

ACADEMY OF INTERACTIVE ENTERTAINMENT (AIE)

AIE'S WATSON CAMPUS RENEWAL

FUTURE INTENTIONS PLAN

COMMUNITY CONSULTATION SESSION 02

25 FEBRUARY 2021



CONTENT

1. Overview and Project Update
2. AIE Campus
3. Site Analysis
4. Design Principles
5. Draft Master Plan
6. Design Strategies
7. Staging and Implementation
8. Next Steps

AIE wishes to acknowledge the Traditional Custodians of the ACT, the Ngunnawal People. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

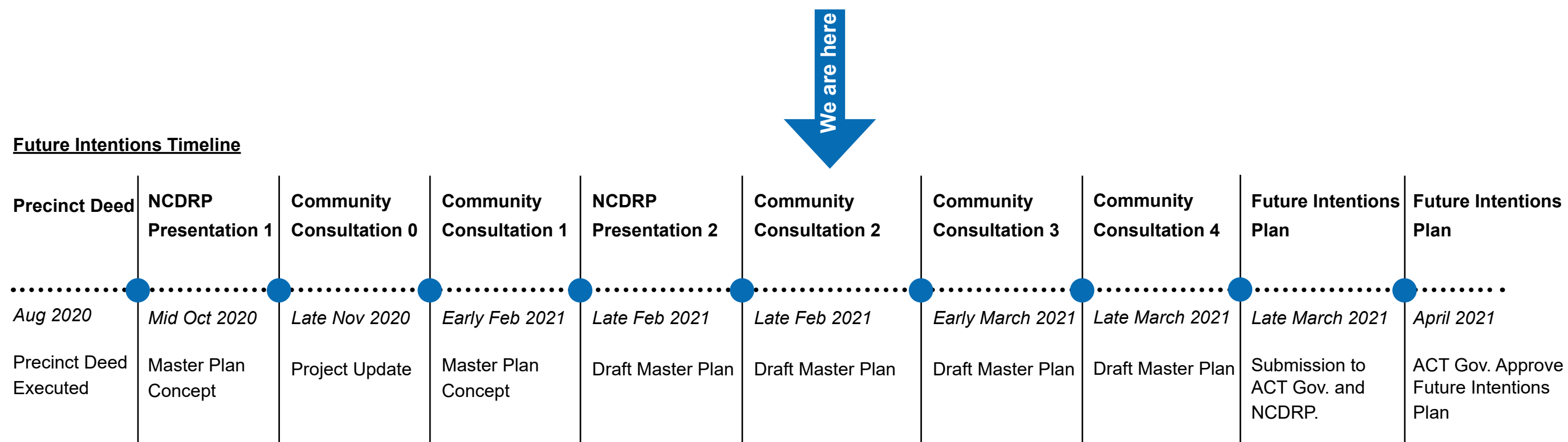
OVERVIEW AND PROJECT UPDATE

Presentation Facilitator – Tania Parkes



1 OVERVIEW & PROJECT UPDATE

Since the first Community Consultation Session on the 9th February 2021, the AIE have undertaken the second NCDRP presentation on the 18th February 2021.



NCDRP - National Capital Design Review Panel

AIE CAMPUS VISION AND REQUIREMENTS



AIE Mission

To be a catalyst for building Australia's creative industry, by producing industry ready graduates through industry partnerships and the provision of world class 3D animation, visual effects, film and game development education.

2 AIE CAMPUS VISION & REQUIREMENTS

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.



SITE ANALYSIS

3

3 SITE ANALYSIS - LOCATION PLAN

49 Phillip Ave, Watson.
Watson: Block 1, Section 13

Zoning: CFZ Community Facility Zone

Building Height: 4 storeys, 15m height of building
2 storeys within 30m of a residential block

Building Setbacks: 6m building setback to
residential zone.

Traffic generation: The existing road network can
accommodate the amount of traffic likely to be
generated by the development.


General Codes

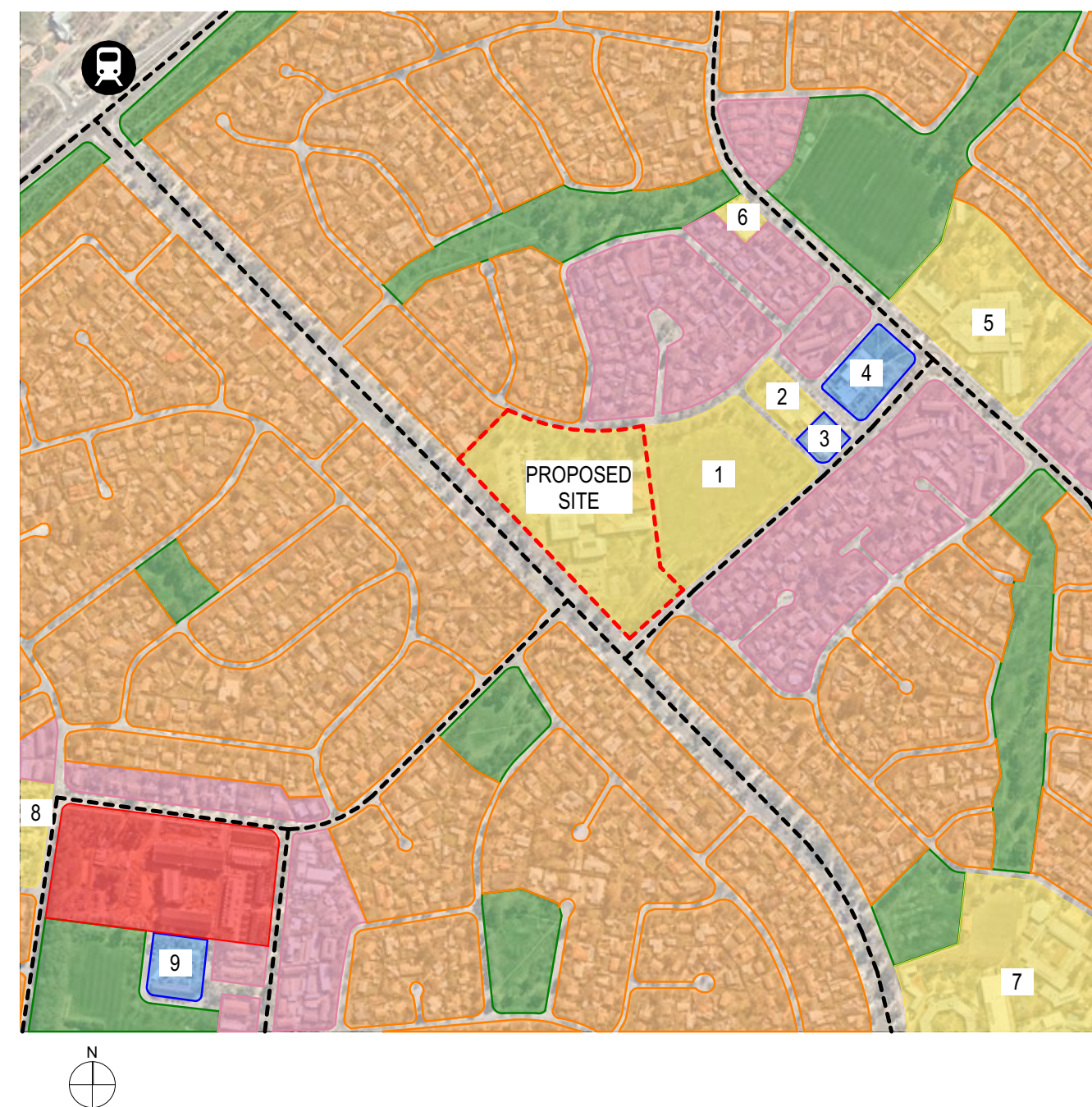
- Access and Mobility General Code
- Bicycle Parking General Code
- Crime Prevention through Environmental Design General Code
- Parking and Vehicular Access General Code
- Signs General Code
- Water Ways: Water Sensitive Urban Design General Code

Source: 6.2 Community Facility Zone Development Code - 21 February 2020



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 & Barnardos 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



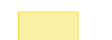


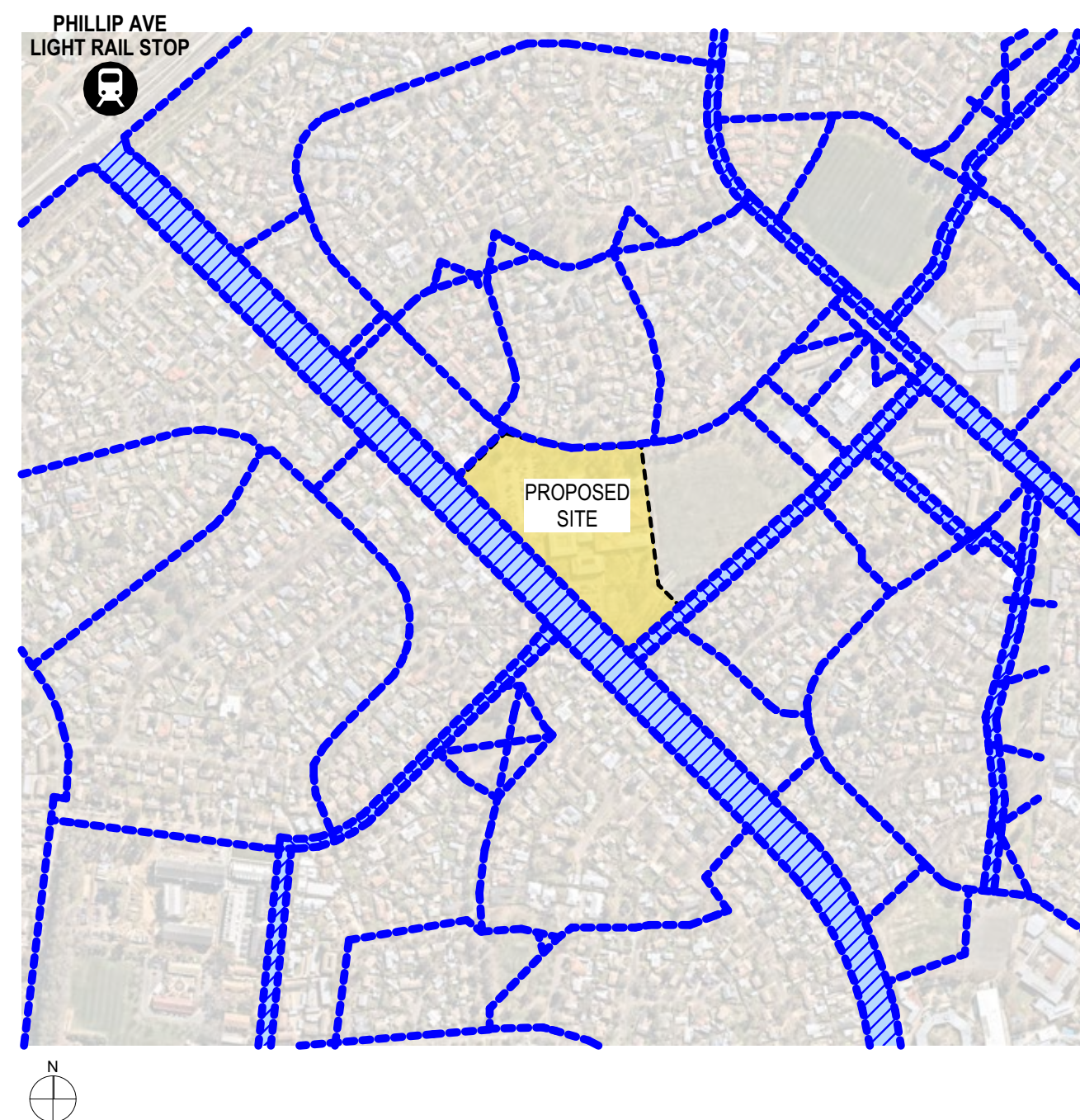
3 SITE ANALYSIS - PEDESTRIAN NETWORK

The site is located within a suburban context with a developed pedestrian network made up of series of formal paths and informal routes through green open public spaces.

The site is bordered on three sides by formal pedestrian paths and is bordered to the south by the active travel network along Phillip Avenue which extends from the light rail stop at the intersection of Northbourne Avenue and Phillip Avenue to the north east.

LEGEND

-  EXISTING SUBURBAN PEDESTRIAN NETWORK
-  EXISTING ACTIVE TRAVEL NETWORK (ACTIVEINFRASTRUCTURE.NET.AU)
-  PROPOSED SITE

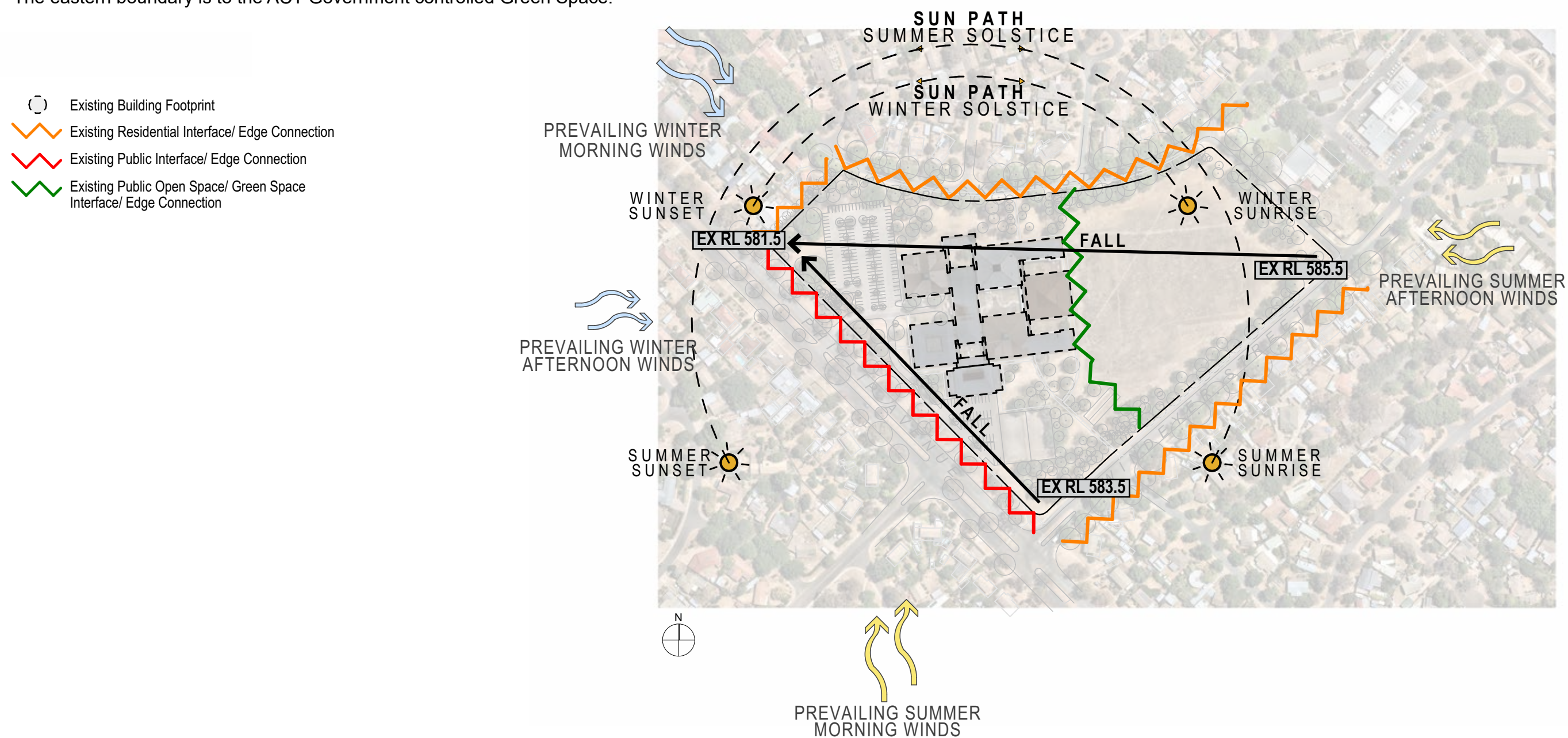


3 SITE ANALYSIS - EXISTING SITE

The site is bordered by Phillip Avenue as the main public interface to the south-west.

