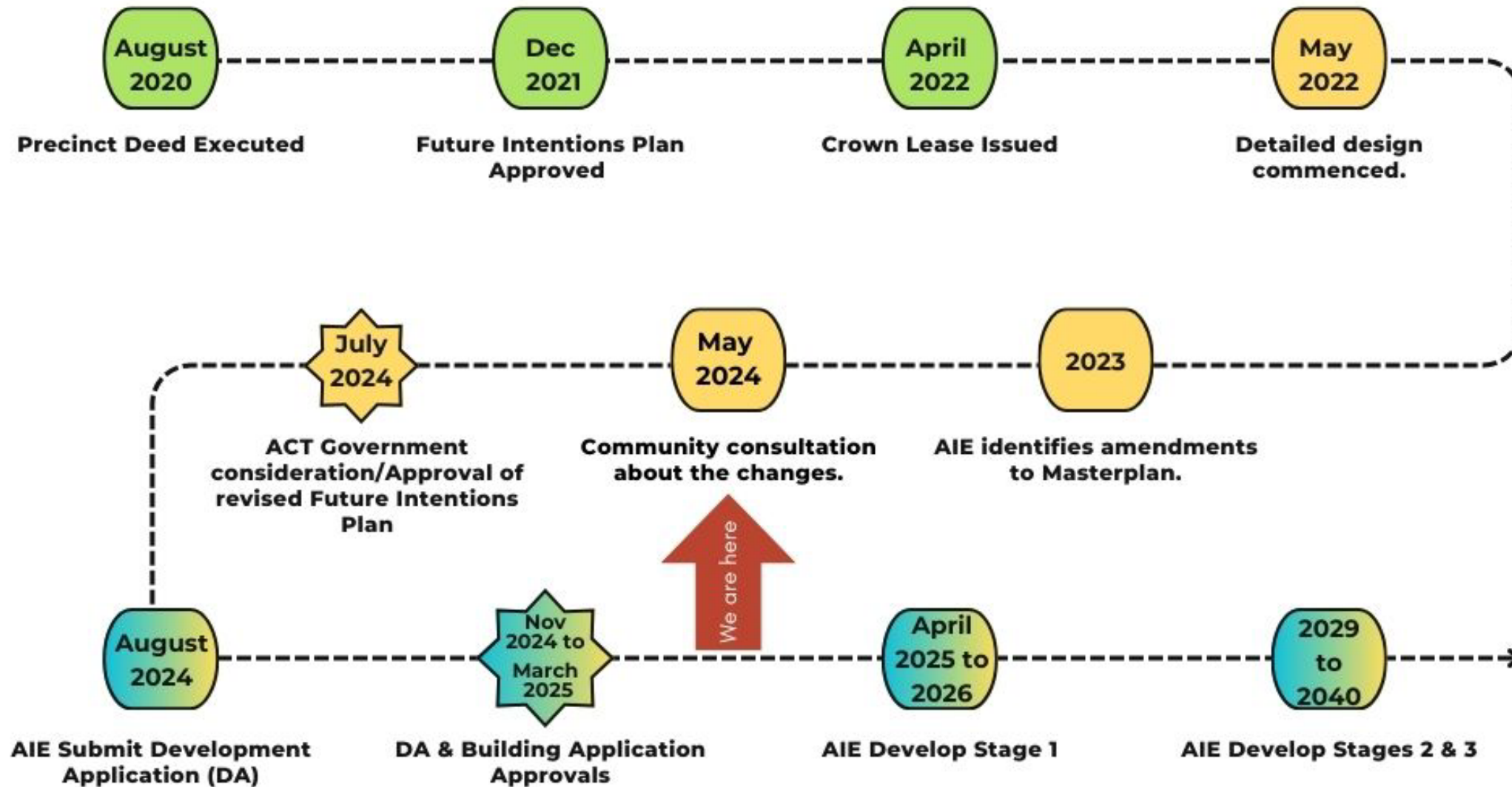
AIE's vision for the site is focused on supporting AIE graduates into meaningful employment opportunities and enterprise creation programs.

The addition of associated student accommodation will enable future students to live, study and create on site.

AIE's new global headquarters will feature enhanced teaching, learning, research and production facilities that are specifically focused on the interactive entertainment and film industries.

Current vocational training will be expanded to include higher education degrees and master's courses through the establishment of AIE Institute. The AIE is aiming to create a newly invigorated, purposeful, and contemporary Campus that is connected to the local community and environment.

