

ACADEMY OF INTERACTIVE ENTERTAINMENT

AIE'S CAMPUS RENEWAL- Future Intentions Plan



REPORT AND RETURN FEEDBACK
24TH OF MARCH 2021

OVERVIEW

WELCOME

CONSULTATION OVERVIEW

Feedback methods

Key perceptions from the community

Online survey results

DRAFT MASTER PLAN ENHANCEMENTS

Revised draft Master Plan - Concept

Revised Draft Master Plan

Revised Draft Master Plan - Usage

Revised Draft Landscape Master Plan

MITIGATION STRATEGIES

Revised A/B boundary line (reduction of staging)

Noise

Tree protection

Parking

Volume and built form

Staging

Ancillary services

NEXT STEPS

WELCOME

Presentation facilitator – Tania Parkes

Report on how stakeholder and community views have contributed to refining the AIE's future intentions plan.



CONSULTATION OVERVIEW

We shared our draft Campus Masterplan with the community with two specific objectives:

1. To use the community's feedback to improve and refine AIE's Future Intentions Plan.
2. To comply with the requirements of the Precinct Deed entered between the AIE and ACT Government.

A draft consultation timeline was published outlining opportunities to participate, and conversations were held online and face to face with stakeholders from the 30th of November 2020 to the 24th of March 2021.

Whilst initially not enough sessions were announced, the AIE addressed this shortfall by increasing their consultation activities to include four (4) additional opportunities to participate.

THANK YOU FOR YOUR FEEDBACK

1087 people visited the
AIE Community website

50 people participated in
the **Online Zoom meetings**
held on the 30th of
November 2020 and the 9th
of February 2021

Approx 30 people
attended the **Watson
Community Association's
Public Meeting** regarding
AIE's future intentions plan

73 people participated in 2
pop up events at the Watson
shops

39 people **provided
comments or subscribed to
receive updates via the
contact us form** on AIE's
community Website.

170 people responded to
the **online survey**

33 people participated in
the community **drop-in
sessions** held at the
Canberra Technology Park

33 people requested
further information directly
from **Tania Parkes
Consulting**

4 **detailed submissions**
were received from
organizations and individuals

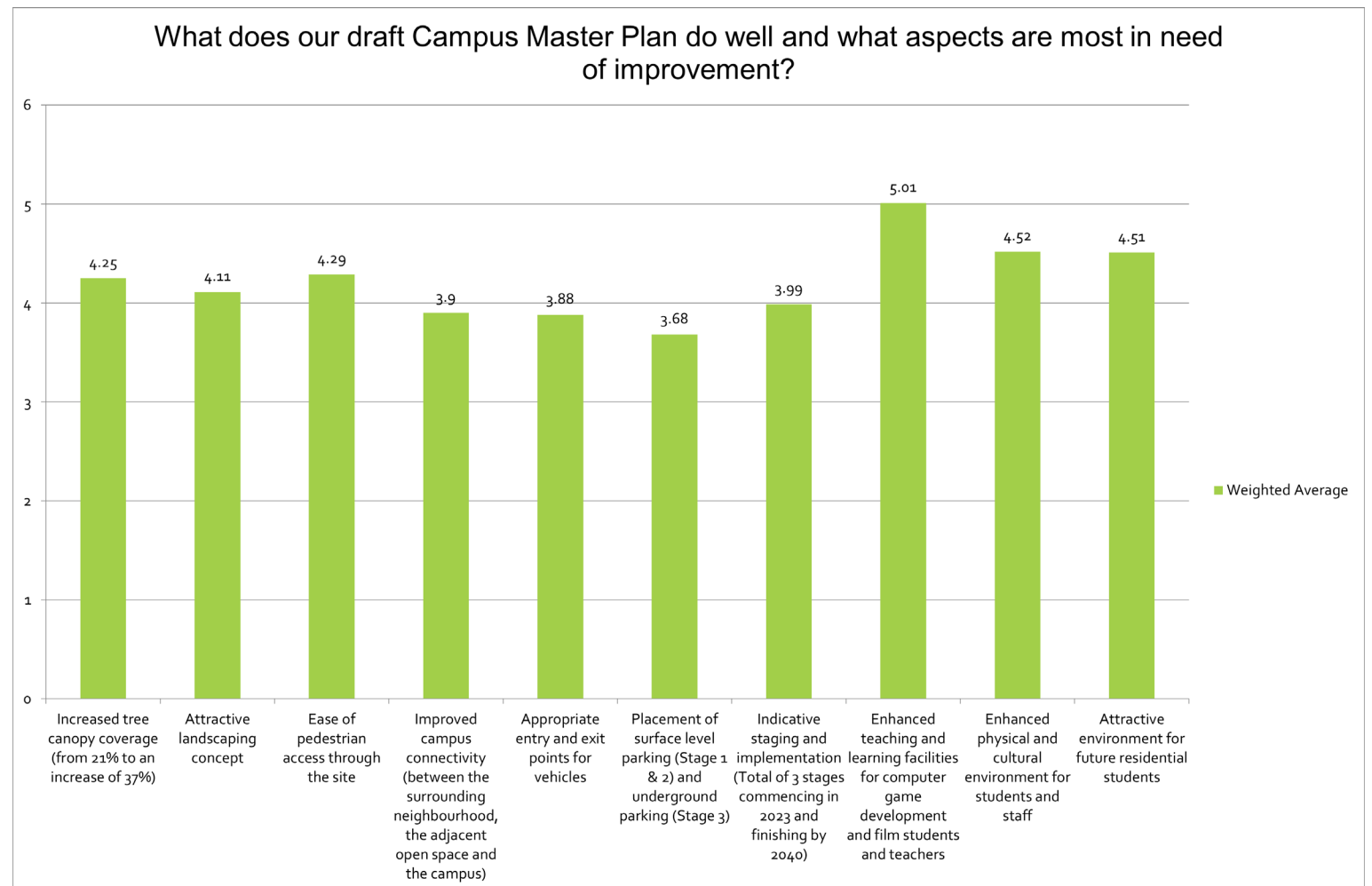
KEY PERCEPTIONS FROM THE COMMUNITY

We learned that:

1. Immediate neighbours are concerned about the potential night-time noise from the student accommodation courtyards.
2. There is a strong desire to avoid car parking overflow into suburban streets.
3. Retaining the tree canopy and protection of trees from unapproved tree removal during construction is of critical importance.
4. There is a strong desire for continued access through the site for pedestrians and cyclists.
5. Some feel that the volume of students and resulting built form to accommodate them are too much for the location and size of the block.
6. Design aesthetics are important to the broader community.
7. Providing access to on-campus facilities to ease pressure on existing services is highly desirable.

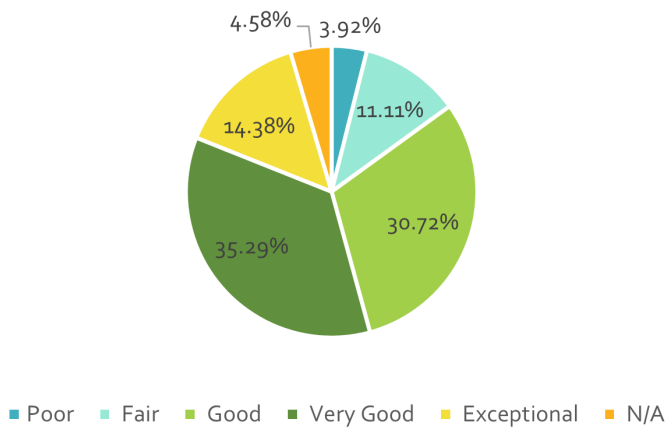
ONLINE SURVEY RESULTS

**INCLUDES ENTRY OF
HARDCOPY SURVEYS
THAT WERE COMPLETED
AT FACE-TO-FACE
ENGAGEMENT
ACTIVITIES**

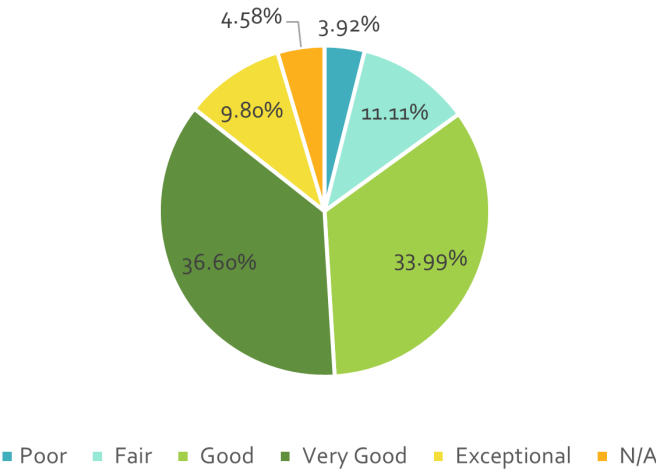


ONLINE SURVEY RESULTS

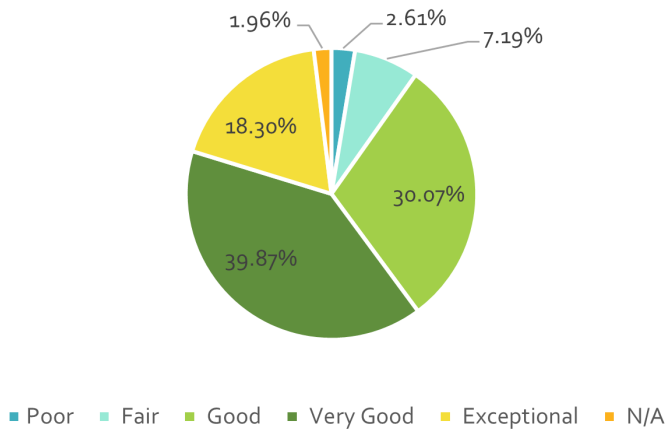
Indicative staging and implementation (Total of 3 stages commencing in 2023 and finishing by 2040)



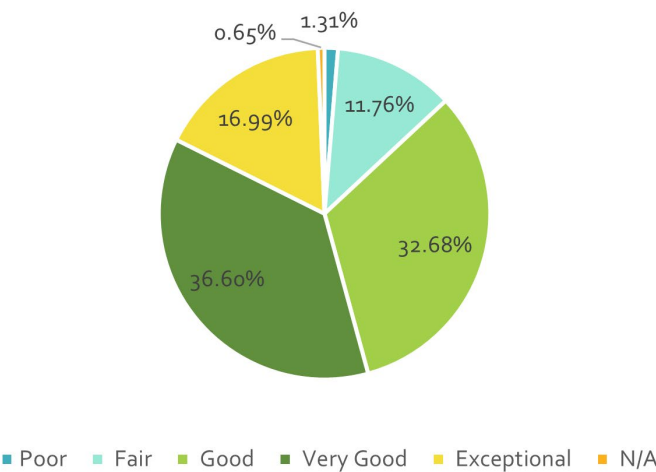
Appropriate entry and exit points for vehicles



Increased tree canopy coverage (from 21% to an increase of 37%)