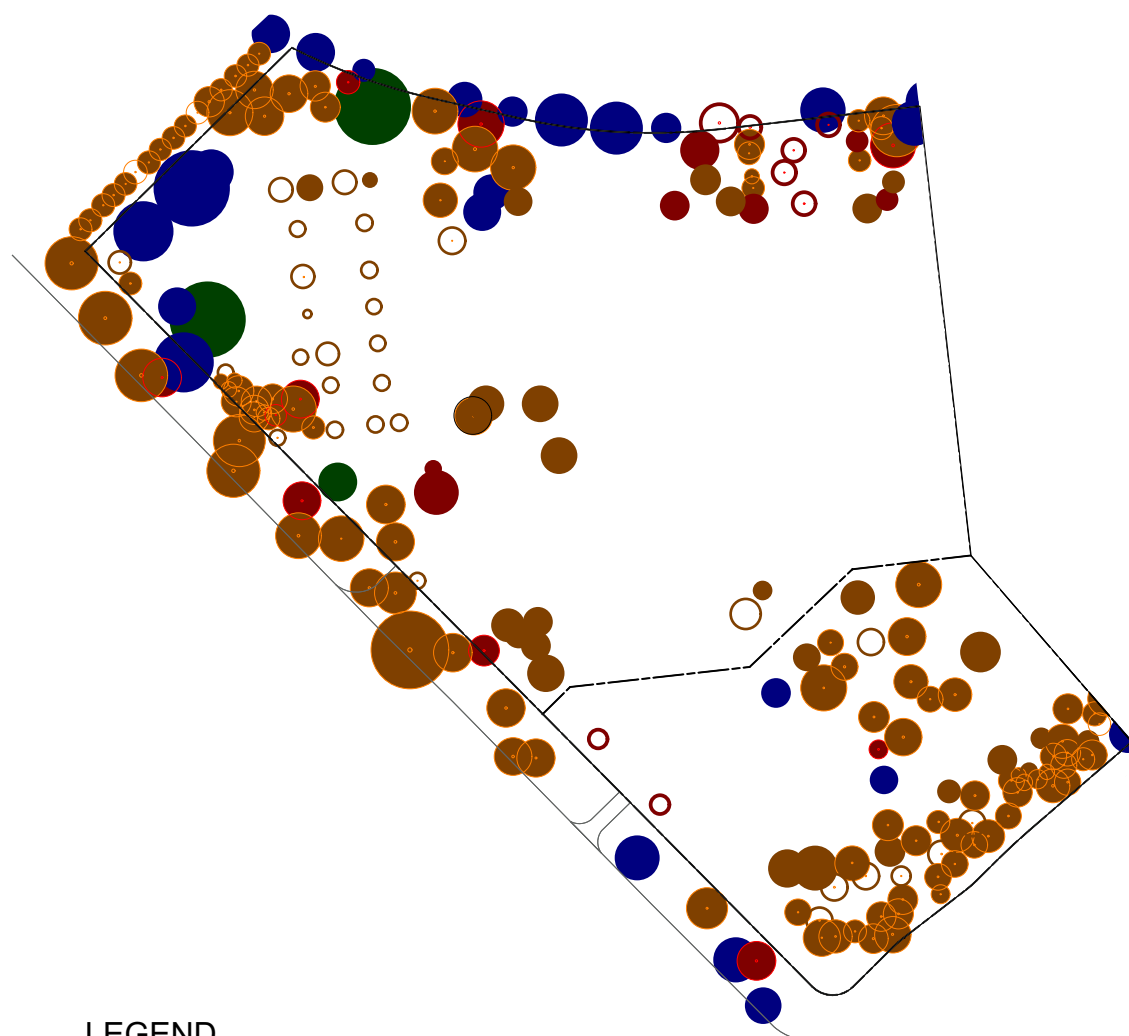
The site is bordered by Windeyer Street to the south-east, A'Beckett Street to the north and two residential dwellings to the north-west boundary, serviced by a pedestrian walkway.

The eastern boundary is to the ACT Government controlled Green Space.



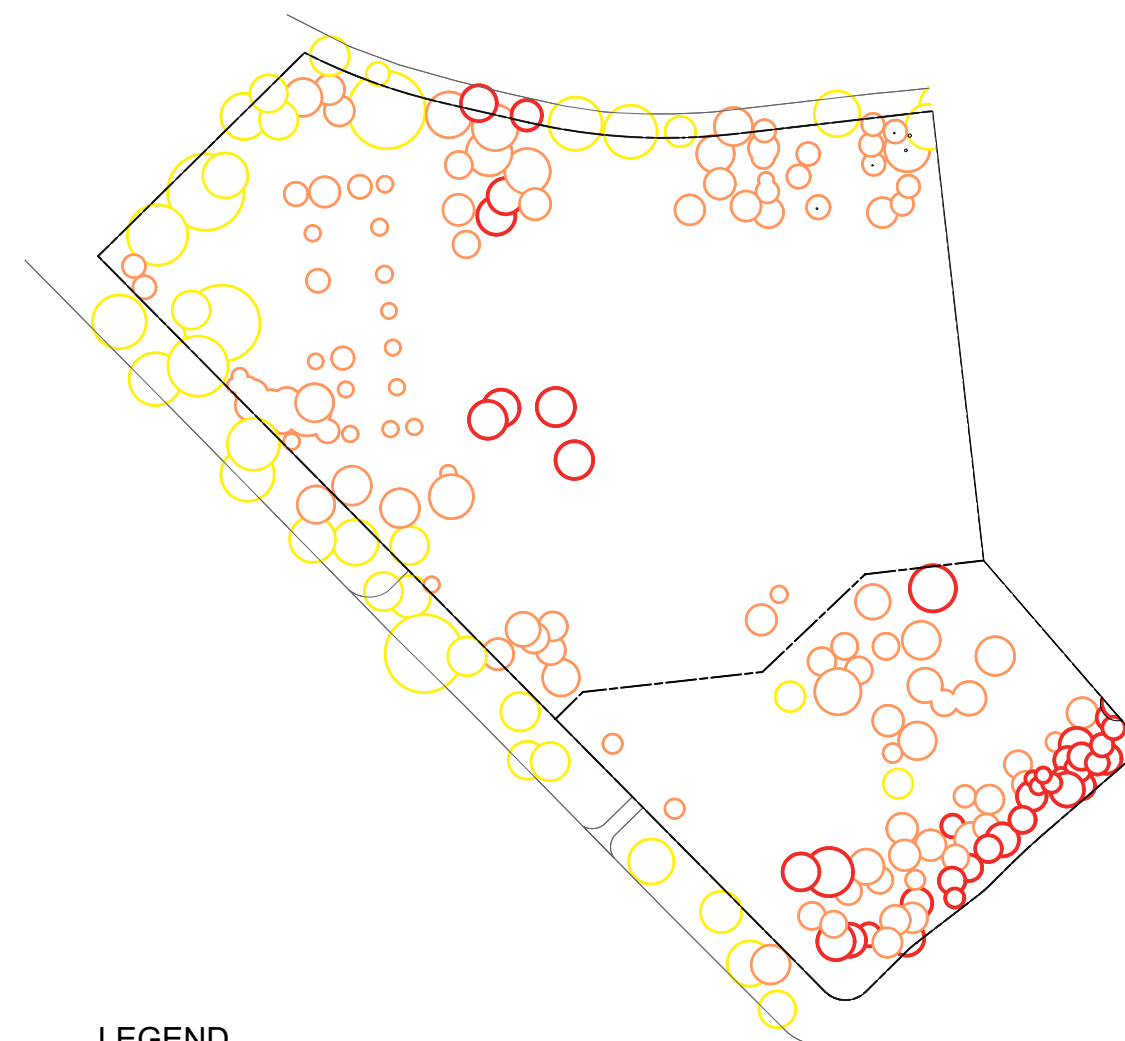
3 SITE ANALYSIS - EXISTING TREE RATINGS AND AMENITY

Existing tree rating and amenity has been investigated and recorded by Tait Network (Landscape Architects).



LEGEND

- Excellent quality regulated trees
- High quality regulated trees
- Medium quality regulated trees
- Poor quality regulated trees
- Medium non regulated trees
- Poor quality unregulated trees

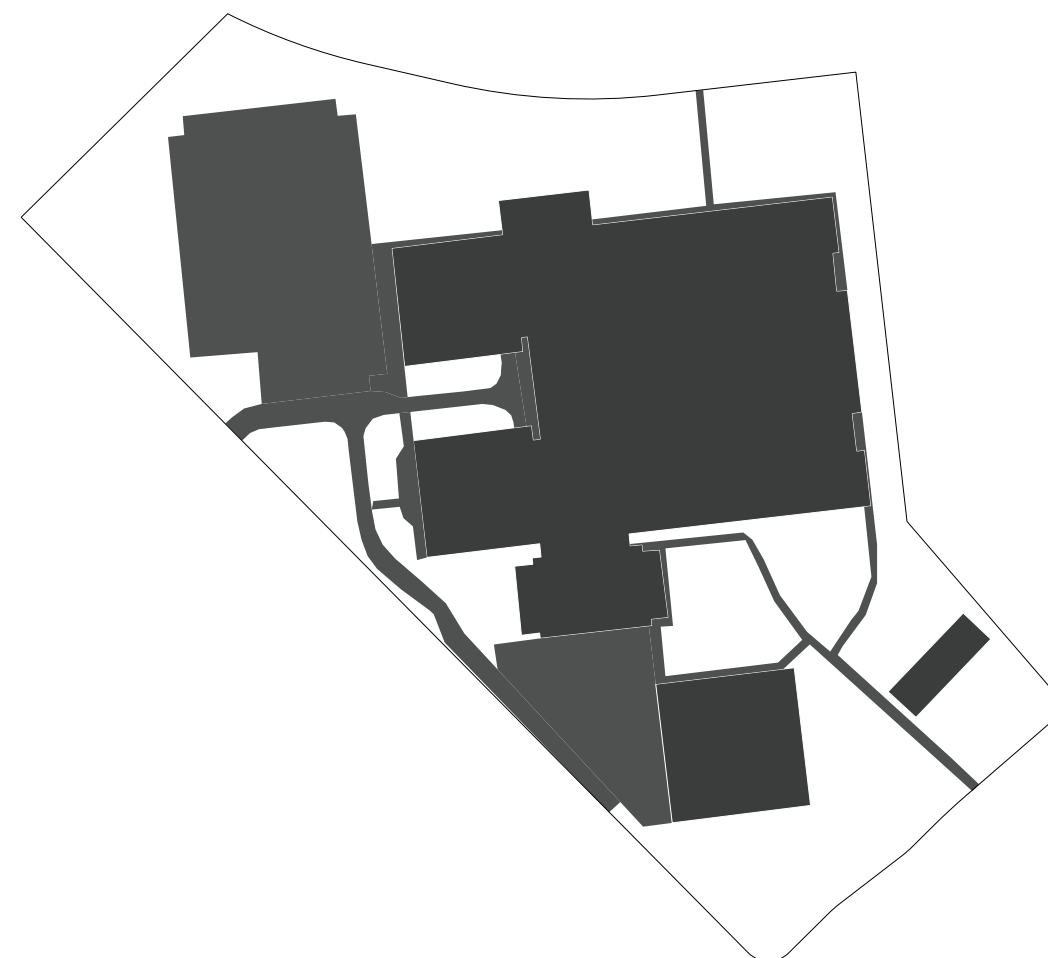
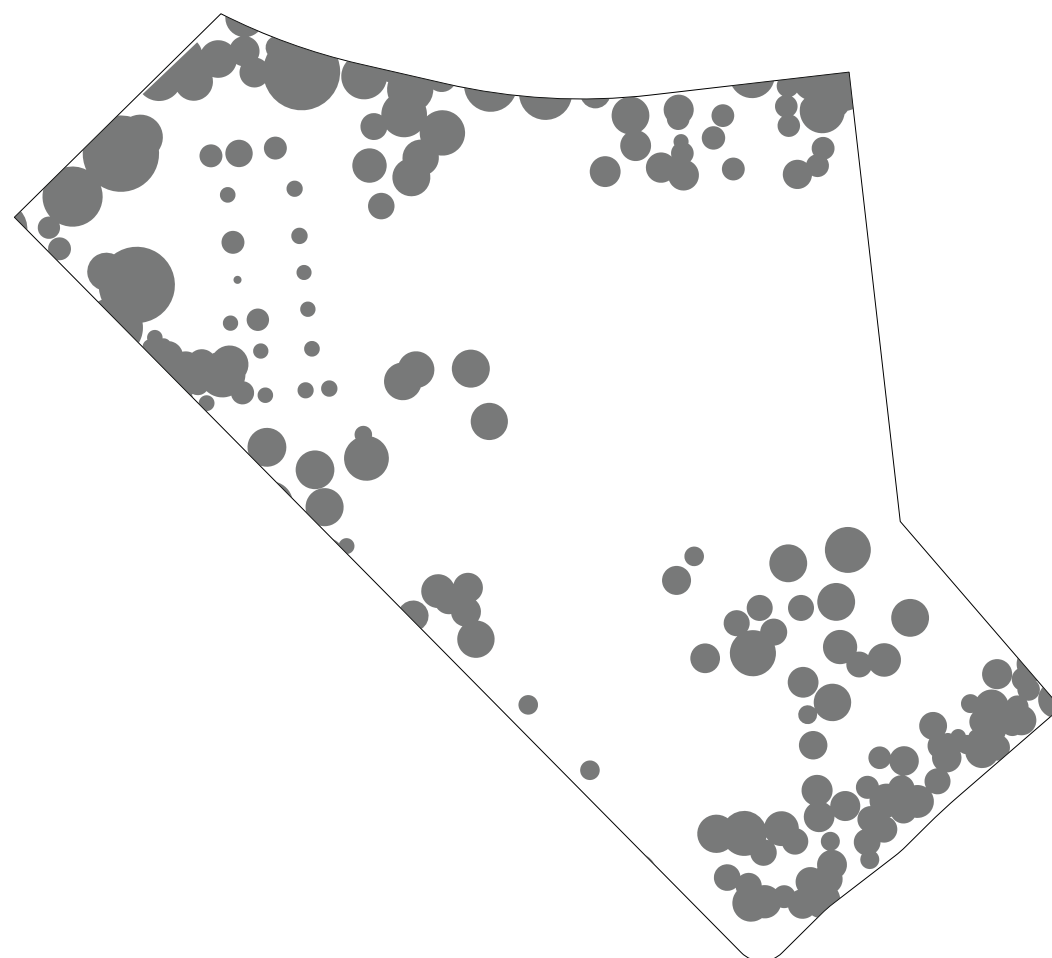


LEGEND


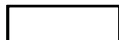
- Site Boundary
- High Amenity Trees to Retain
- Moderate Amenity Value Trees to Retain Where Possible
- Low Amenity Value Trees to Remove Where Needed

3 SITE ANALYSIS - EXISTING CANOPY COVER AND PERMEABILITY

Existing tree canopy cover and site permeability has been investigated and recorded by Tait Network (Landscape Architects).