# AIE Campus Renewal Implementation

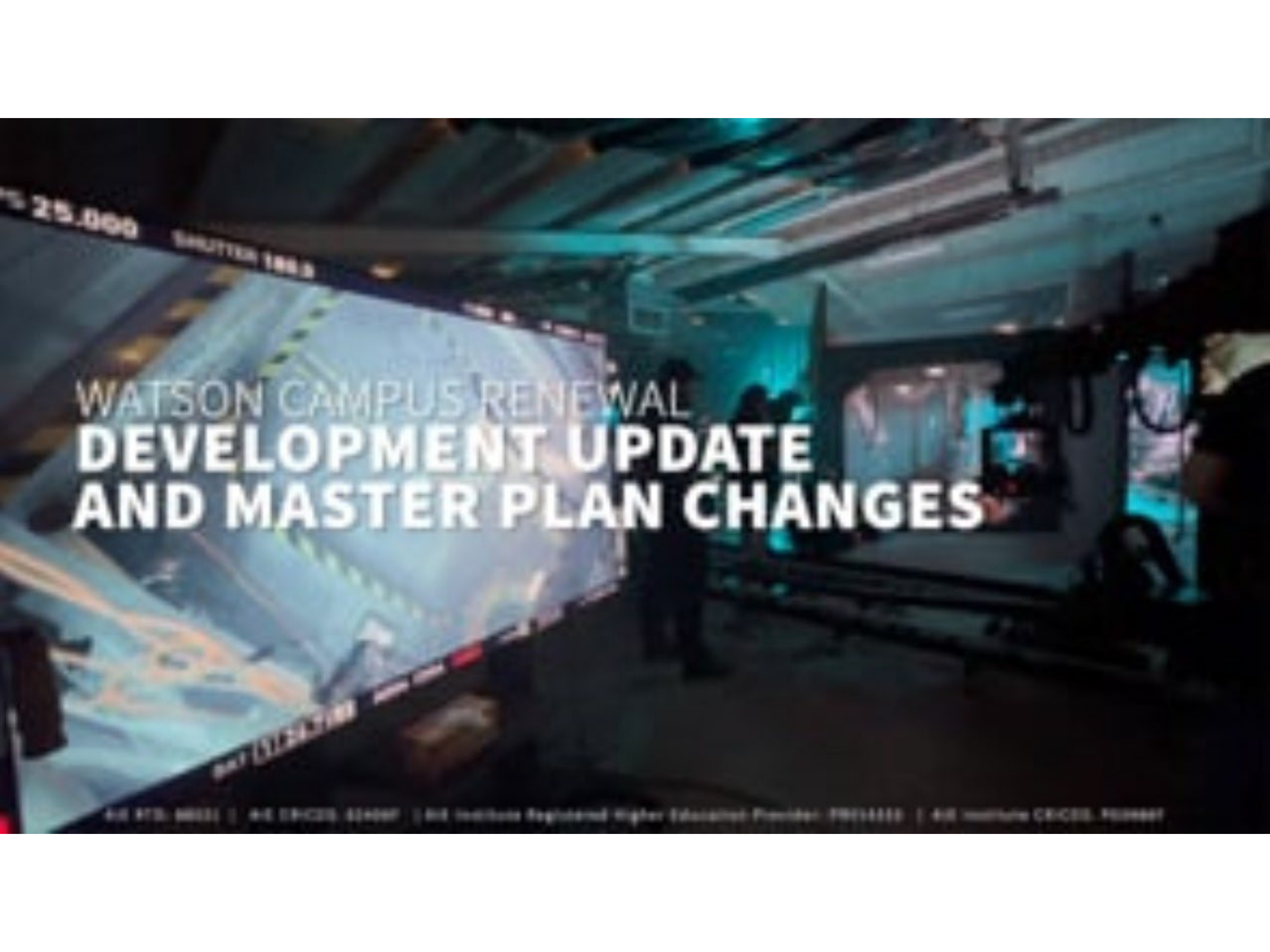


# PROPOSED AMENDMENTS TO THE FUTURE INTENTIONS PLAN



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# WATSON CAMPUS RENEWAL DEVELOPMENT UPDATE AND MASTER PLAN CHANGES



# Development envelope

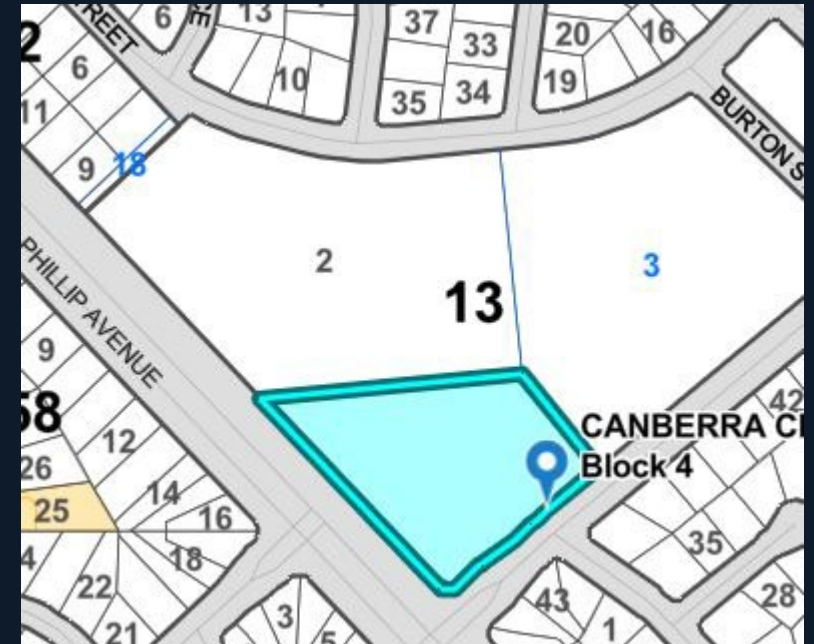
## 3 SITE ANALYSIS - LOCAL CONTEXT PLAN

- Site Boundary
  - Significant Streets
  -  Light rail Stop
  - 1. Open Green Space (ACT Government)
  - 2. Nipperville Early Learning Centre
  - 3. Alberi Mixed-Use Development
  - 4. Watson Local Shops
  - 5. Majura Primary School
  - 6. Watson Preschool
  - 7. Australian Catholic University
  - 8. Brindabella Court & Bamardos Family Centre
  - 9. Downer Village
- 
-  CFZ: Community Facilities
  -  PRZ1: Urban Open Space
  -  CZ4: Local Centre
  -  RZ1: Suburban
    - Max 2 Storeys (1 Storey rear dwellings)
    - Max Height 8.5m
    - Typical 6m Setback
  -  RZ2: Urban Medium Rise Residential
    - Max 2 Storeys
    - Max Height 9.5m
    - Unit Titling, Subdivision and Consolidation Permitted
    - Typical 6m Setback
  -  RZ4: Urban Medium Rise Residential
    - Max 3 Storeys
    - Max Height 12.5m
    - Apartments Permitted
    - Unit Titling, Subdivision and Consolidation Permitted
    - Typical 6m Setback
  -  RZ5: High Density Residential
    - Max 6 Storeys
    - Max Height 21.5m
    - Apartments Permitted
    - Unit Titling, Subdivision and Consolidation Permitted
    - Typical 6m Setback