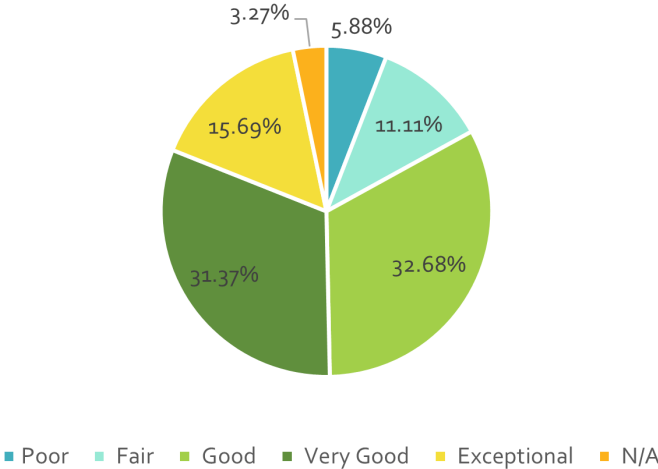


Attractive landscaping concept

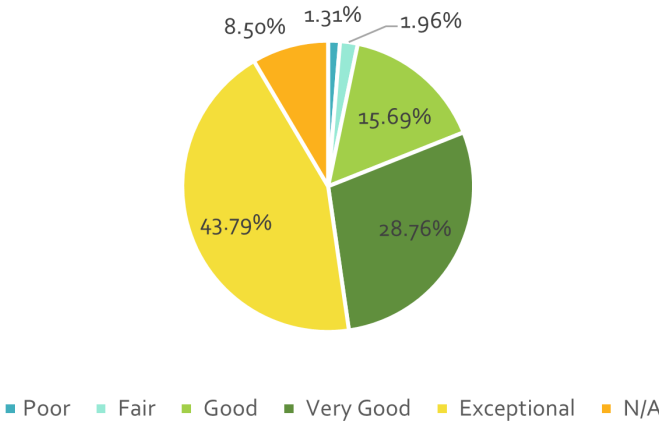


ONLINE SURVEY RESULTS

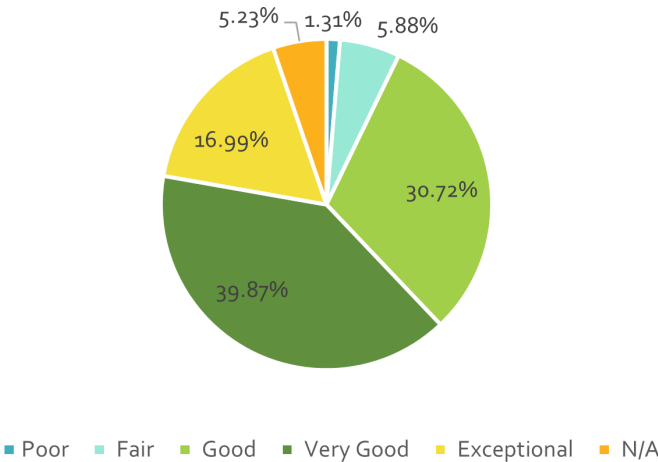
Improved campus connectivity



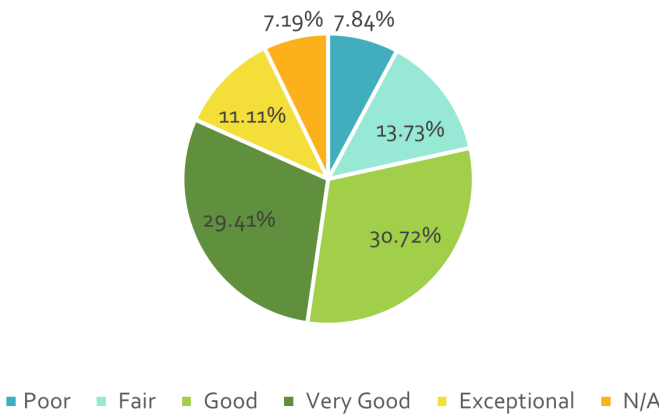
Enhanced teaching and learning facilities for computer game development and film students and teachers



Ease of pedestrian access through the site

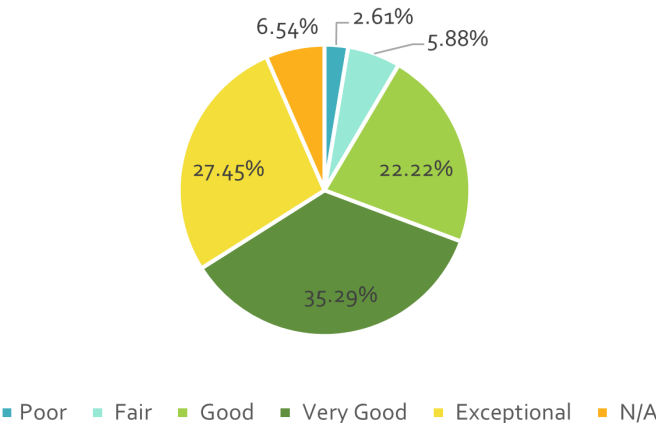


Placement of surface level parking (Stage 1 & 2) and underground parking (Stage 3)