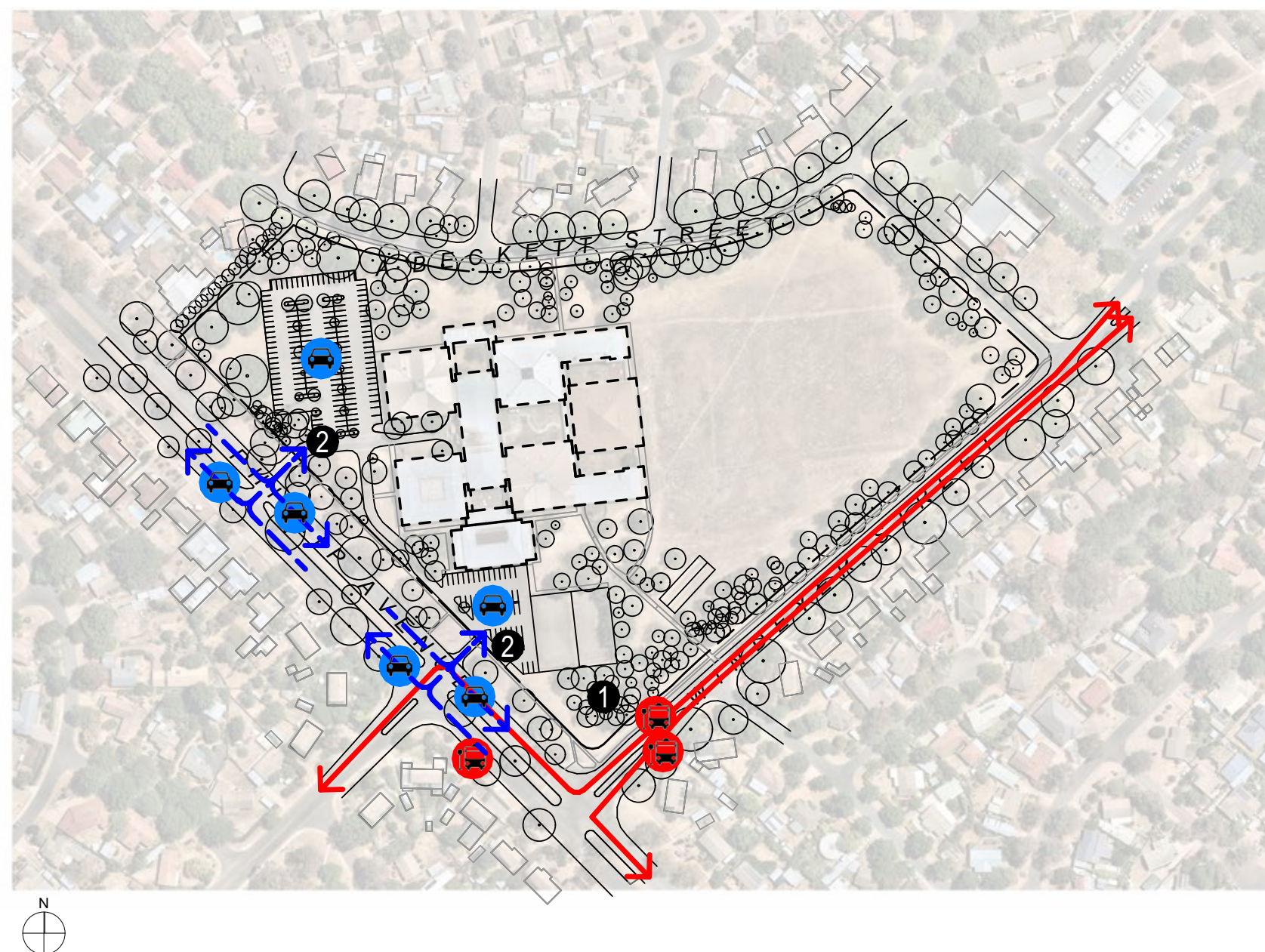
LEGEND

-  Existing Canopy Coverage Within Site Boundary (21%)
-  Existing Site Permeability (46%)

3 SITE ANALYSIS - EXISTING SITE PUBLIC TRANSPORT AND VEHICLE ACCESS







Existing vehicle access into the site is currently from two points along Phillip Avenue with the current public bus stops located around the intersection of Phillip Avenue and Windeyer Street on the southern corner of the site.

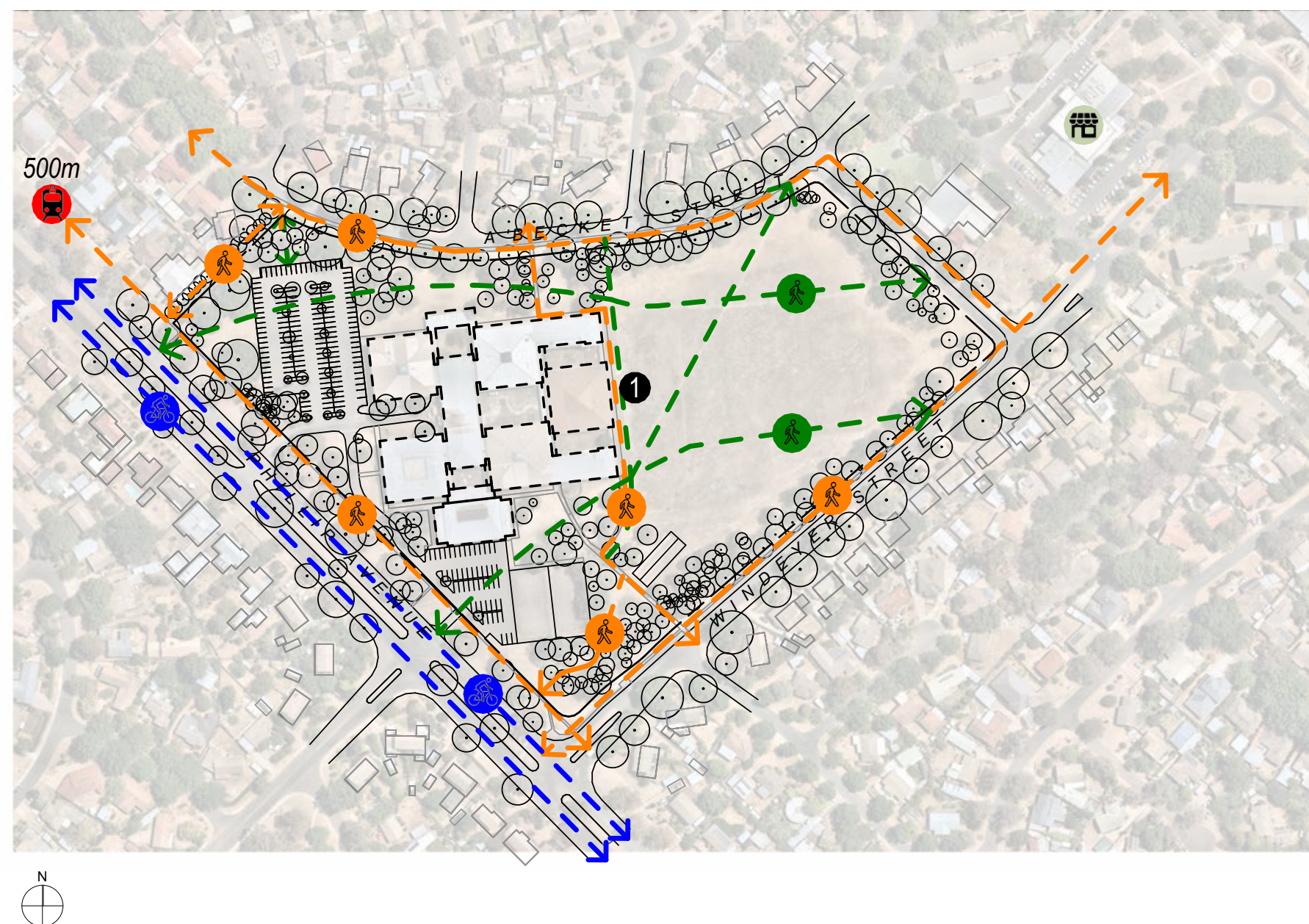
- ⓧ Opportunities
- 🚌 Existing Bus Stops and Routes
- ① Improve Relationship and Connection to Public Transport
- ② Maintain Existing Vehicle Driveway Locations



3 SITE ANALYSIS - EXISTING SITE PEDESTRIAN LINKS

Existing pedestrian connections around the site are key pedestrian for the surrounding Watson community linking the Light rail, 'active' Phillip Avenue, Watson Shops, public open spaces and the surrounding residential streets. Existing pedestrian connections and paths to be leveraged off to provide improved pedestrian linkages through the proposed campus.

-  Opportunities
-  Existing Pedestrian Connections
-  'Goat tracks' created by AIE staff and students depending on time of year and use of building at different times.
-  Existing Light Rail Stop
-  Existing Suburban Shops
-  Maintain Pedestrian Connection Through Site

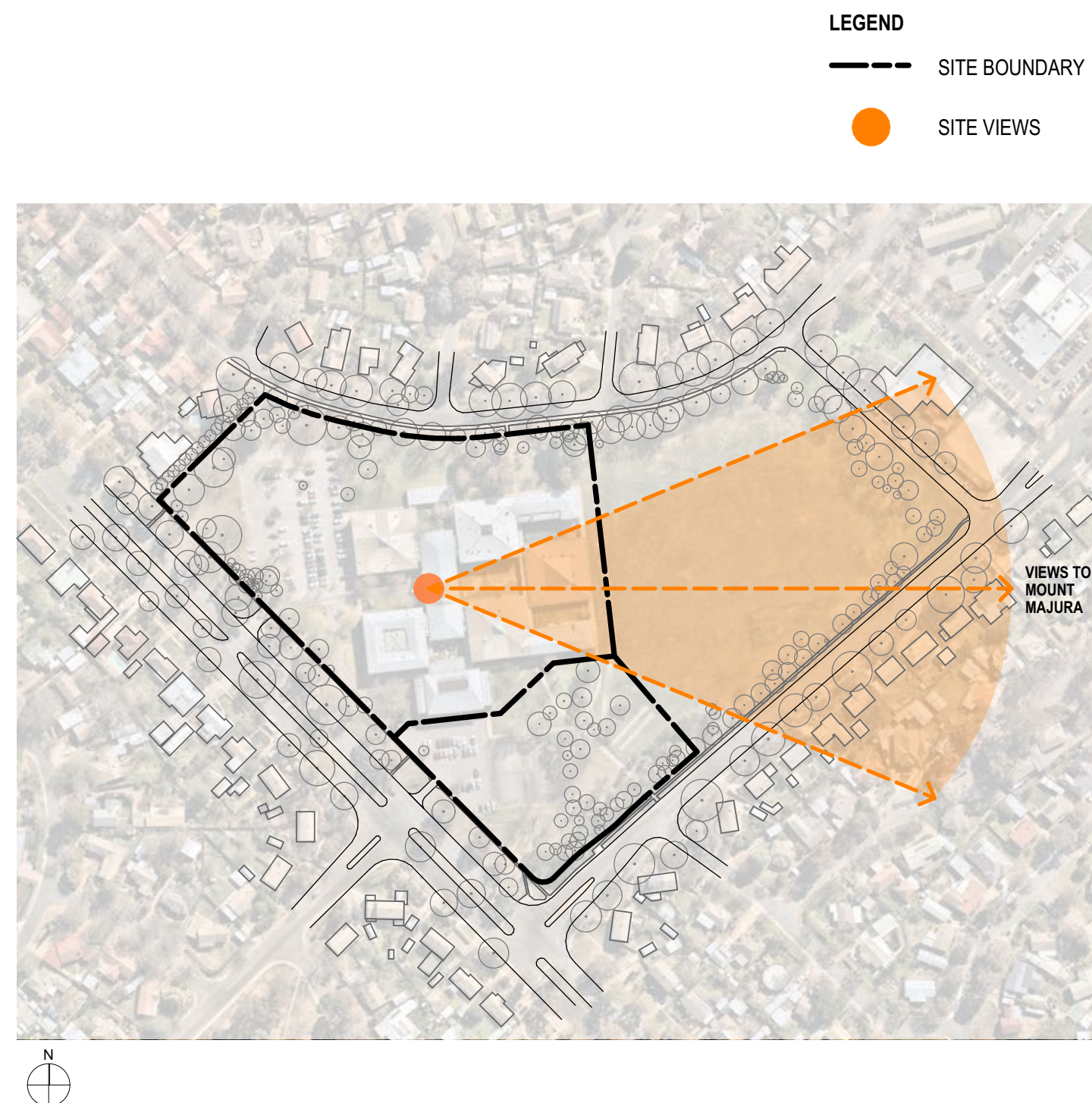


3 SITE ANALYSIS - EXISTING SITE LONG VIEWS

Distant views to Mount Majura available to the east from majority of the site. Greater views of Mount Majura are achievable from building floors above ground floor.



Mount Majura in the distance






3 SITE ANALYSIS - EXISTING SITE VIEWS OUT

Key clusters and individual trees provide framed view out of the site and high quality view of the trees from possible external and internal spaces of the proposed campus. Leverage of the existing trees on and around the site to increase the quality of the users experience of the campus.