# SITE ANALYSIS

- **Zoning: CFZ Community Facility Zone**
  - Territory Plan 2023
  - Part D – D3 Inner North and City District Policy
  - Part E, E4 – Community Facility Zone Policy
- **Stage 1**
  - Phillip Avenue, Watson: Block 4, Section 13
- **Stages 2 & 3**
  - Phillip Avenue Watson : Block 2, Section 13
- **Building Height**
  - 4 storeys, 15m height of building
  - 2 storeys within 30 m of a residential block
- **Building Setbacks**
  - 6m building setback to residential zone.
- **Traffic generation**
  - The 2021 Traffic Impact Assessment determined that the existing road network can accommodate the amount of traffic likely to be generated by the development. An updated assessment is being conducted for Stage 1 Development.





# MASTER PLAN – CONCEPT

## Before & After

### MASTER PLAN - BUILDING USES

#### LHS Image

- Pink = Education & Industry
- Blue = Student Accommodation
- White = Production Facility

#### RHS image

- Brown = Education & Industry
- Blue = Student Accommodation
- Green = Production Facility





# Summary of key changes

- Building A reduced to 2 Storeys with a resulting increase to the footprint.
  - Previous height and footprint 4 Storeys, 1,696m<sup>2</sup>
  - Revised height and footprint 2 Storeys, 3,043m<sup>2</sup> (maximum).
- Production Hall Workshop and amenities moved forward to Stage 1
  - In the original location of the Student Production Hall.
- Student Production Hall A has been moved to the opposite side of the driveway and the size marginally increased.
  - Previous footprint 864m<sup>2</sup>
  - Revised footprint 1,334m<sup>2</sup>.

# Summary of key changes

- Student Accommodation has been removed from Stage 1
  - Future accommodation remains as planned.
- Increased surface level parking and extended student boulevard through to Building A student entry.
  - Previous onsite surface level parking 23 spaces.
  - Traffic and parking calculations currently being re-assessed and revised by traffic consultant based on the revisions to stage 1.
- Timeline adjusted for commencement dates of stage 1 & 2.
  - Aiming to submit DA for Stage 1 later this year.

# MASTER PLAN – BUILDING USES (UPDATED)

## LEGEND

- EXISTING TREES
- EXISTING TREES - REMOVED
- TREES (LANDSCAPE DESIGN TO BE CONFIRMED BY LANDSCAPE ARCHITECT)
- BUILDING (DASHED FOR BUILDING OVER)
- LANDSCAPE (LANDSCAPE DESIGN TO BE CONFIRMED BY LANDSCAPE ARCHITECT)
- INTERNAL ROADWAYS & ON GRADE PARKING (ROAD DESIGN TO BE CONFIRMED BY CIVIL/TRAFFIC ENGINEER)

DEVELOPMENT SUMMARY	
BLOCK 4, SECTION 13 WATSON GFA:	8,017m <sup>2</sup>
STUDENT ACCOMMODATION PORTION:	NIL
BLOCK 2, SECTION 13 WATSON GFA:	27,886m <sup>2</sup>
STUDENT ACCOMMODATION PORTION:	11,671m <sup>2</sup>
TOTAL GFA (BLOCK 4 + BLOCK 2):	35,903m <sup>2</sup>
STUDENT ACCOMMODATION PORTION:	11,671m <sup>2</sup>

- SURFACE LEVEL CAR PARKING**  
TO BE CONFIRMED BY TRAFFIC ENGINEER.
- BUILDING A / EDUCATION & INDUSTRY**  
2 STOREY  
FOOTPRINT: 3,043m<sup>2</sup>  
TOTAL GFA: 5,785m<sup>2</sup>  
  
TEACHING & LEARNING + ADMIN PORTION: 2,599m<sup>2</sup>  
GAME PLUS/FILM PLUS PORTION: 782m<sup>2</sup>  
ANCILLARY USES PORTION: 1,529m<sup>2</sup>
- STUDENT PRODUCTION HALL A / EDUCATION & INDUSTRY**  
1 STOREY (15.2m HIGH)  
FOOTPRINT: 1,377m<sup>2</sup>  
TOTAL GFA: 1,334m<sup>2</sup>
- PRODUCTION HALL FACILITIES A & WORKSHOP / EDUCATION & INDUSTRY**  
1 STOREY (9.5m HIGH)  
FOOTPRINT: 935m<sup>2</sup>  
TOTAL GFA: 898m<sup>2</sup>  
  
FILM AMENITIES/FACILITIES PORTION: 236m<sup>2</sup> GFA
- WATER STUDIO / EDUCATION & INDUSTRY**  
1 STOREY (6m HIGH)  
FOOTPRINT: 399m<sup>2</sup>
- STUDENT PRODUCTION HALL B / EDUCATION & INDUSTRY**  
1 STOREY (15m HIGH)  
BLOCK A PORTION: 170m<sup>2</sup> (GFA)  
BLOCK B PORTION: 2,680m<sup>2</sup> (GFA)  
  