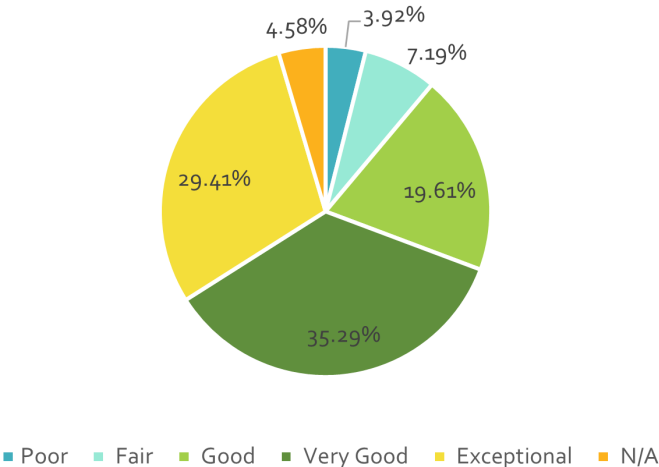


ONLINE SURVEY RESULTS

Enhanced physical and cultural environment for students and staff



Attractive environment for future residential students



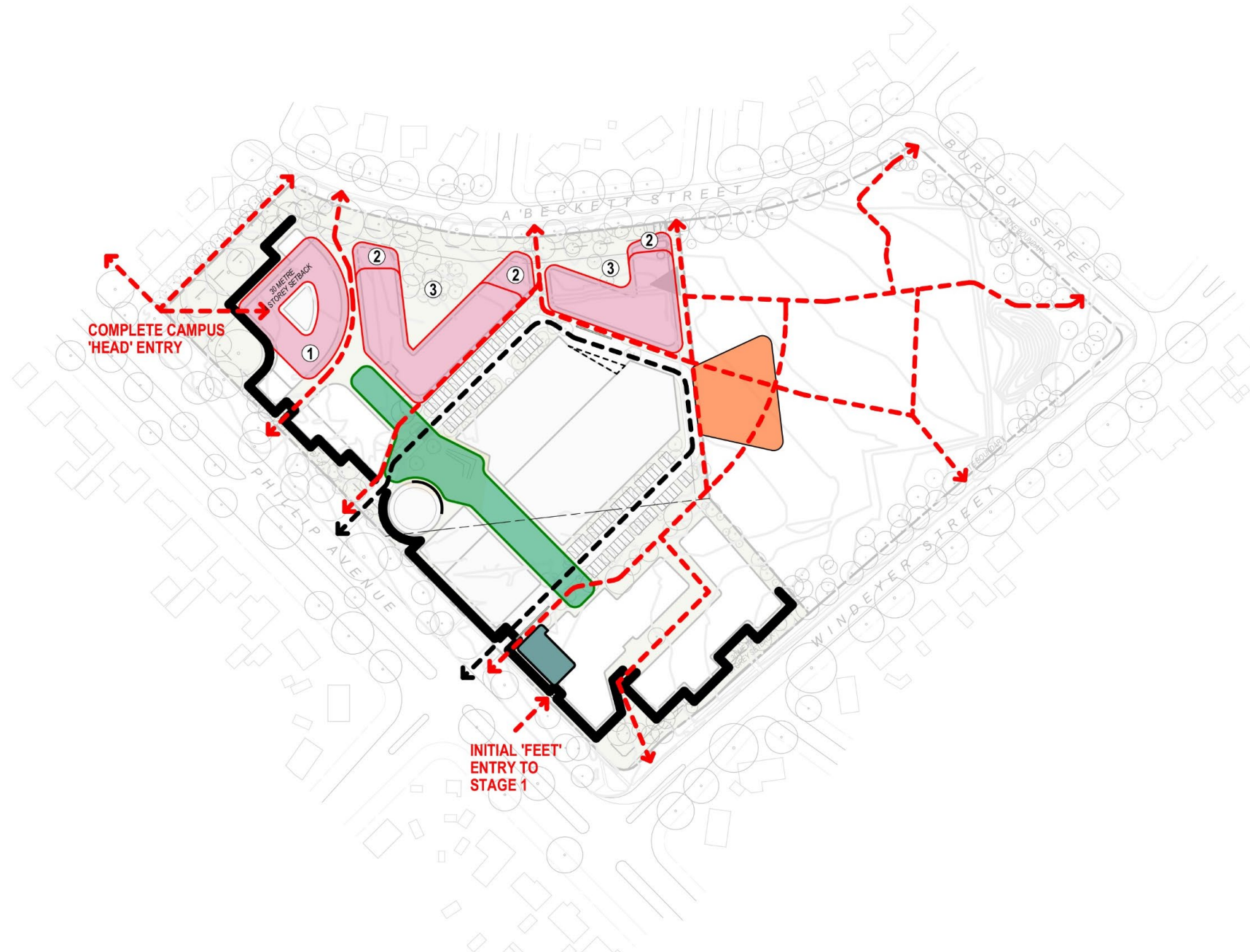
DRAFT MASTER PLAN ENHANCEMENTS



ENHANCEMENTS:

1. Block A / B boundary line (to facilitate a reduction in stages)
2. Additional parking
3. Improved wayfinding / campus entry
4. Adjustments to building footprints
5. Improved building volume stepping
6. Addressing National Capital Design Review feedback.

Revised Draft Master Plan - Concept



LEGEND

- PEDESTRIAN PERMEABILITY.
- OUTDOOR THEATRE SPACE.
- CENTRAL STUDENT BOULEVARD.
- FACETED URBAN STREET SCAPES ALLOW EXISTING TREES TO DOMINATE & EXPRESS USES OF BUILDINGS AND ARTICULATE FACADES.
- VISIBLE ICONIC LECTURE THEATRE ELEMENT.
- 1 COURTYARD 'HEAD': EDUCATION BUILDING DRAWS FROM SITE HISTORY AND EXISTING BUILDING TYPOLOGY.
- 2 'FINGERS' TO THE STREET MINIMISING BULK/ SCALE TO MOST RESIDENTIAL FACE.
- 3 STUDENT LIVING COURTYARDS.