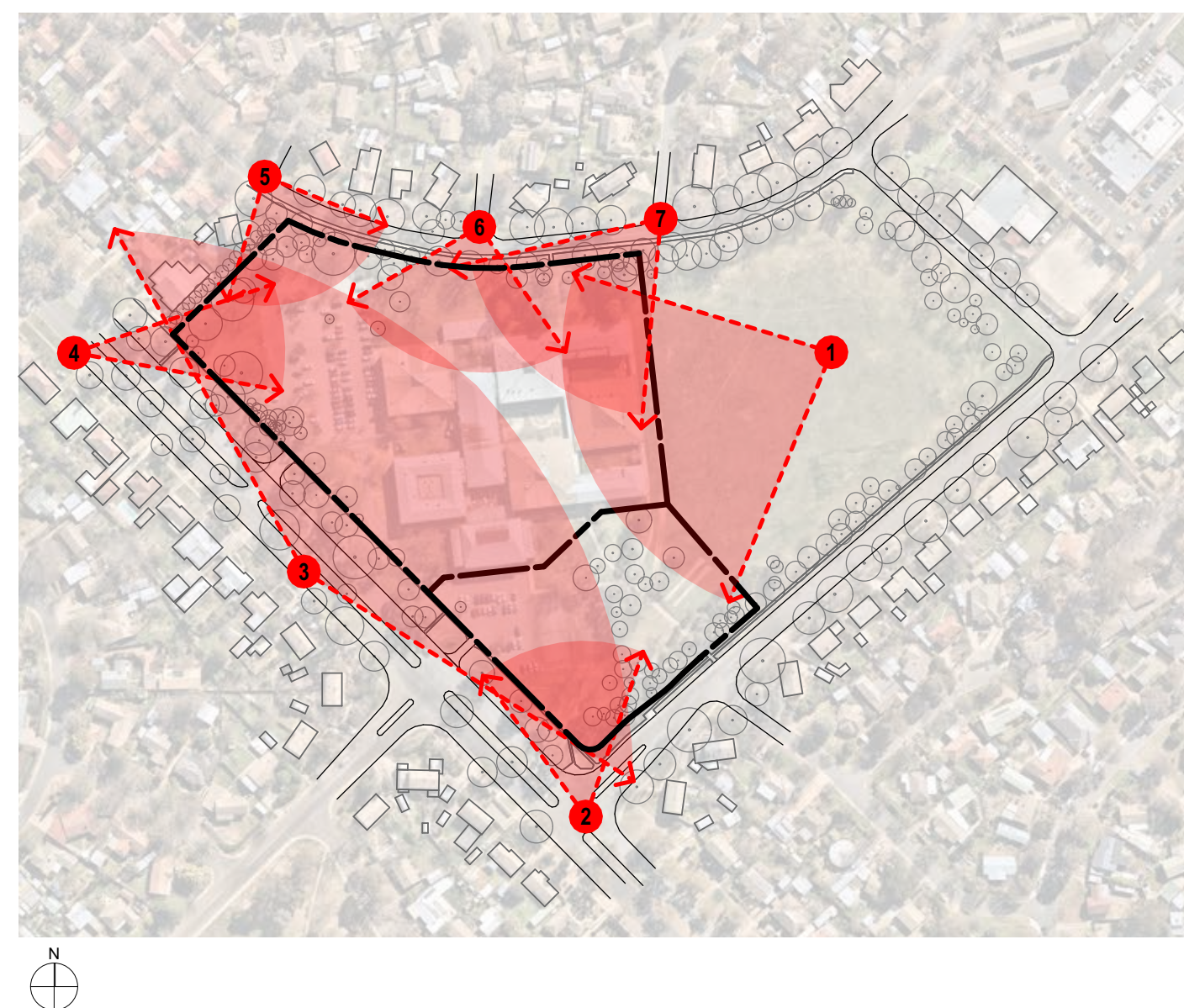
LEGEND

-  SITE BOUNDARY
-  GROUPING OF EXISTING REGULATED TREES
-  ON-SITE TREE VIEWS



3 SITE ANALYSIS - EXISTING SITE VIEWS IN

Key views into the site are framed by existing landscape. Existing landscape can be leveraged off to create framed views of the campus and promote the campus in a sympathetic way to surrounding residential properties where required.



DESIGN PRINCIPLES

4

4 DESIGN PRINCIPLES - CONNECTIONS

- CONNECT TO ACTIVE AND PUBLIC TRANSPORT

Allow for connected access to existing and proposed active and public transport networks and nodes.

(REFERENCE: CITY AND GATEWAY: URBAN DESIGN FRAMEWORK)

- BUILD ON EXISTING PEDESTRIAN PATHS

Leverage off the existing pedestrian paths and networks to connect the campus into these networks.

(REFERENCE: CITY AND GATEWAY: URBAN DESIGN FRAMEWORK)

- VEHICULAR ACCESS POINTS

Leverage off the existing vehicular connected to Phillip Avenue to minimize impacts on surrounding residences.

- MANAGE AND CONSOLIDATE VEHICULAR ACCESS AND PARKING ON CAMPUS

Consolidate car parking and servicing to ensure access to parking is separated from pedestrian areas as much as possible. Leverage off basement and or multi-storey carparking to maximize a pedestrian focused ground plane.



4 DESIGN PRINCIPLES - CAMPUS FUNCTIONALITY, CULTURE AND LIFE

- CREATE AN INTEGRATED LIVING, LEARNING, WORKING DESTINATION CAMPUS

Create a mixed used destination campus for living, learning, production and work for students, graduates and the wider interactive entertainment industry.

- CREATE AN INVIGORATED, PURPOSEFUL AND CONTEMPORARY CAMPUS

Ensure the campus reflects the mission of the AIE through efficient and contemporary architecture, landscape and urban design.

- WELCOMING AND FEATURE ENTRY POINTS INTO THE CAMPUS

Create feature and promenade main entry points into the campus through the celebration of student production halls & education buildings.



4 DESIGN PRINCIPLES - PUBLIC SPACES AND NATURAL ENVIRONMENT

- CREATE A CAMPUS WITH 30% TREE CANOPY COVER AND 30% PERMEABLE SURFACES.

Align and achieve a campus that meets the ACT Government tree canopy and permeable surfaces targets (ACT CLIMATE CHANGE STRATEGY 2019-25 AND CANBERRA'S LIVING INFRASTRUCTURE PLAN: COOLING THE CITY REPORTS)

- CREATE A CONNECTED CAMPUS

Provide green pedestrian links which will encourage pedestrian connectivity between the surrounding neighbourhood, the adjacent open space and the campus (porous boundary)

- ACTIVATE THE ADJACENT OPEN SPACE

Locate the campus entertainment areas adjacent to the existing open space

- PROVIDE A GREEN PEDESTRIAN SPINE

A landscaped boulevard lined with large canopy trees and understory planting will create a main pedestrian spine for the campus which is cool and inviting

- VALUE EXISTING VIEWS AND SIGHTLINES

Maintain, enhance and frame views off site to the adjacent open space, Watson Local Centre and Mount Majura

- CREATE VIEWS AND SIGHTLINES

Frame and create key sightlines to key campus buildings

- PROVIDE A VARIETY OF PLACES TO MEET AND STUDY

Create a series of landscape rooms within the campus, connected with green links, for students to congregate and study

- CREATE AN ACTIVE AND VITAL CAMPUS

Connect key landscaped plazas to the wider public pedestrian network with attractive and comfortable links

- UTILISE EXISTING LANDSCAPE EDGES

Utilize existing trees around the periphery of the site to create a visual buffer between the surrounding residents and the campus

- CELEBRATE THE EXISTING TREES AND LANDSCAPE

Utilise the existing trees on site to enhance the campus and inform the masterplan

- CREATE A POROUS BOUNDARY TO THE ADJACENT OPEN SPACE

Use landscape zones and planting to blur the boundary between the campus and adjacent open space



4 DESIGN PRINCIPLES - FUTURE PROOFING AND IMPLEMENTATION

- PLAN FOR FLEXIBLE STAGING

Ensure plan has a flexibility to be implemented in a range of ways to create a complete precinct.

- FUTURE-PROOF NEW BUILDINGS

Ensure all new buildings are designed for flexibility, with appropriate floor heights and modular structure to allow future adaptability.

- CREATE AN ENVIRONMENTALLY SUSTAINABLE CAMPUS (Sustainability Approach)

Reduce energy and water usage, introduce renewable energy production, electric only buildings, enhance existing tree canopy cover and reduce waste production. Introduce green roofs and other sustainable initiatives where possible.

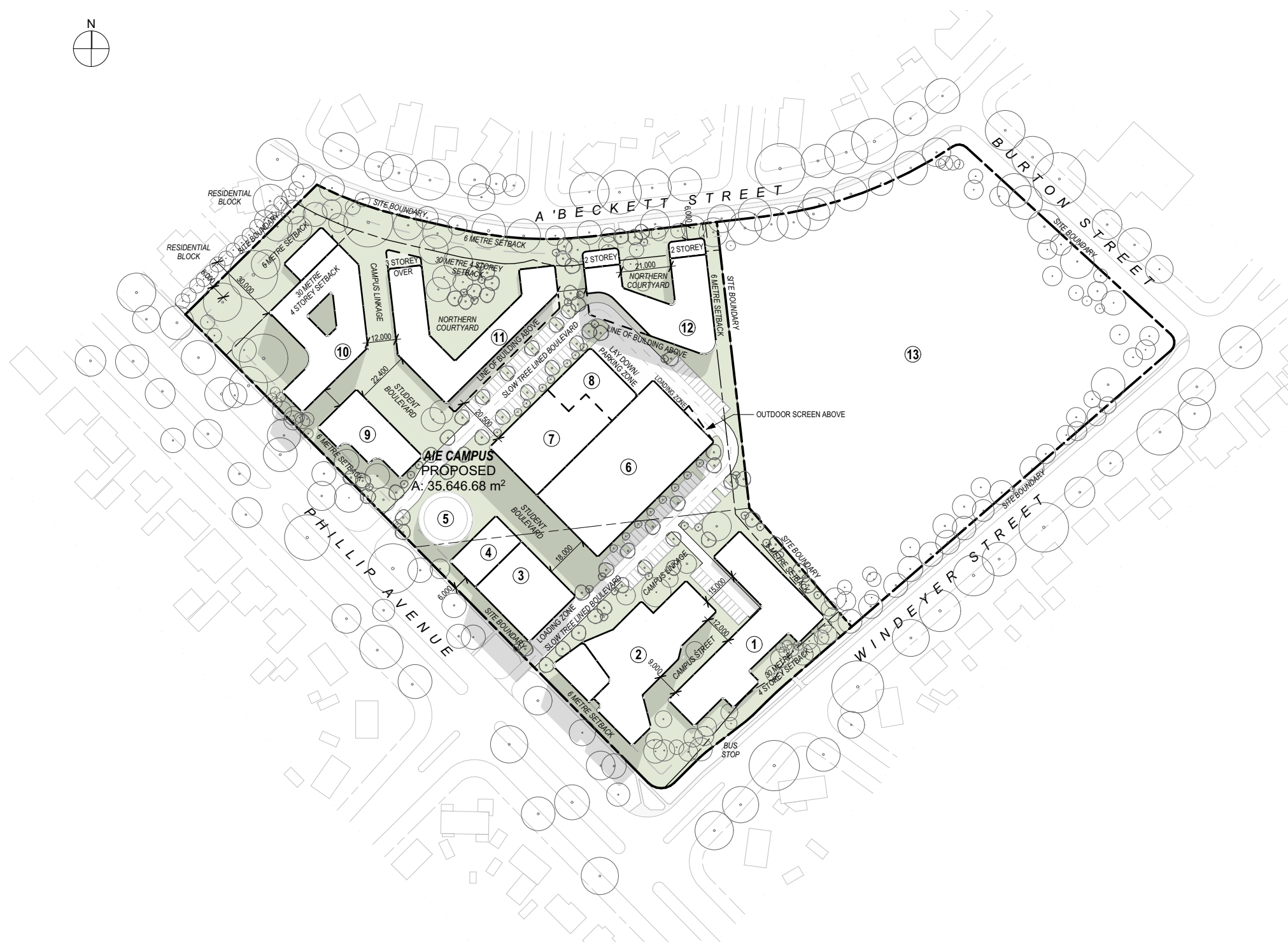


DRAFT MASTER PLAN

5

5 DRAFT MASTERPLAN

Scale: 1:2000 @ A3



LEGEND

- EXISTING TREES
- PROPOSED TREES (LANDSCAPE DESIGN TO BE CONFIRMED BY LANDSCAPE ARCHITECT)
- PROPOSED 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)

- STUDENT ACCOMMODATION 1**
4 STOREYS (220 BEDS)
FOOTPRINT: 1,700m²
TOTAL GFA: 6,800m²
- BUILDING A / EDUCATION & INDUSTRY**
4 STOREY
FOOTPRINT: 1,881m²
TOTAL GFA: 7,524m²
- STUDENT PRODUCTION HALL A / EDUCATION & INDUSTRY**
1 STOREY (15m HIGH)
FOOTPRINT: 864m²
TOTAL GFA: 864m²
- PRODUCTION HALL FACILITIES A / EDUCATION & INDUSTRY**
4 STOREY
FOOTPRINT: 405m²
TOTAL GFA: 1,620m²
- WATER STUDIO / EDUCATION & INDUSTRY**
1 STOREY (6m HIGH)
FOOTPRINT: 400m²
- STUDENT PRODUCTION HALL B / EDUCATION & INDUSTRY**
1 STOREY (15m HIGH)
FOOTPRINT: 2,448m²
TOTAL GFA: 2,448m²
- PRODUCTION HALL WORKSHOP / EDUCATION & INDUSTRY**
1 STOREY (6 & 15m HIGH)
FOOTPRINT: 1,650m²
TOTAL GFA: 1,650m²
- PRODUCTION HALL FACILITIES B / EDUCATION & INDUSTRY**
2 STOREY (WITHIN 15m HIGH VOLUME)
TOTAL GFA: 1,200m²
- BUILDING B / EDUCATION & INDUSTRY**
4 STOREY
FOOTPRINT: 694m²
TOTAL GFA: 2,776m²
- BUILDING C / EDUCATION & INDUSTRY**
2 & 4 STOREY
FOOTPRINT: 1,621m²
TOTAL GFA: 6,047m²
- STUDENT ACCOMMODATION 3**
4 STOREY (215 BEDS)
FOOTPRINT: 1,465m²
TOTAL GFA: 5,860m²
- STUDENT ACCOMMODATION 2**
4 STOREY (165 BEDS)
FOOTPRINT: 1,303m²
TOTAL GFA: 5,361m²
- GREEN SPACE**
PROPOSED
FOOTPRINT: 22, 168m²