FOOTPRINT: 2,850m<sup>2</sup>  
TOTAL GFA: 2,850m<sup>2</sup>
- PRODUCTION HALL WORKSHOP B / EDUCATION & INDUSTRY**  
1 STOREY (6 & 15m HIGH)  
FOOTPRINT: 1,825m<sup>2</sup>  
TOTAL GFA: 1,825m<sup>2</sup>
- PRODUCTION HALL FACILITIES B / EDUCATION & INDUSTRY**  
2 STOREY (WITHIN 15m HIGH VOLUME)  
TOTAL GFA: 1,360m<sup>2</sup>
- BUILDING B / EDUCATION & INDUSTRY**  
4 STOREY  
FOOTPRINT: 850m<sup>2</sup>  
TOTAL GFA: 3,210m<sup>2</sup>
- BUILDING C / EDUCATION & INDUSTRY**  
2 & 4 STOREY  
FOOTPRINT: 1,683m<sup>2</sup>  
TOTAL GFA: 6,405m<sup>2</sup>
- STUDENT ACCOMMODATION 1**  
4 STOREY (215 BEDS)  
FOOTPRINT: 1,696m<sup>2</sup>  
TOTAL GFA: 6,789m<sup>2</sup>
- STUDENT ACCOMMODATION 2**  
4 STOREY (165 BEDS)  
FOOTPRINT: 1,251m<sup>2</sup>  
TOTAL GFA: 4,882m<sup>2</sup>
- INNER NORTH PLAY SPACE**  
CONDITIONAL DA APPROVAL  
FOOTPRINT: 22, 168m<sup>2</sup>





# Overall comparison

- Footprint (about the same)
  - Previous Block A footprint 4,626 m<sup>2</sup>
  - Revised Block A footprint 5,355 m<sup>2</sup>.
- Gross Floor Area (reduced)
  - Previous Block A GFA 16,728m<sup>2</sup>
  - Revised Block A GFA 8,017m<sup>2</sup>. This could be further reduced depending on partner commitments for Building A.

# MASTER PLAN – CONCEPT

## Before & After

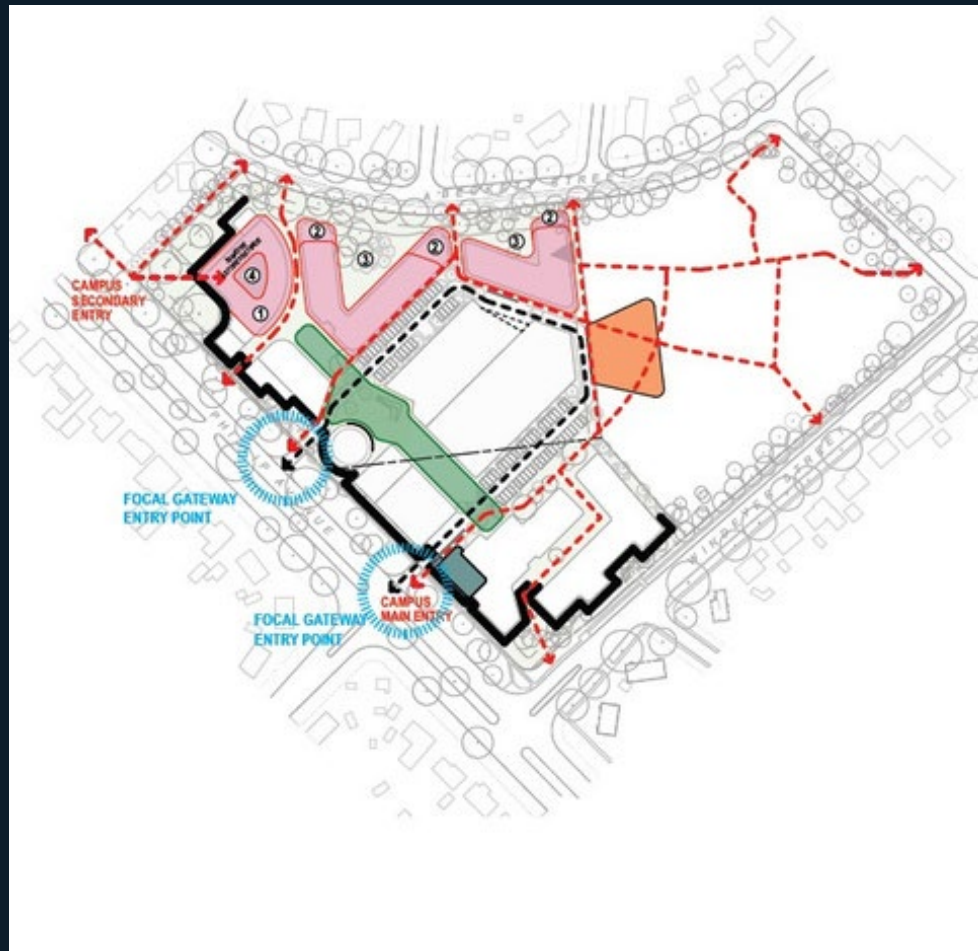
### MASTER PLAN - CONCEPT

Both images

- Red dotted line = pedestrian permeability.
- Orange shape = potential for outdoor theatre projection.
- Green shape = student boulevard.

RHS image

- Green dotted line = Garden City Cycle route.



This slide has been updated to correct an error in the previous depiction of the Garden city cycle route.