Revised Draft Master Plan



Revised Draft Master Plan - Usage



LEGEND

- EXISTING TREES
- ⊗ EXISTING TREES - REMOVED
- 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)

- ① **STUDENT ACCOMMODATION 1**
4 STOREYS (223 BEDS)
FOOTPRINT: 1,755m²
TOTAL GFA: 7,020m²
- ② **BUILDING A | EDUCATION & INDUSTRY**
4 STOREY + THEATRE (2 STOREYS OVER)
FOOTPRINT: 1,695m²
TOTAL GFA: 6,900m²
- ③ **STUDENT PRODUCTION HALL A | EDUCATION & INDUSTRY**
1 STOREY (15m HIGH)
FOOTPRINT: 864m²
TOTAL GFA: 864m²
- ④ **PRODUCTION HALL FACILITIES A | EDUCATION & INDUSTRY**
4 STOREY
FOOTPRINT: 405m²
TOTAL GFA: 1,620m²
- ⑤ **WATER STUDIO | EDUCATION & INDUSTRY**
1 STOREY (8m HIGH)
FOOTPRINT: 399m²
- ⑥ **STUDENT PRODUCTION HALL B | EDUCATION & INDUSTRY**
1 STOREY (15m HIGH)
FOOTPRINT: 2,850m²
TOTAL GFA: 2,850m²
- ⑦ **PRODUCTION HALL WORKSHOP | EDUCATION & INDUSTRY**
1 STOREY (8 & 15m HIGH)
FOOTPRINT: 1,807m²
TOTAL GFA: 1,807m²
- ⑧ **PRODUCTION HALL FACILITIES B | EDUCATION & INDUSTRY**
2 STOREY (WITHIN 15m HIGH VOLUME)
TOTAL GFA: 1,286m²
- ⑨ **BUILDING B | EDUCATION & INDUSTRY**
4 STOREY
FOOTPRINT: 850m²
TOTAL GFA: 3,210m²
- ⑩ **BUILDING C | EDUCATION & INDUSTRY**
2 & 4 STOREY
FOOTPRINT: 1,683m²
TOTAL GFA: 5,988m²
- ⑪ **STUDENT ACCOMMODATION 3**
4 STOREY (215 BEDS)
FOOTPRINT: 1,698m²
TOTAL GFA: 6,798m²
- ⑫ **STUDENT ACCOMMODATION 2**
4 STOREY (165 BEDS)
FOOTPRINT: 1,281m²
TOTAL GFA: 4,892m²
- ⑬ **GREEN SPACE**
PROPOSED
FOOTPRINT: 22, 168m²