5 DRAFT MASTERPLAN - BUILDING USES

Scale: 1:2000 @ A3



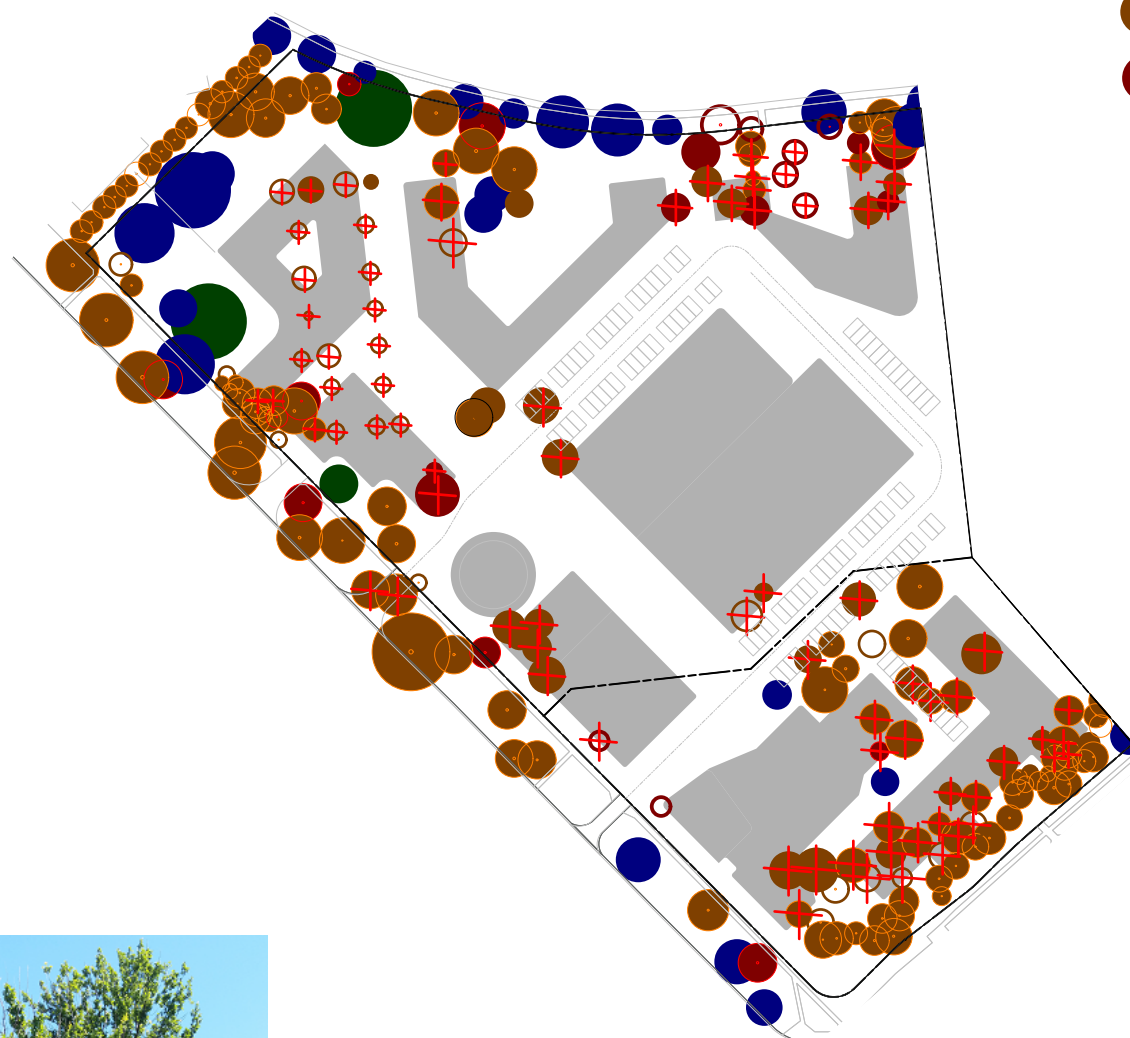
LEGEND

- EXISTING TREES
- PROPOSED TREES (LANDSCAPE DESIGN TO BE CONFIRMED BY LANDSCAPE ARCHITECT)
- PROPOSED 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)

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TOTAL GFA: 6,800m²
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- BUILDING B / EDUCATION & INDUSTRY**
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TOTAL GFA: 6,630m²
- STUDENT ACCOMMODATION 2**
4 STOREY (165 BEDS)
FOOTPRINT: 1,303m²
TOTAL GFA: 5,361m²
- GREEN SPACE**
PROPOSED
FOOTPRINT: 22,168m²

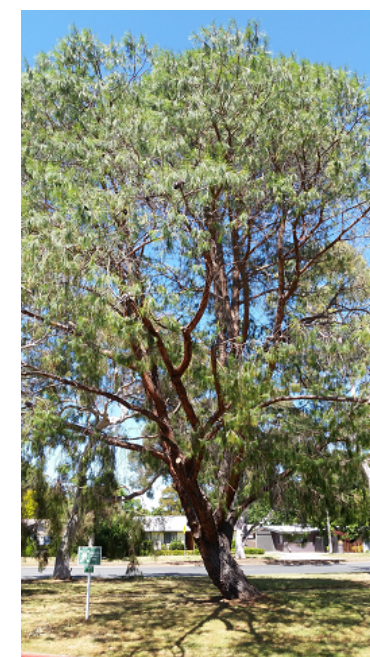
5 DRAFT MASTERPLAN - TREE STRATEGY

Scale: 1:2000 @ A3



LEGEND

- Excellent quality regulated trees
- High quality regulated trees
- Medium quality regulated trees
- Poor quality regulated 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



5 DRAFT MASTERPLAN - SOLAR ACCESS

WINTER 9am



LEGEND

- ① **STUDENT ACCOMMODATION 1**
4 STOREYS (220 BEDS)
FOOTPRINT: 1,700m²
TOTAL GFA: 6,800m²
- ② **BUILDING A / EDUCATION & INDUSTRY**
4 STOREY
FOOTPRINT: 1,881m²
TOTAL GFA: 7,524m²
- ③ **STUDENT PRODUCTION HALL A / EDUCATION & INDUSTRY**
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- ④ **PRODUCTION HALL FACILITIES A / EDUCATION & INDUSTRY**
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TOTAL GFA: 1,620m²
- ⑤ **WATER STUDIO / EDUCATION & INDUSTRY**
1 STOREY (6m HIGH)
FOOTPRINT: 400m²
- ⑥ **STUDENT PRODUCTION HALL B / EDUCATION & INDUSTRY**
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FOOTPRINT: 2,448m²
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FOOTPRINT: 1,650m²
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- ⑧ **PRODUCTION HALL FACILITIES B / EDUCATION & INDUSTRY**
2 STOREY (WITHIN 15m HIGH VOLUME)
TOTAL GFA: 1,200m²
- ⑨ **BUILDING B / EDUCATION & INDUSTRY**
4 STOREY
FOOTPRINT: 694m²
TOTAL GFA: 2,776m²
- ⑩ **BUILDING C / EDUCATION & INDUSTRY**
2 & 4 STOREY
FOOTPRINT: 1,621m²
TOTAL GFA: 6,047m²
- ⑪ **STUDENT ACCOMMODATION 3**
4 STOREY (215 BEDS)
FOOTPRINT: 1,465m²
TOTAL GFA: 6,630m²
- ⑫ **STUDENT ACCOMMODATION 2**
4 STOREY (165 BEDS)
FOOTPRINT: 1,303m²
TOTAL GFA: 5,361m²
- ⑬ **GREEN SPACE**
PROPOSED
FOOTPRINT: 22, 168m²

5 DRAFT MASTERPLAN - SOLAR ACCESS

WINTER 12pm



LEGEND

- ① **STUDENT ACCOMMODATION 1**
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TOTAL GFA: 6,630m²
- ⑫ **STUDENT ACCOMMODATION 2**
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FOOTPRINT: 1,303m²
TOTAL GFA: 5,361m²
- ⑬ **GREEN SPACE**
PROPOSED
FOOTPRINT: 22, 168m²

5 DRAFT MASTERPLAN - SOLAR ACCESS

WINTER 3pm



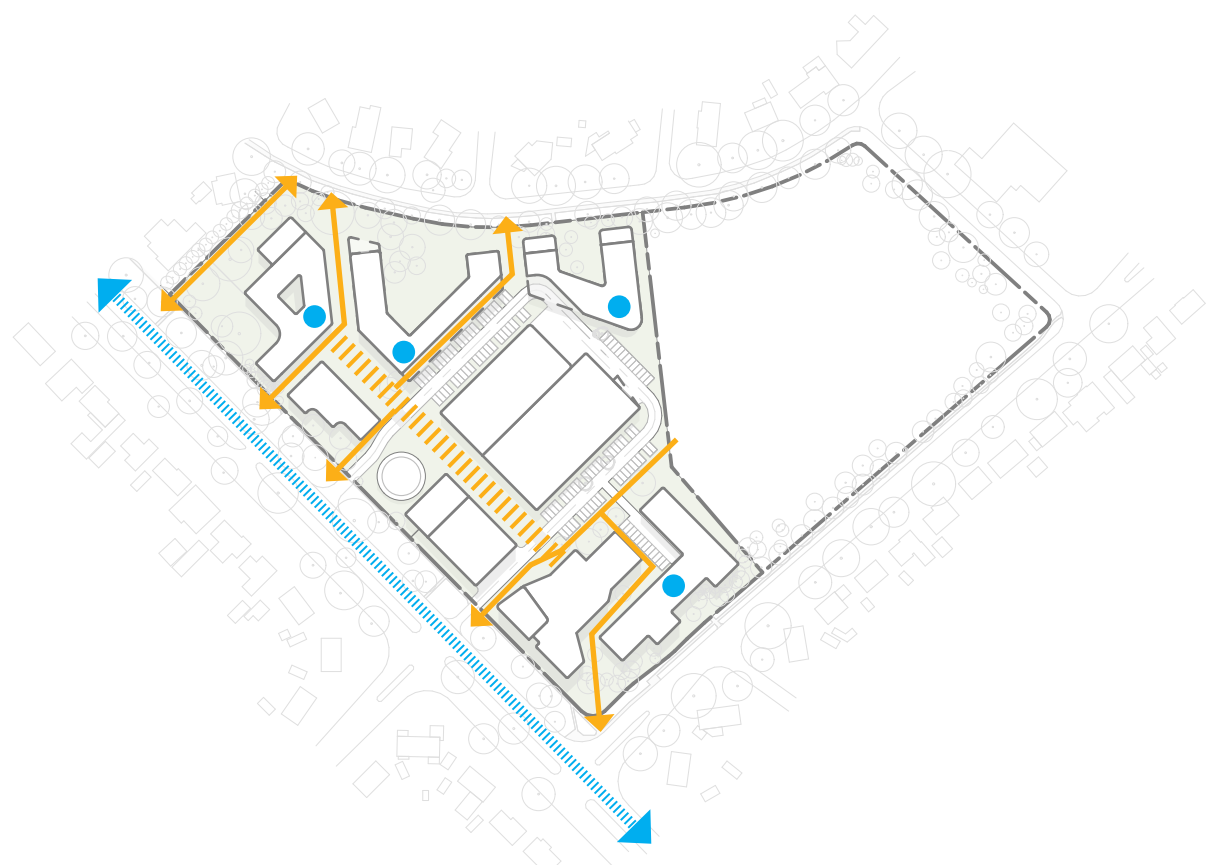
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TOTAL GFA: 6,047m²
- ⑪ **STUDENT ACCOMMODATION 3**
4 STOREY (215 BEDS)
FOOTPRINT: 1,465m²
TOTAL GFA: 6,630m²
- ⑫ **STUDENT ACCOMMODATION 2**
4 STOREY (165 BEDS)
FOOTPRINT: 1,303m²
TOTAL GFA: 5,361m²
- ⑬ **GREEN SPACE**
PROPOSED
FOOTPRINT: 22, 168m²

DESIGN STRATEGIES

6




6 DESIGN STRATEGIES

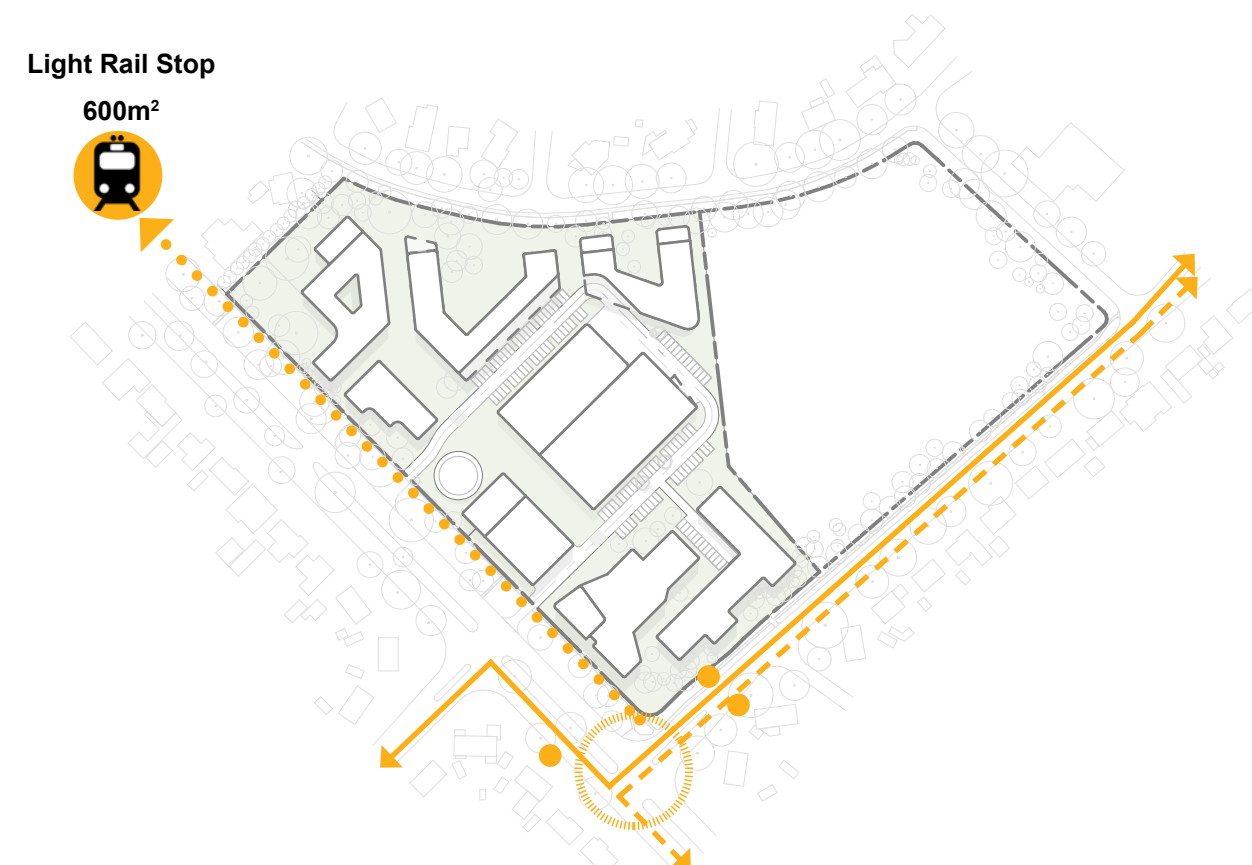


Active Transport

- AIE Campus will be a pedestrian prioritised campus.
- Campus levels ensure high accessibility outcomes throughout the campus.
- Proposed connections to the broader Watson pedestrian network.
- End-of-trip facilities services academic and residential buildings.
- Proposed cycle connections to Phillip Avenue cycle network.
- Advocate for active travel shared services.