# MASTER PLAN – CONCEPT (UPDATED)



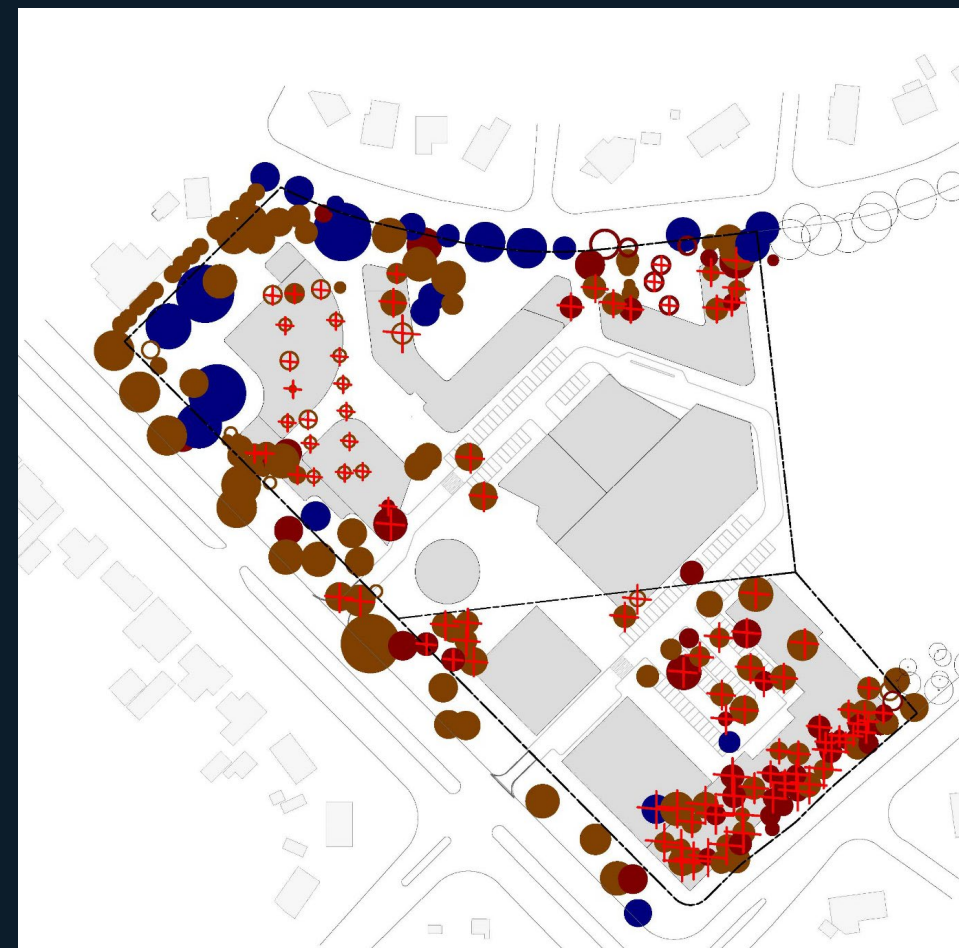
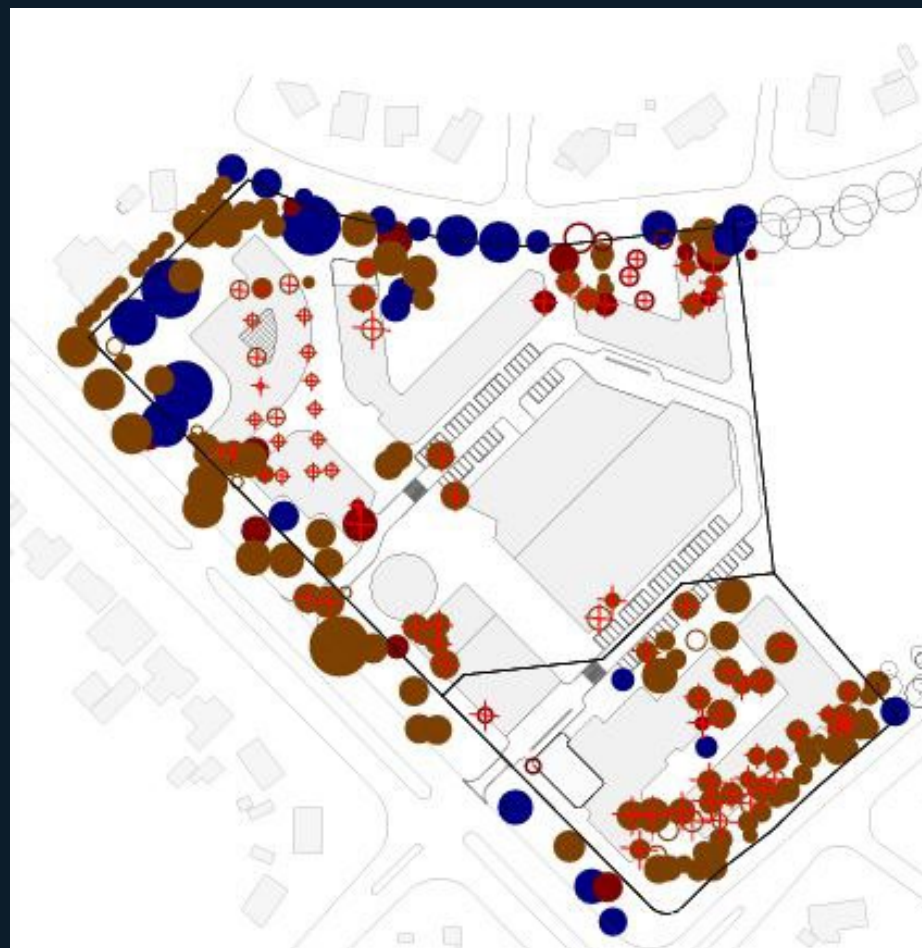
This slide has been updated to correct an error in the previous depiction of the Garden city cycle route.