Revised Draft Landscape Master Plan



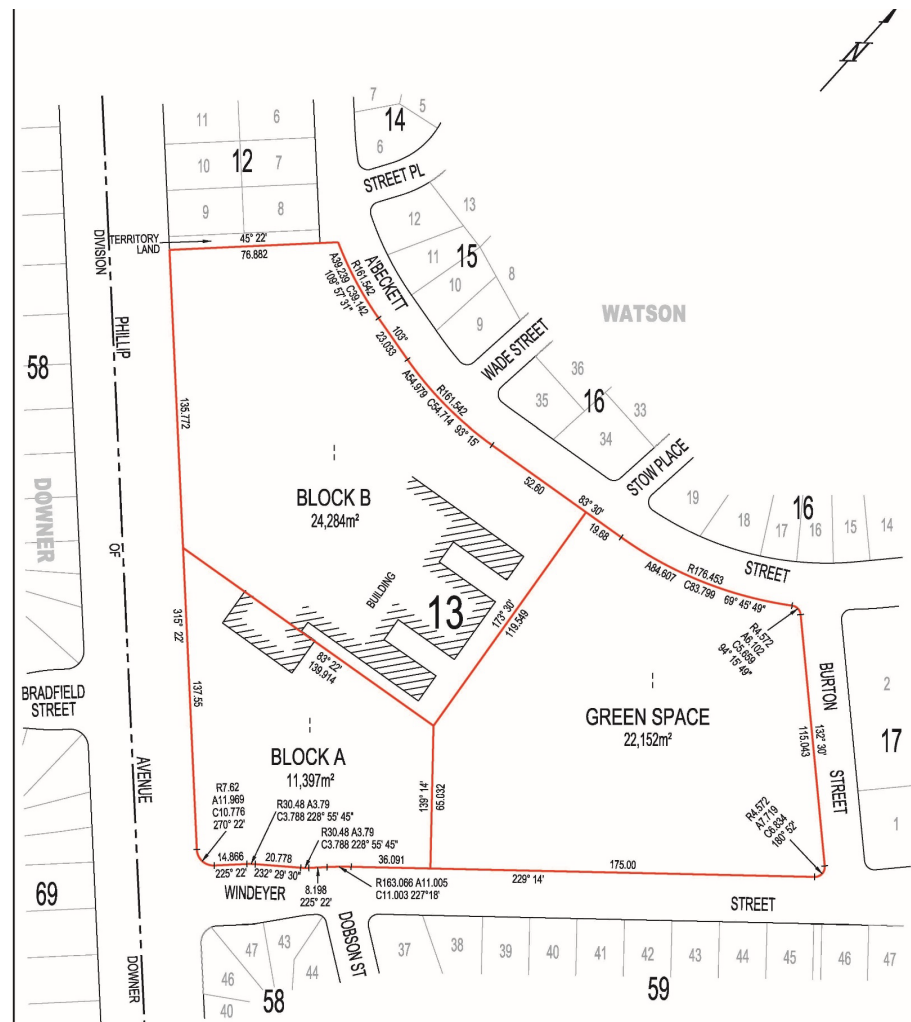
MITIGATION STRATEGIES

Revised A/B boundary line

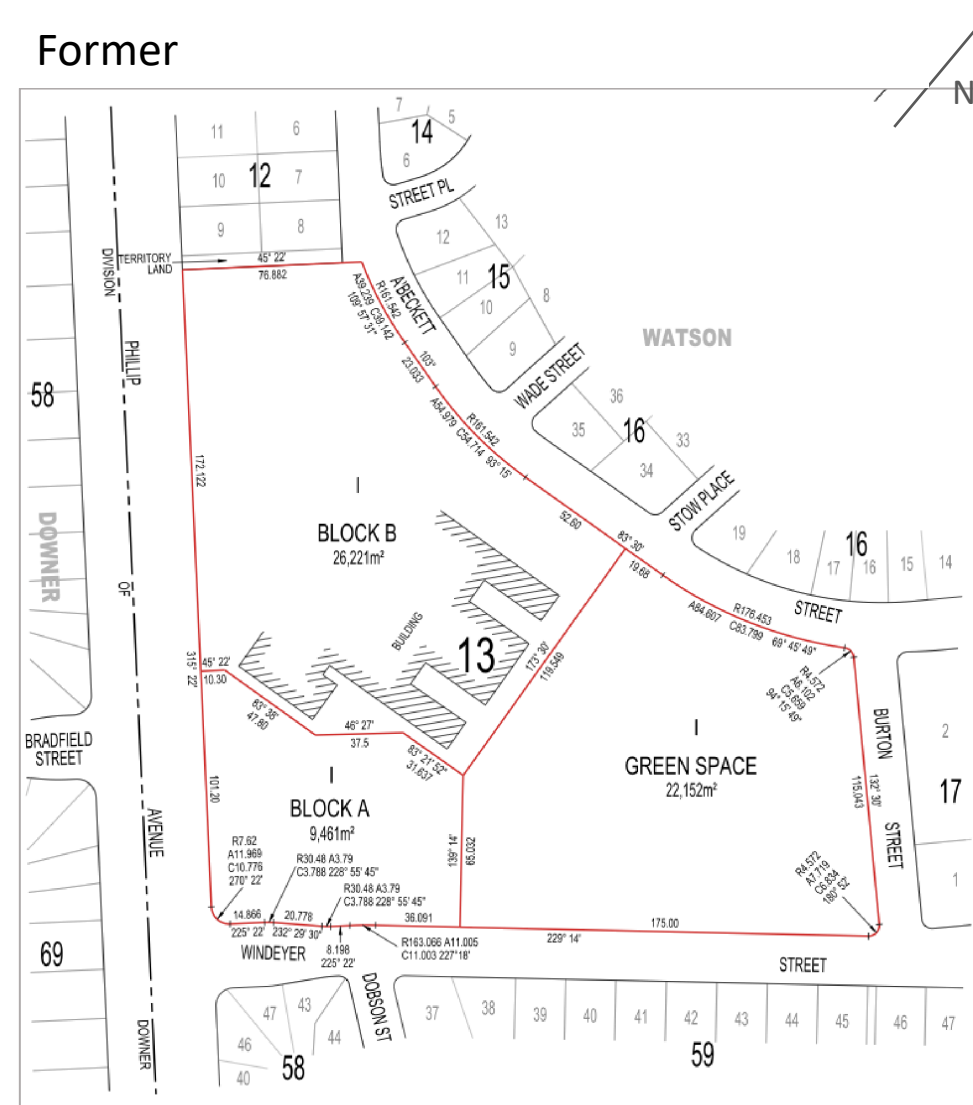
Reduction in staging

To reduce the number of stages from 10 to 3, The AIE proposed an amendment to the proposed Block A and Block B boundary line.