Legend





-  Phillip Avenue cycle network
-  Campus accessibility
-  End of trip facilities



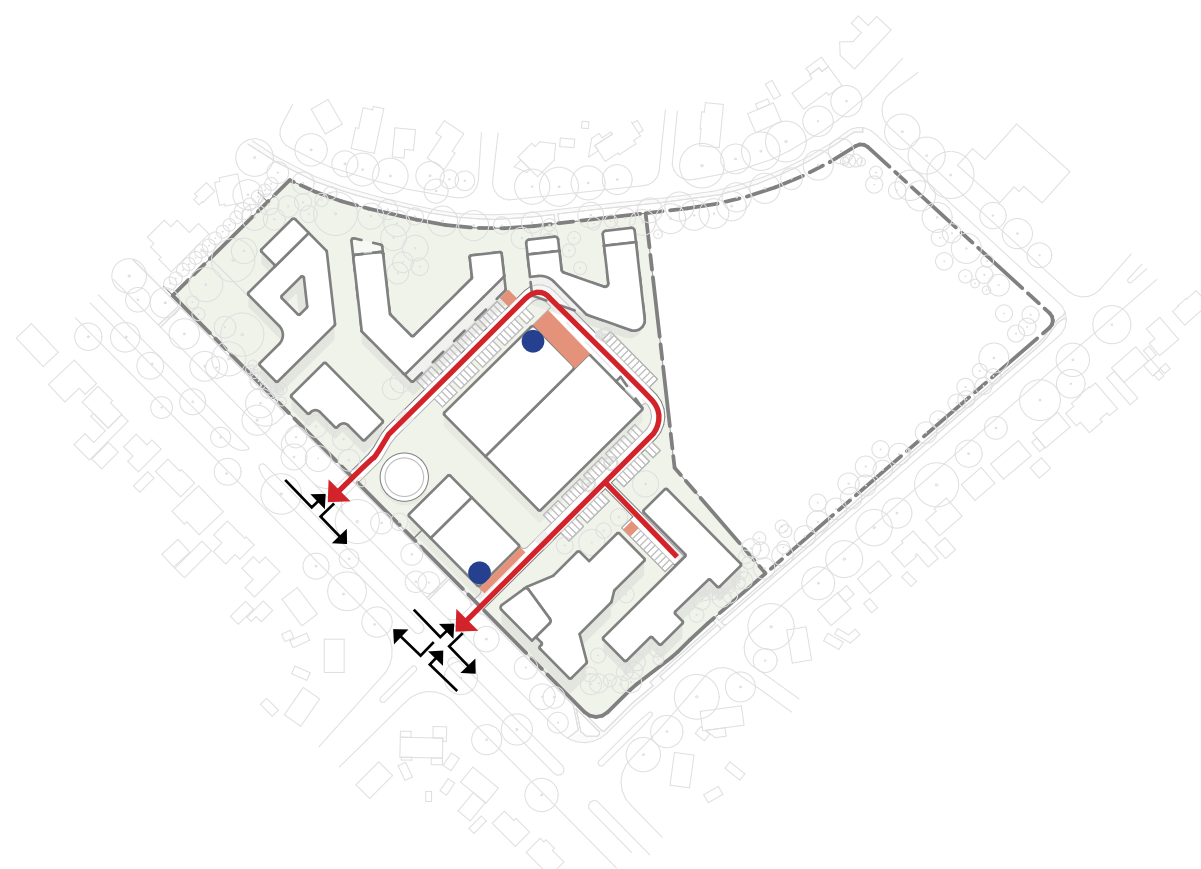
Public Transport

- Leverage of existing public bus routes and stops along Phillip Avenue and Windeyer Street.
- Leverage of close proximity to Phillip Avenue Light Rail stop along Northbourne Avenue.
- Advocate for taxi and ride sharing services drop off and pick up.

Legend

-  Existing Rapid Bus Route
-  Existing Bus Route
-  Existing Bus Stop
-  Existing signalised Intersection

6 DESIGN STRATEGIES

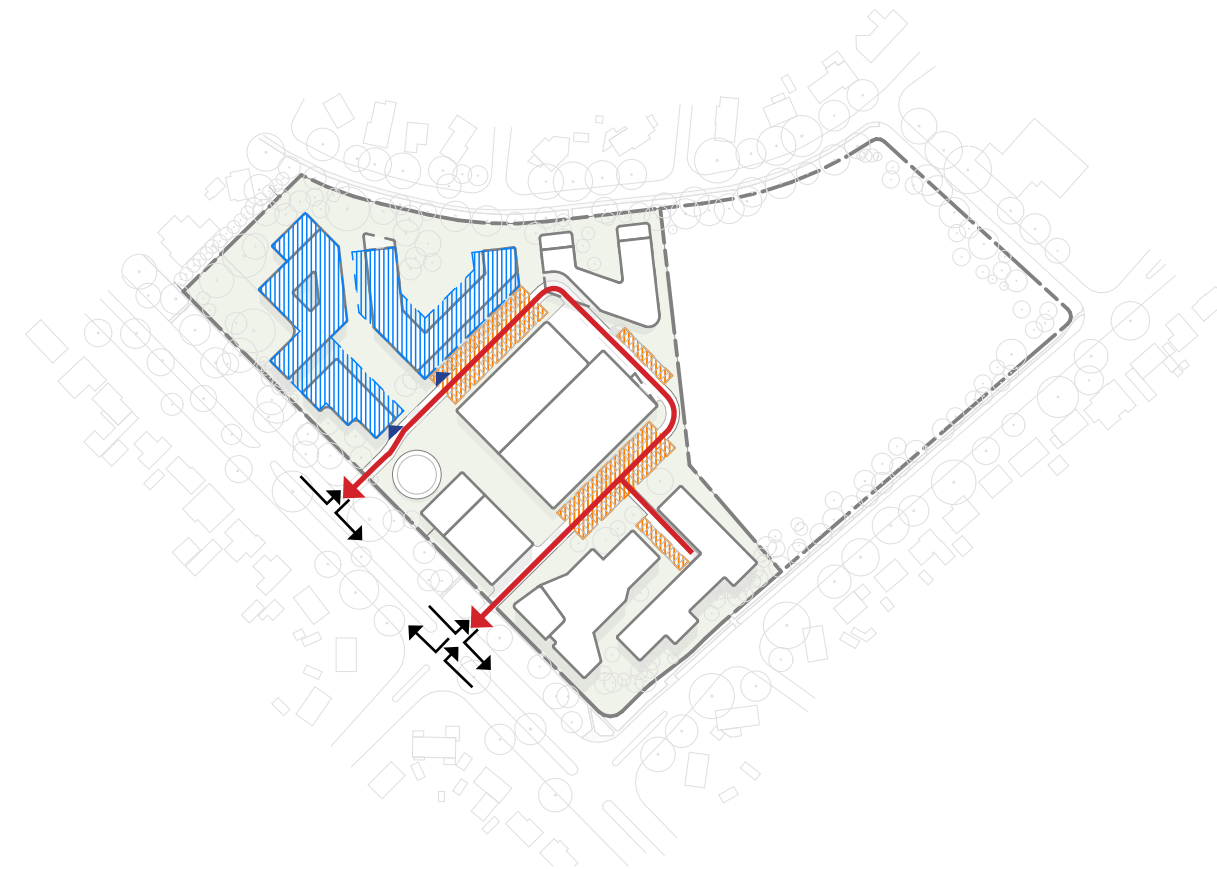


Service and Loading

- Vehicular movement through the site on managed roads.
- Full access service road limited within the site and separated from main pedestrian links.
- Waste collection points accessed from slow speed service internal road.
- Loading and delivery locations accessed from slow speed.

Legend

- ← Full Access Service Road
- ↪ Turn In/ Turn Out
- Preferred Loading Zone
- Preferred Waste Collection



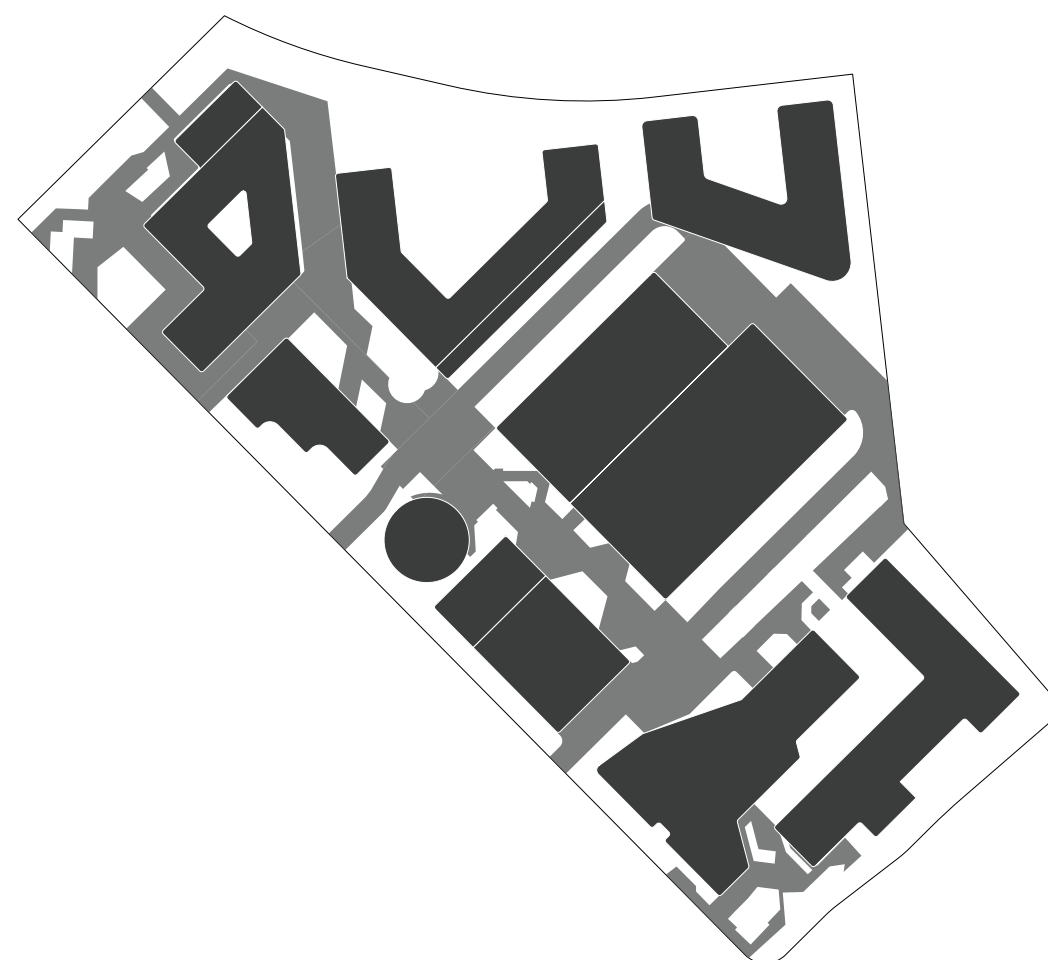
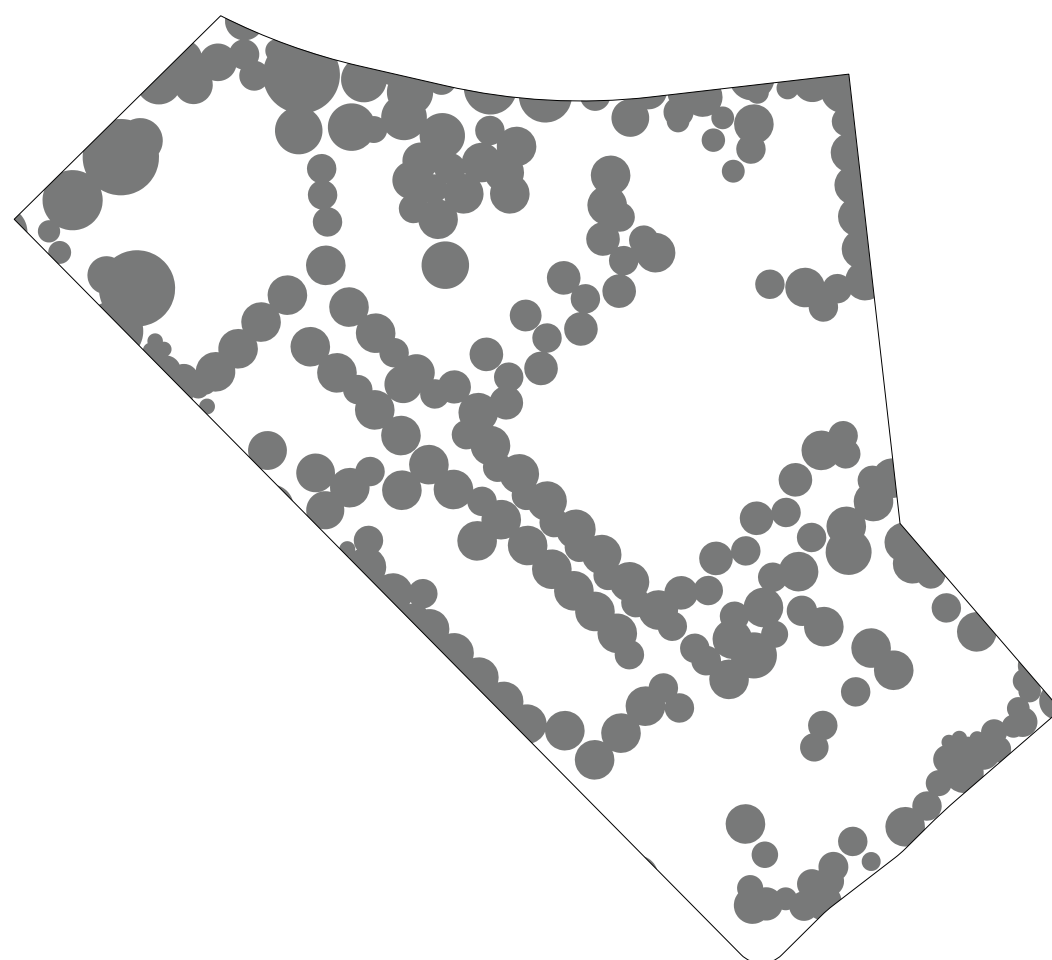
Car Parking

- Site entry points are leveraged off one of the existing access locations to minimise the impacts on surrounding residences.
- Car parking is consolidated in small groupings of on grade parking and basement car parks.
- Basement carparking is to be accessed off the slow speed internal loop road only.
- Basement carparking delivered in Stage 3 to allow AIE's Stage 1 and Stage 2 to fund this basement car parking.
- Stage 1 and Stage 2 will be serviced by on grade parking and on grade temporary car parking within Block B and site frontage parking.