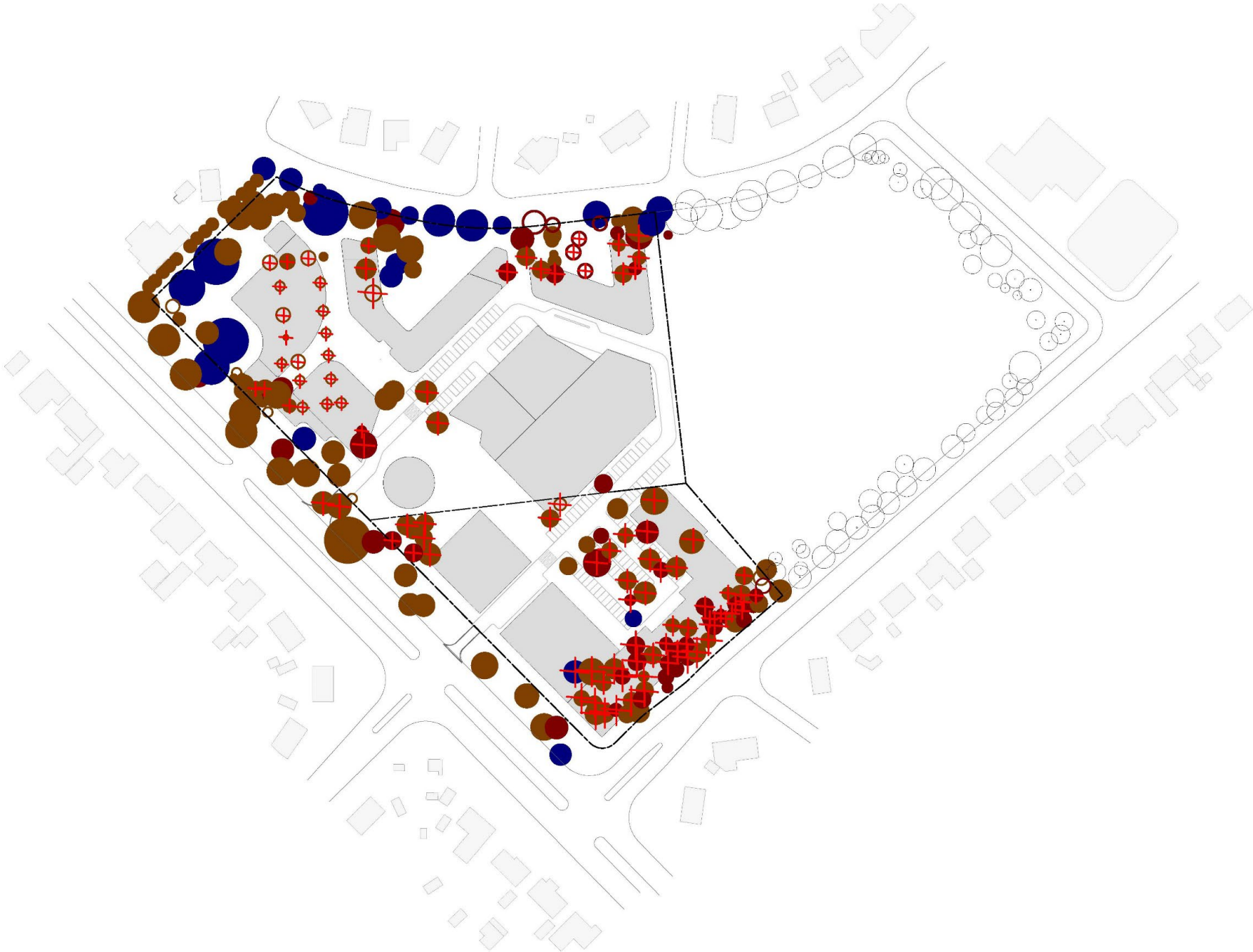
# TREE STRATEGY

## Before & After

MASTERPLAN – EXISTING TREES



# TREE STRATEGY (UPDATED)



**LEGEND**

- SITE BOUNDARY
- HIGH QUALITY REGULATED TREES
- MEDIUM QUALITY REGULATED TREES
- POOR QUALITY REGULATED TREES
- MEDIUM NON REGULATED TREES
- POOR QUALITY UNREGULATED TREES
- ⊗ MEDIUM QUALITY REGULATED TREES TO BE REMOVED
- ⊗ MEDIUM NON REGULATED TREES TO BE REMOVED
- ⊗ POOR QUALITY REGULATED TREES TO BE REMOVED
- ⊗ POOR QUALITY UNREGULATED TREES TO BE REMOVED



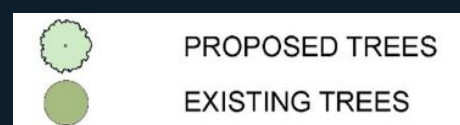
# LANDSCAPE MASTER PLAN – CONCEPT

## Before & After



### LANDSCAPE MASTER PLAN - CONCEPT

Both images:



# LANDSCAPE MASTER PLAN – CONCEPT (UPDATED)

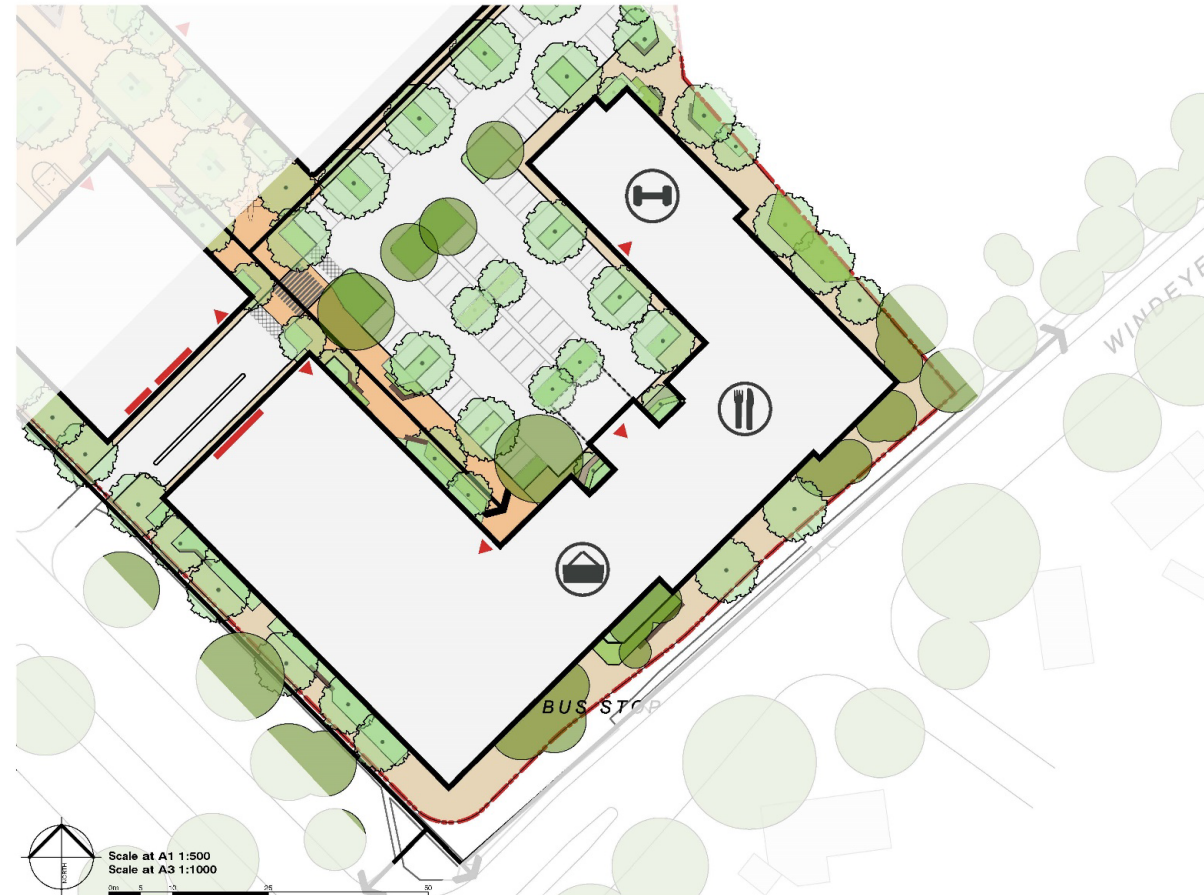


## LEGEND

- SITE BOUNDARY
- ← PATHS OF TRAVEL
- PAVED AREA
- BOULEVARD FEATURE PAVING
- SHRUB BED
- GRASSED AREA
- NATIVE GRASSED AREA
- INTERNAL ATRIUM SPACE
- SCREEN
- PROPOSED TREES
- EXISTING TREES
- BENCH SEATING
- POSSIBLE CAFE/RESTAURANT AND OTHER STAFF/STUDENT SERVICES
- POSSIBLE CONVENIENCE STORE
- POSSIBLE GYM AND WELLBEING SERVICES
- ARTWORK
- TEMPORARY TABLES AND BENCHES
- ▶ BUILDING ENTRY POINTS
- SERVICE ENTRY POINTS
- ▶ BASEMENT ENTRY POINTS



# LANDSCAPE MASTER PLAN – FIRST STAGE (UPDATED)



## NOTES

### Southern Student Courtyard Brief

This student courtyard will be an intimate pedestrian and student access point that will connect the student accommodation, the main boulevard. This space provides an opportunity to create mixed-use spaces on the ground floor to create an active laneway typology that delivers sitting and gathering areas as well as an access point to the campus.