Proposed



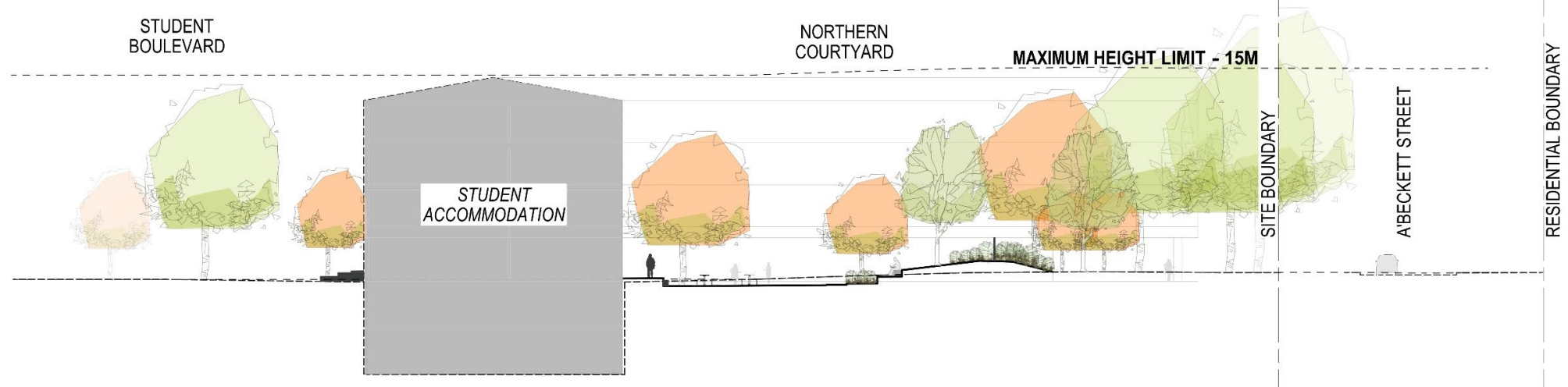
Former



Noise

Student Northern Courtyard/s

- Revised masterplan has reduced the size of the north facing student courtyards to increase the setback of these more private spaces from A'Beckett Street.
- The northern student courtyards are now set back further than 30m from residential boundaries along A'beckett Street
- The northern student courtyards have been sunken (now below the level of A'Beckett Street), a wall has been integrated within the raised garden beds to private both a visual barrier to A'Beckett Street and assist with the acoustic control for the student courtyards to A'Beckett Street.

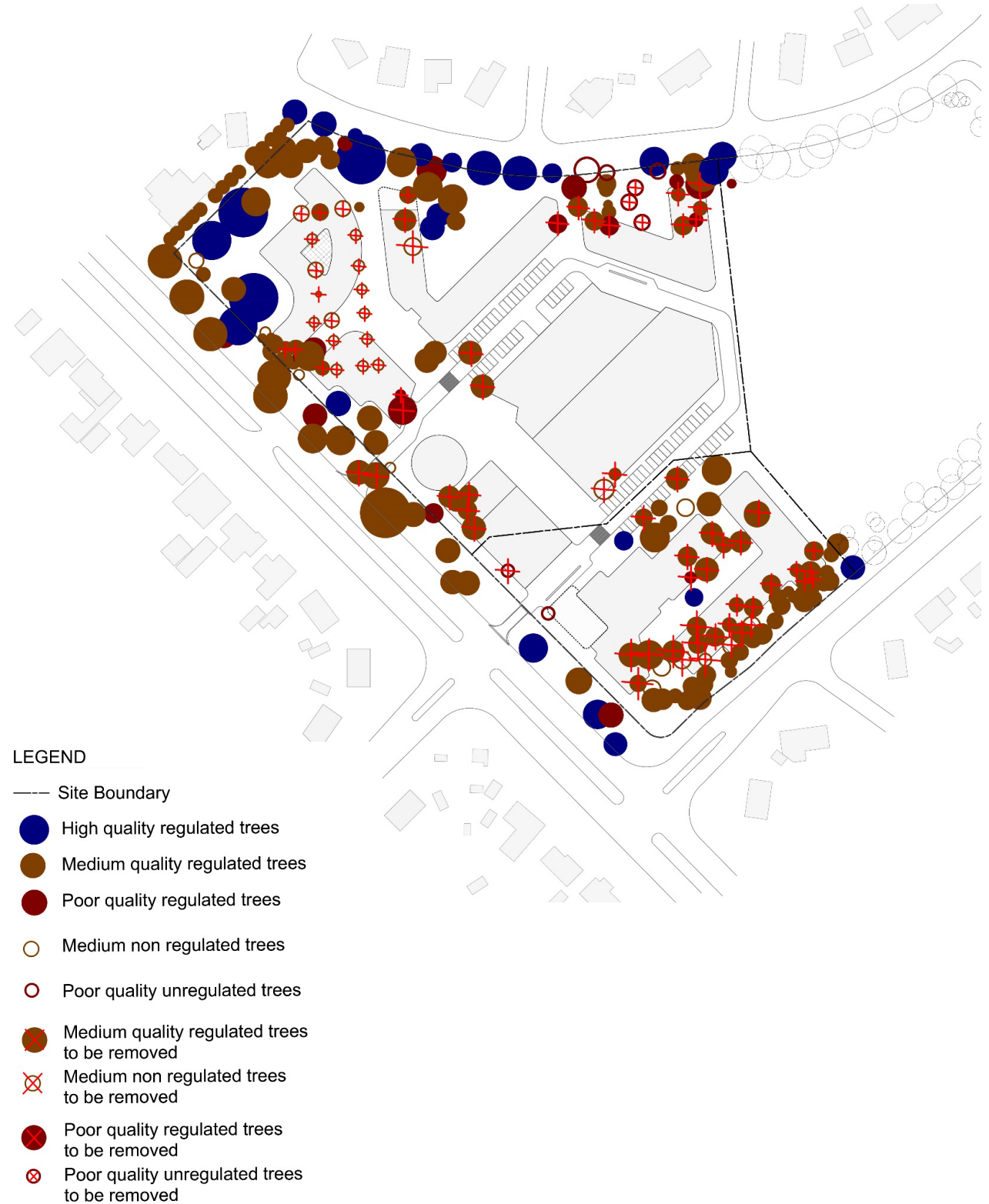


Proposed Student Courtyard Section

Tree Protection

Tree Protection Strategies

- AIE will assess contractors past performance and proposed tree protection strategies when tendering construction of each stage of the AIE campus.
- Tree protection as a minimum will comply with all legislation including – Tree Protection Act 2005
- An updated tree assessment will be undertaken for future stage DA's to allow for accurate assessment and protection of trees at all stages of the campus development.
- An updated tree assessment of the current condition and health of all existing trees has been completed in the last two weeks by an independent arborist and will be published on the AIE Community website.