Legend

- ← Full Access Service Road
- ↪ Turn In/ Turn Out
- On Grade Car Parking
- Basement Car Parking

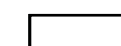
6 DESIGN STRATEGIES - PROPOSED CANOPY COVER AND PERMEABILITY



LEGEND



Proposed Canopy
Coverage Within Site
Boundary (37%)



Proposed Site
Permeability (36%)

6 DESIGN STRATEGIES - CAMPUS MATERIALITY AND BUILT FORM

AIE Campus will be a campus which provides a sense of place and pride for AIE students and industry partners.

AIE Campus will be a dense campus within a rich natural environment. AIE campus will be a newly invigorated, purposeful, and contemporary campus that is connected to the local community and environment.

AIE Campus will be formed through tones from **WHITE TO GREY** and **BRONZE TO BROWN** with the connecting elements of **GLASS**, **REFLECTION**, **LIGHT AND PROJECTION**.

AIE's Campus material and colour pallet will form a complementary backdrop to the rich natural environment

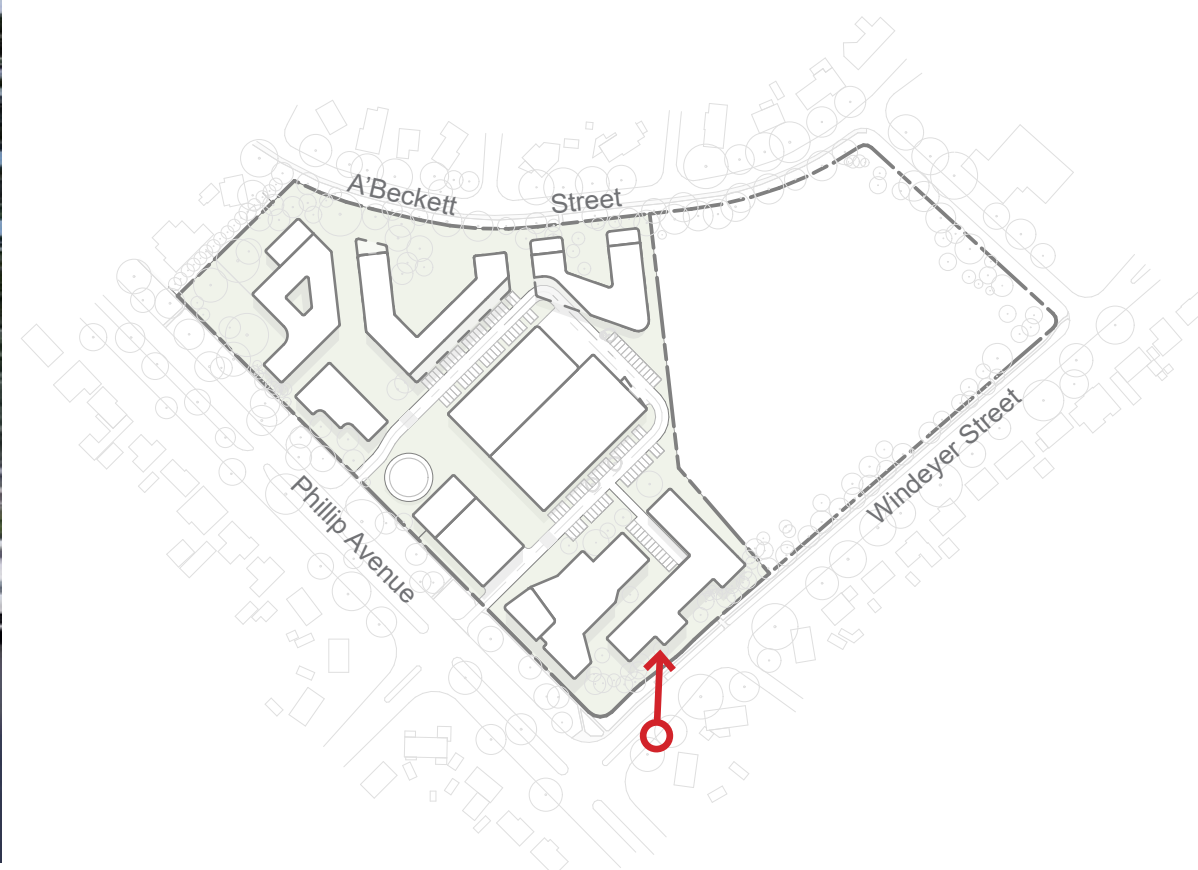


6 DESIGN STRATEGIES - CAMPUS INDICATIVE BUILT FORM

View looking north on Windeyer Street towards proposed student accommodation building.



Artist Impression Only, subject to change.

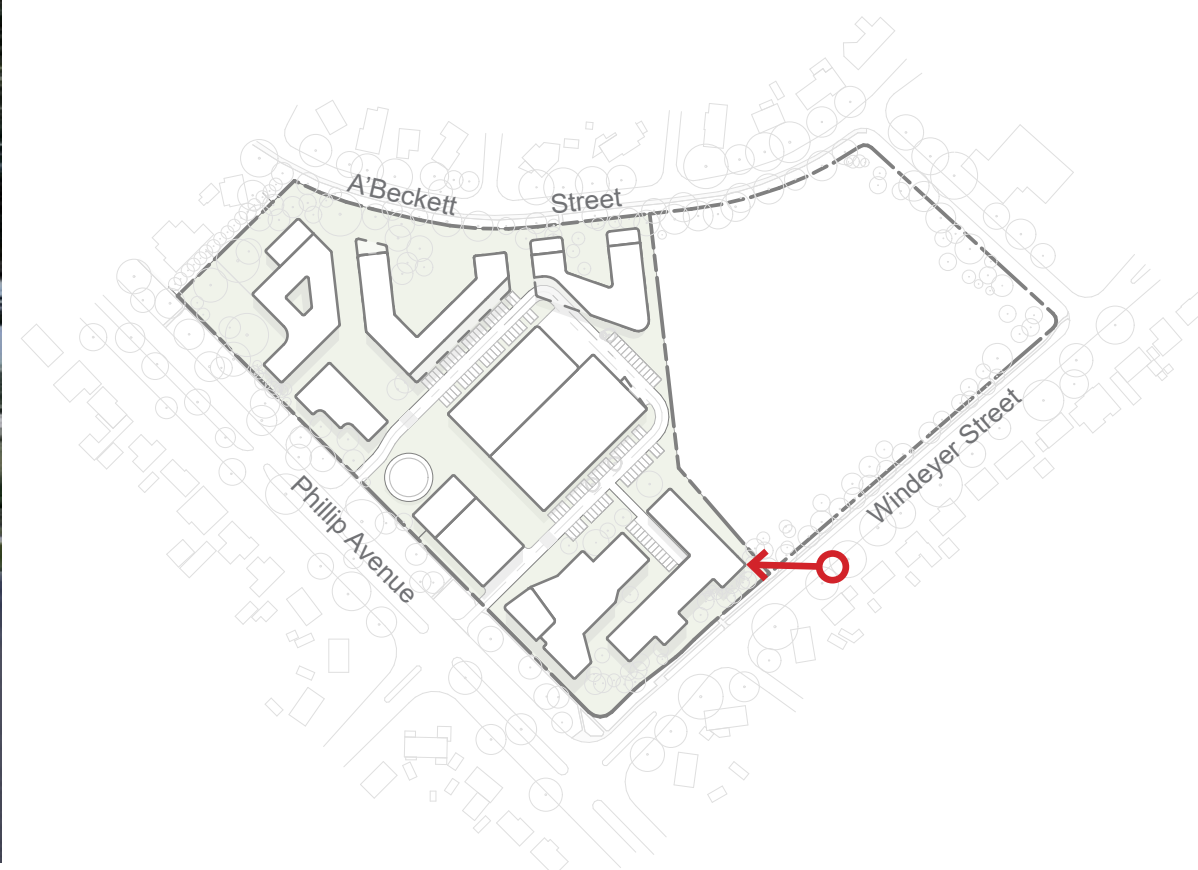


6 DESIGN STRATEGIES - CAMPUS INDICATIVE BUILT FORM

View looking south on Windeyer Street towards proposed student accommodation building.



Artist Impression Only, subject to change.

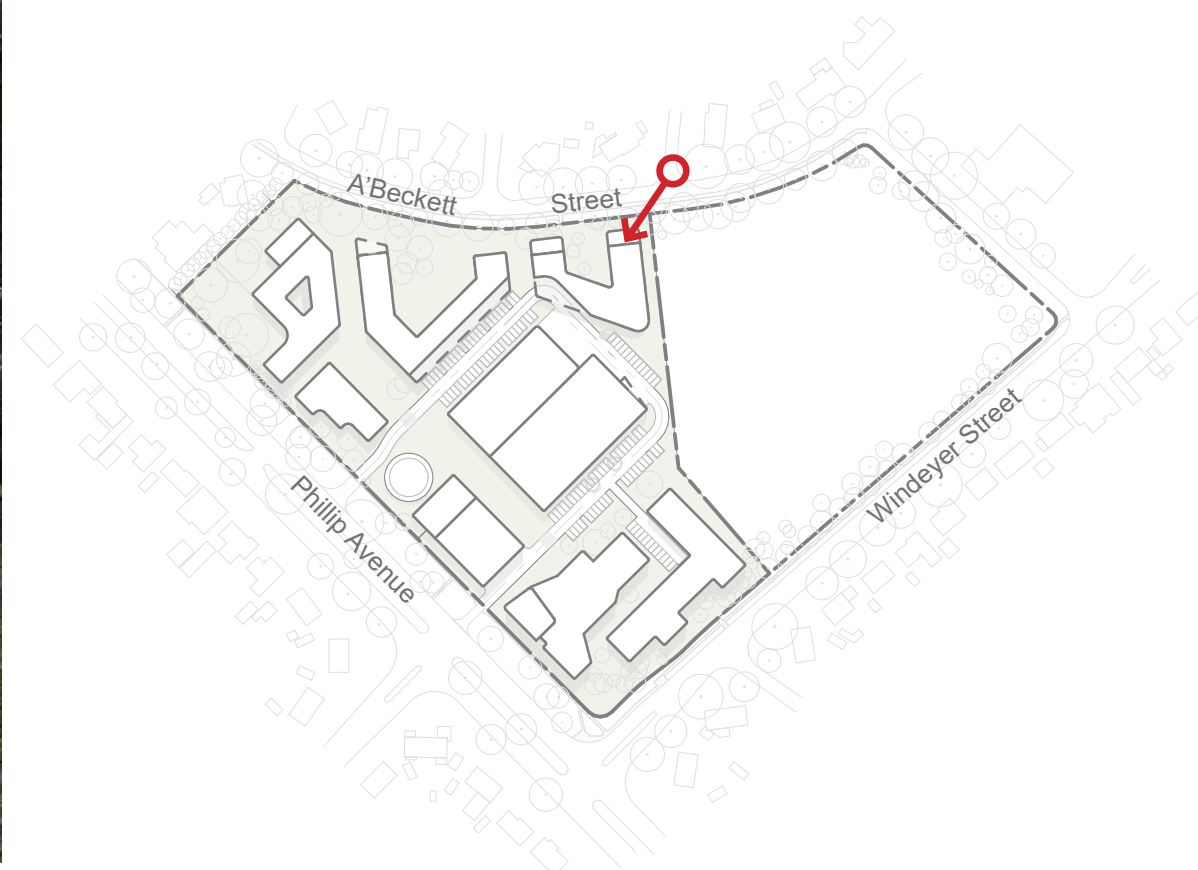


6 DESIGN STRATEGIES - CAMPUS INDICATIVE BUILT FORM

View looking south-west on A'Beckett Street towards proposed student accommodation building.



Artist Impression Only, subject to change.

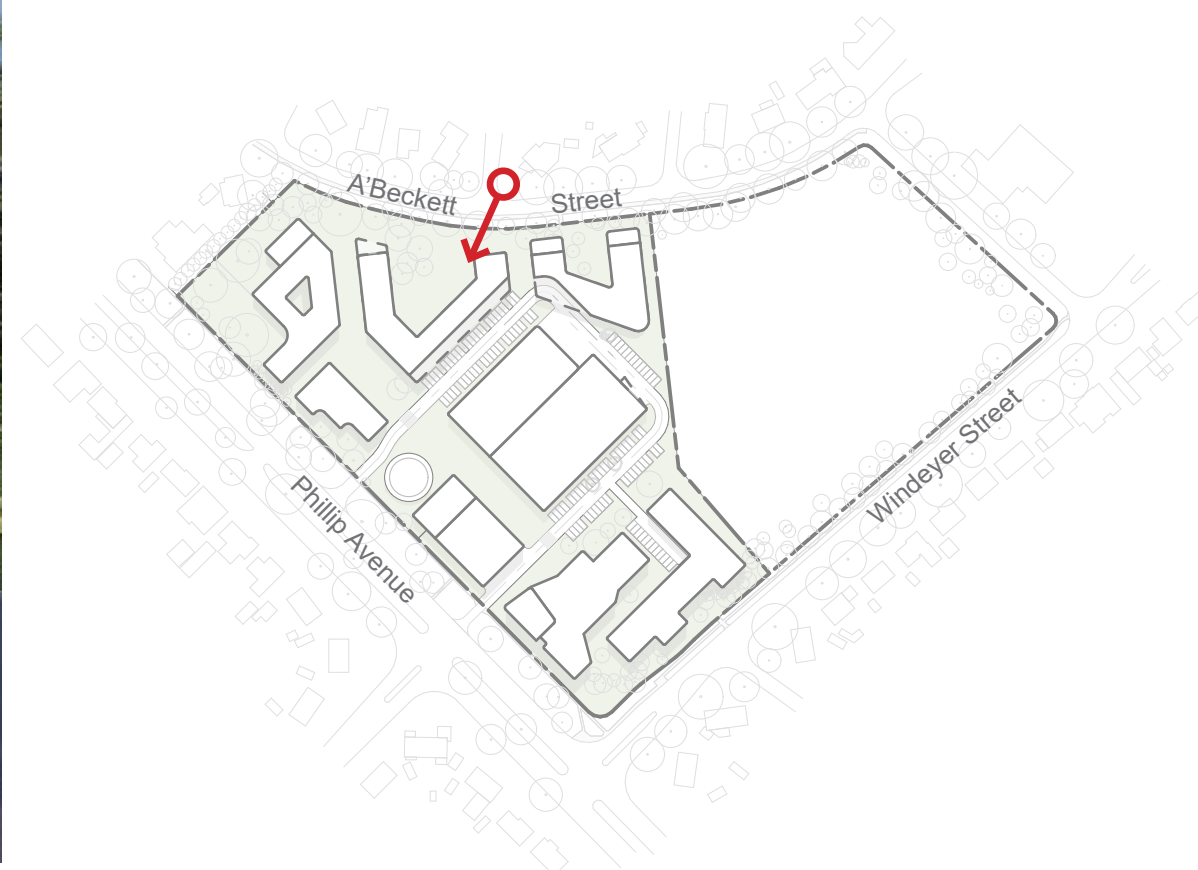


6 DESIGN STRATEGIES - CAMPUS INDICATIVE BUILT FORM

View looking south-west on A'Beckett Street towards proposed student accommodation building.