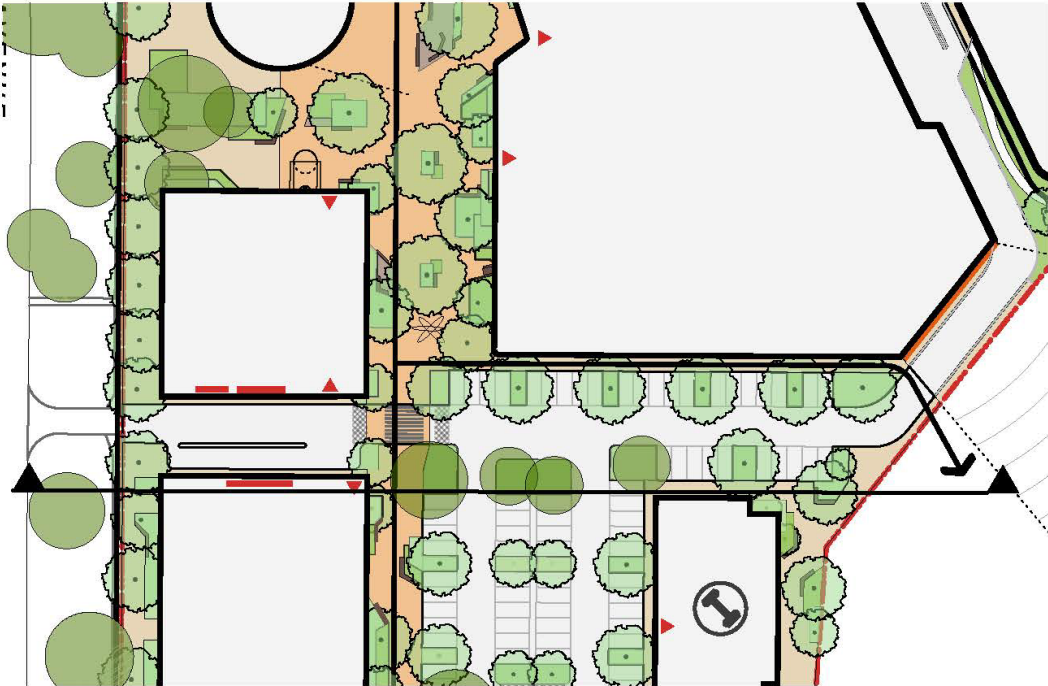
### Entry Brief

As the key entry to the campus for the first stage of development and the main vehicular entry into the campus at its completion this gateway must act as a visual marker. The proposed landscaping complements the architectural gesture and provides a plaza associated with vehicular drop off. Appropriate wayfinding and amenity provides a comfortable and welcoming entrance way.

### Southern Student Courtyard Objectives

- ☐ Appropriately define and celebrate the entry to the campus
- ☐ Provide opportunities for seating without restricting pedestrian flow
- ☐ Utilize mixed use frontages to activate the edges of the space
- ☐ Create visual interest on the building facades complemented by landscaping to enhance visual interest and character
- ☐ Provide sculptural lighting or public art elements that link to the character of the campus and main boulevard as part of the campus wayfinding strategy
- ☐ Create a space that is activated and well-lit during the evening
- ☐ Where trees are not possible introduce garden beds and vertical walls to create a comfortable microclimate, the introduction of overhead structures or awnings will create shelter and shade

# LANDSCAPE MASTER PLAN – FIRST STAGE





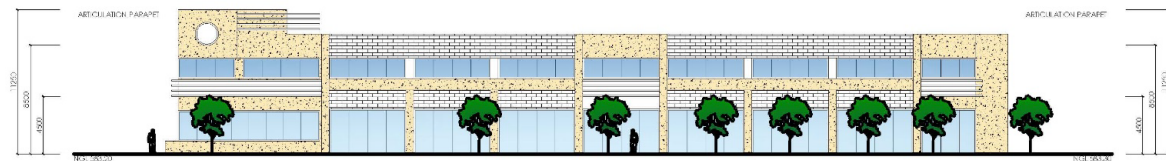
# DRAFT STREETSCAPE ELEVATIONS – STAGE 1



E01 STREETScape ELEVATION (PHILLIP AVE)  
SCALE: 1:500



E02 STREETScape ELEVATION (WYNDEYER ST)  
SCALE: 1:500



E03 STREETScape ELEVATION (NORTH PLAYSACE)  
SCALE: 1:500

# DRAFT STREETSCAPE ELEVATIONS – STAGE 1 (Phillip Avenue)



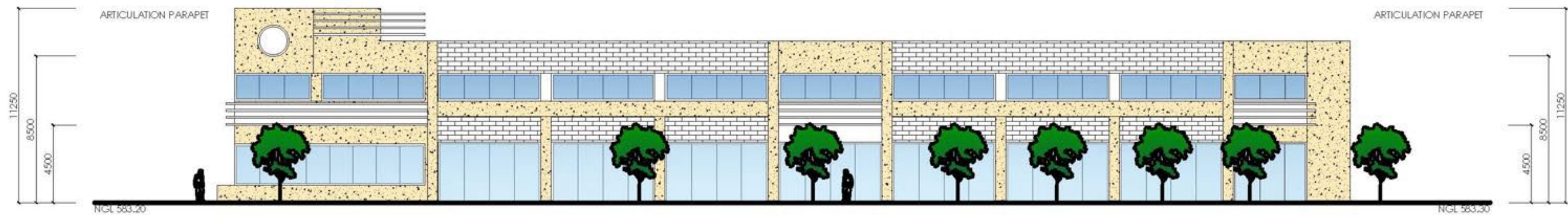
# DRAFT STREETSCAPE ELEVATIONS – STAGE 1 (Windeyer Street)



E02 STREETScape ELEVATION (WYNDEYER ST)  
SCALE: 1:500

# DRAFT STREETSCAPE ELEVATIONS – STAGE 1

## (Inner North Playspace)



**E03** STREETSCAPE ELEVATION (NORTH PLAYSACE)  
SCALE: 1:500



# CONSULTATION PROCESS



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# WAYS TO PARTICIPATE

- There are multiple ways to participate:
  - Letterbox drop (2km radius) (COMPLETE)
  - Visit a pop-up at the Watson Shops or at AIE's Campus Open Day. (COMPLETE)
  - Attend an online information session.
  - Fill in a survey.
  - Send an email with feedback or questions or call the 1800 number to speak in person. 1800 172 172 (free call, mobile charges may apply).
  - Visit the website [www.community.aie.edu.au](http://www.community.aie.edu.au)

THANKS & TIME  
FOR QUESTIONS!



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