Artist Impression Only, subject to change.



6 DESIGN STRATEGIES - CAMPUS INDICATIVE BUILT FORM

View looking south on A'Beckett Street towards proposed student accommodation building.



Artist Impression Only, subject to change.



LANDSCAPE DRAFT MASTERPLAN



7 DRAFT MASTERPLAN - CONCEPT LANDSCAPE

Scale: 1:2000 @ A3



LEGEND

- Campus Arrival
- Student Boulevard
- Campus Links
- Student Courtyards
- Movie Screening & Function Area
- Key Intersections
- Proposed Trees
- Existing Trees
- Open Air Cinema + Seating Area
- Proposed Playground Concept Area**

***Example layout shown: subject to future work by the ACT Government*

7 DRAFT MASTERPLAN - CONCEPT LANDSCAPE PRECEDENTS



1. Strong Pedestrian Intersections to Promote Interaction



2. North South Movement Prioritising Pedestrians



3. Student Courtyards with Amenities (BBQ, etc.)



4. Rest Stops and Seating Along Main Pedestrian Links



5. Prioritising Green Space Over Hard Scape



6. Student Accommodation Adjacent Big Box and Park Interface



7. Gathering Space Allowing a Large Range of Campus Activities

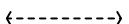

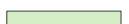













8. Movie Screening Adjacent to Park Setting**



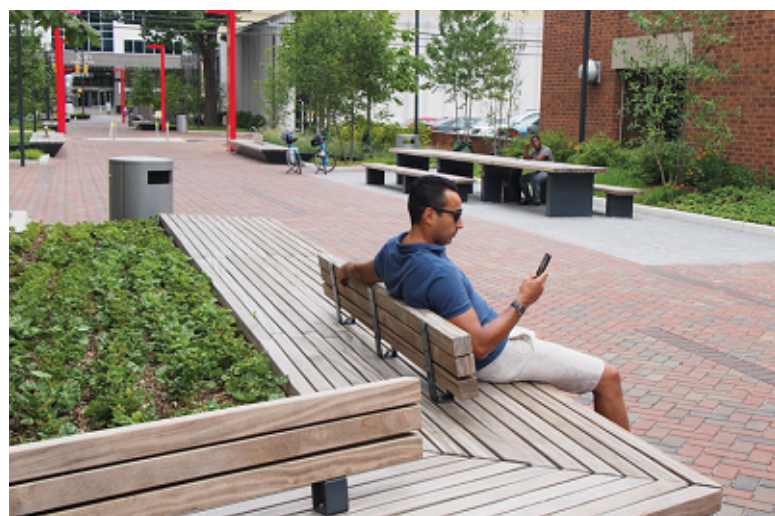
9. Neighbouring playground for Families and Children**

LEGEND

	Paths of Travel
	Paved Area
	Shrub Bed
	Grassed Area
	Native Grassed Area
	Entry Points
	Screen
	Bench Seating
	Proposed Trees
	Existing Trees
	Artwork
	Temporary Tables and Benches
	Outdoor Kitchen Area
	Deck

** Example layout shown: subject to future work by the ACT Government

7 DRAFT MASTERPLAN - CONCEPT LANDSCAPE - CAMPUS ARRIVAL



NOTES

Main Entry Brief

The main entry will act as the gateway to the AIE student centre and will be the heart of the campus and welcoming visitors. The space will have an integrated wayfinding strategy that will make navigating the campus a positive experience. The main entry will be the first point of arrival from the light rail link and the gateway to the main campus. That sets the atmosphere and scene for a high quality contemporary campus of excellence.

Main Entry Objectives

- ☐ Integration of new landscaping with existing trees
- ☐ Provide an open forecourt that announces the entry to the campus with materials that complement the building facade
- ☐ Ensure an ease of navigation providing clear sight lines and visual cues.
- ☐ Create a strong sense of campus character in the landscape and space around entry
- ☐ Provide areas to sit and meet under existing trees

7 DRAFT MASTERPLAN - CONCEPT LANDSCAPE - STUDENT BOULEVARD



NOTES

Main Boulevard Brief

The main boulevard is to be a central landscaped pedestrian priority spine for students and visitors to the campus. The boulevard will give access to the buildings and organises the main entrances to the buildings. The boulevard will also be the primary zone for congregating at break times, allowing students to meet, study, rest and relax or transit through.

Main Boulevard Objectives

- ☐ Provide areas to sit, study and congregate.
- ☐ Display a clear route for pedestrian flow and wayfinding
- ☐ Ensure the inclusion of surfaces which provide high permeability across the zone
- ☐ Provide good canopy coverage which will create shade and visual interest along the boulevard
- ☐ Create a "student vibe" and be a place that can be activated for special occasions and celebrations
- ☐ Ensure pedestrian prioritised safe crossing points at junctions with access roads

7 DRAFT MASTERPLAN - CONCEPT LANDSCAPE - SOUTH STUDENT COURTYARD



NOTES

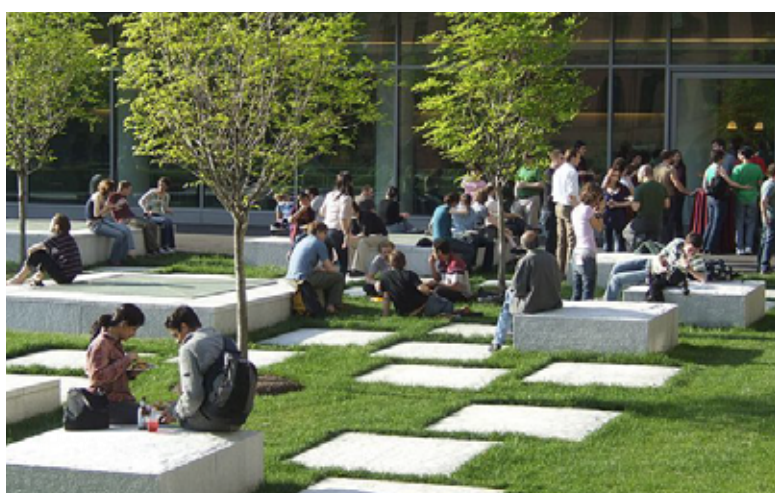
Southern Student Courtyard Brief

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.

Southern Student Courtyard Objectives

- ☐ 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.

7 DRAFT MASTERPLAN - CONCEPT LANDSCAPE - NORTH STUDENT COURTYARD



NOTES

Northern Student Courtyard Brief

Provide courtyard spaces for students to relax, meet and study. A mix of amenities will provide the students with outdoor spaces they can enjoy and spend time in. Include BBQs, outdoor kitchens and elements like ping pong tables.

Northern Student Courtyard Objectives

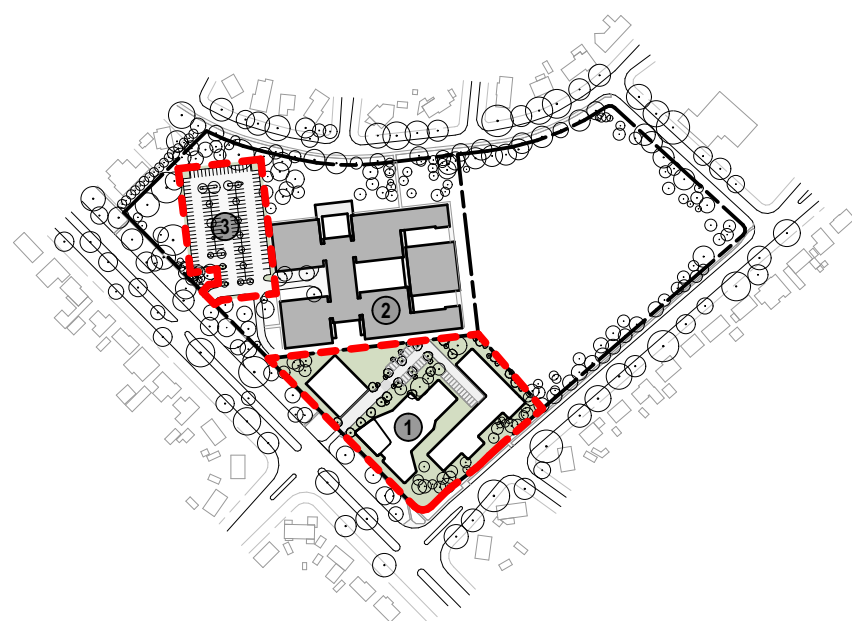
- ☐ Encourage students to cook, congregate and be active.
- ☐ Provide a mix of areas seating arrangements which allow for students to gather to eat, study and relax
- ☐ Utilise tree and shrub buffers along the boundary to give the students and adjacent neighbours privacy from one another
- ☐ Provide interesting planting patterning, vegetation and geometries for students overlooking the courtyard and plant trees to provide pleasant canopy views.

STAGING AND IMPLEMENTATION



8 STAGING AND IMPLEMENTATION

AIE Campus has been planned to allow for ease of construction of each stage as a progression from east to west while minimising the impact on the operating previous stage. Timing of components in some stages may vary depending on business needs at the time.

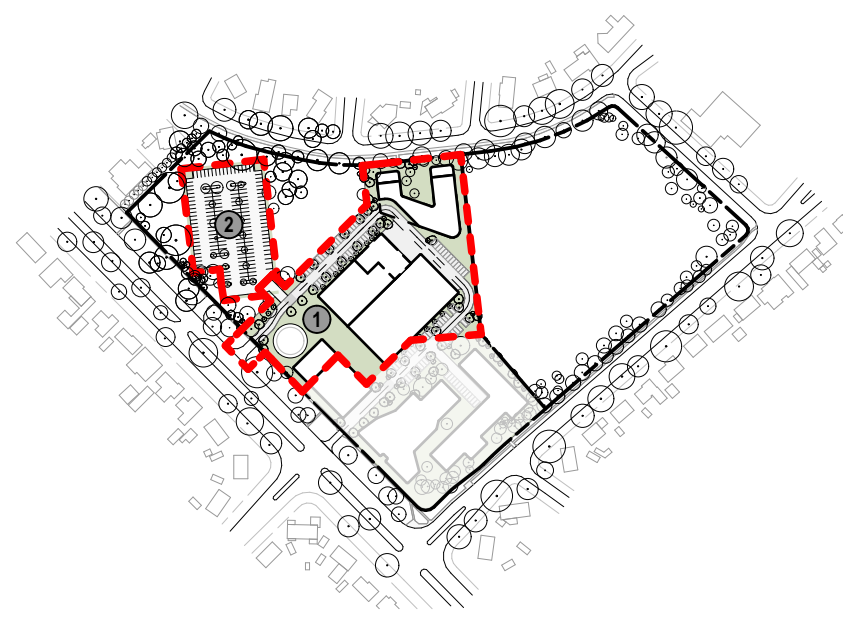


COMMENCE STAGE 1 (2022/23)

- ① AIE interim 'mini campus' buildings under construction.
 - Student Production Hall A
 - Building A - Education and Industry
 - Student Accommodation 1
- ② AIE current facilities to remain to allow continued operation of the AIE while Block A (Stage 1) is under construction.
- ③ Temporary carpark to be used by AIE subject to ACT Government approval

* Construction will be phased to ensure provision of sufficient parking during construction period.

**Prior to the construction of Stage 1, Block A is to be demolished and rediated by the ACT Government.



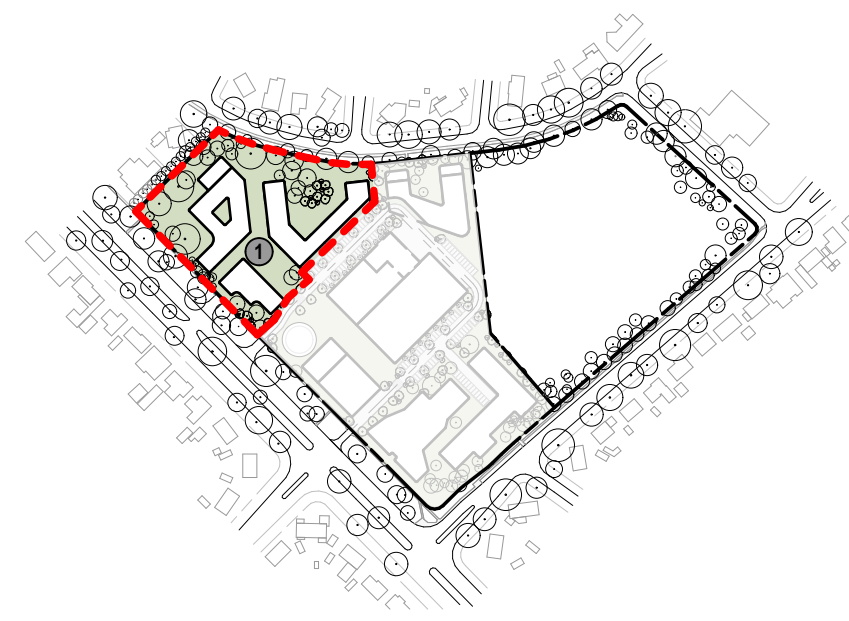
COMMENCE STAGE 2 (2026/27)

- ① The centre portion of the AIE campus is constructed.
 - Student Production Hall A Facilities
 - Student Production Hall B
 - Student Production Hall B Facilities
 - Student Production Hall Workshop
 - Student Accommodation 2
 - Water Studio
- ② Temporary carpark to be used by AIE subject to ACT Government approval

* Construction will be phased to ensure provision of sufficient parking during construction period.

** Existing carpark to be reinstated including appropriate sub-base and drainage for temporary use by AIE pending approval by ACT Government

***Prior to the construction of Stage 2, Block B is to be demolished and rediated by the ACT Government



COMMENCE STAGE 3 (2035/36)

- ① The remainder of the AIE campus is constructed.
 - Building B - Education and Industry
 - Building C - Education and Industry
 - Student Accommodation 3
 - Basement carparks

* Construction will be phased to ensure provision of sufficient parking during construction period.

8 TENNIS COURTS

The not-for-profit AIE has agreed to make a contribution of \$200,000 towards the cost of new multi-use courts that are to be re-located to the adjacent community green space.

The existing courts will remain in place until preparation commences for the construction of AIE's Stage 1 buildings.



Existing Tennis Courts

NEXT STEPS

9

9 NEXT STEPS

The next steps for the AIE is to undertake the final two community consultation sessions prior to submitting the Future Intentions Plan to the ACT Government for approval. Once the Future Intentions Plan is approved and relevant conditions in the Deed have been met, the sale of Block A can be executed.

AIE will develop Block A (Stage 1) between April 2021 - December 2024*

AIE will develop Block B between January 2025 - January 2040*

Future Intentions Timeline



Future Consultation Opportunities

Each stage of the AIE Campus Renewal will include detailed community consultation as specified by DA requirements.

* Indicative timing shown subject to change

** Community consultation to meet the regulatory requirements at time of each Development Application