Existing Tree Assessment – Tree Ratings

Parking

Car Parking Strategy

- Site entry points are leveraged off one of the existing locations and a minor repositioning of the other to minimise the impacts on surrounding streets and residences.
- Car parking is consolidated in small groupings of on grade parking and basement car parks.
- Basement car parking is to be accessed off the slow speed internal loop road only.
- Basement car parking to be delivered in Stage 2 and Stage 3 to allow AIE's Stage 1 and Stage 2 to fund basement carparking.
- Stage 1 and stage 2 will be serviced by on grade parking, site frontage parking and on grade temporary car parking within Block B.
- Carparking will meet the demand of the campus at all stages of development.



Volume and Built Form

Reduction of built form on Residential Streets and Site Edges

- Stepping of buildings at A'Beckett street to form 2 and 3 storey short ends to reduce volume and bulk along the street.
- Stepping of some buildings along Phillip avenue from 4 storey to 3 storey to reduce volume along street edge and to produce varied building heights.
- Faceted street scapes allow for the existing streets along the site edges to be in front of the buildings and create a soft layered edge.
- Stepped and broken site edges allow for permeability through the site and reduced volumes along site edges.
- The volume of student accommodation is the **maximum proposed** and is subject to future demand and requirements.

Legend

Orange - Open at ground floor - 3 storey above

Red - Steps down to only 2 storey

Blue - Steps down to 3 storey



Staging

Stage 1

COMMENCE STAGE 1 (2022/23)

1. AIE interim 'mini campus' buildings under construction.

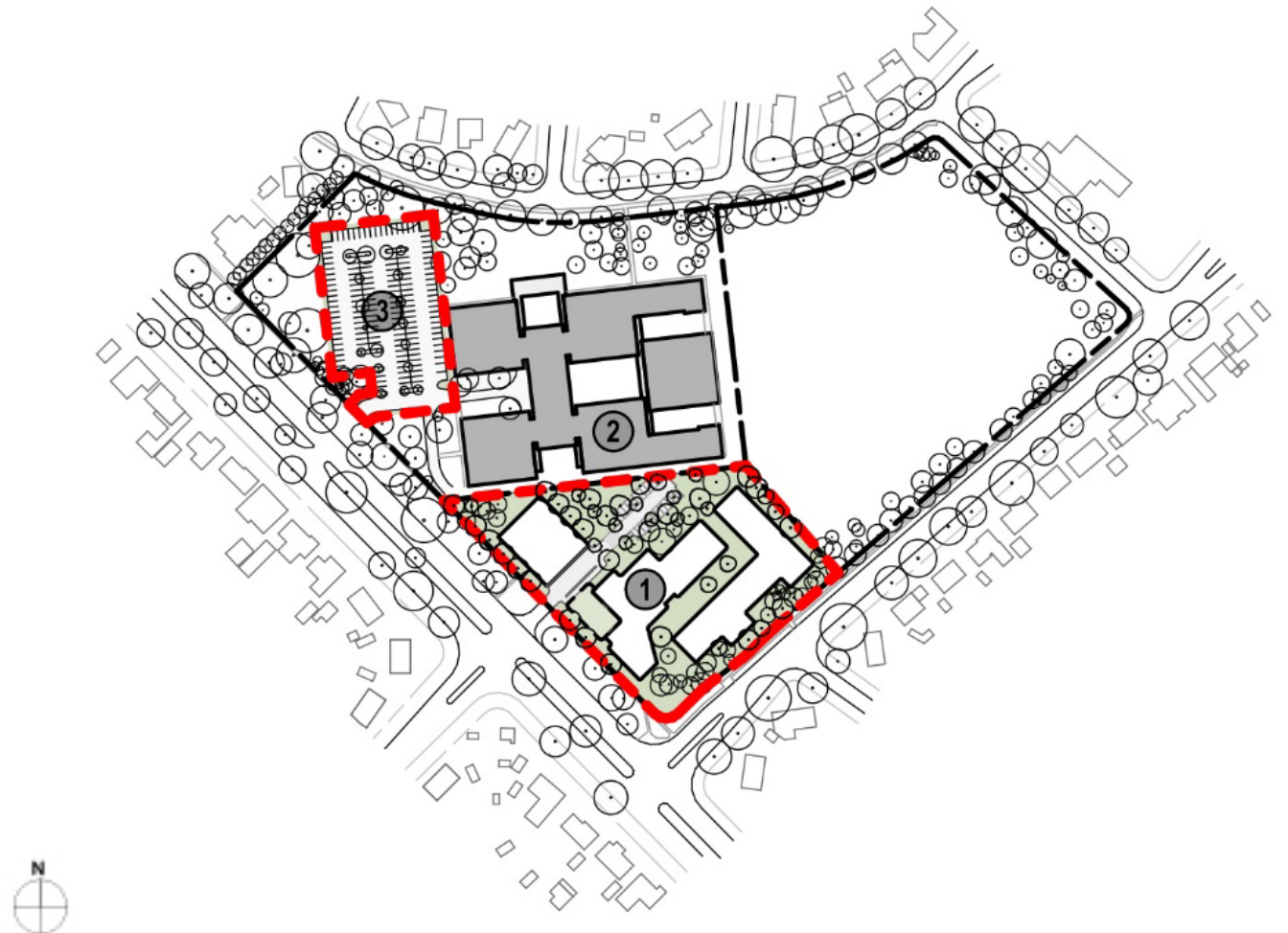
- Student Production Hall A
- Building A - Education and Industry
- Student Accommodation 1

2. AIE current facilities to remain to allow continued operation of the AIE while Block A (Stage 1) is under construction.

3. Temporary car park for temporary use by AIE subject to future approval by ACT Government.

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

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



Staging

Stage 2

COMMENCE STAGE 2 (2026/27)

1. The Centre portion of the AIE campus is constructed.

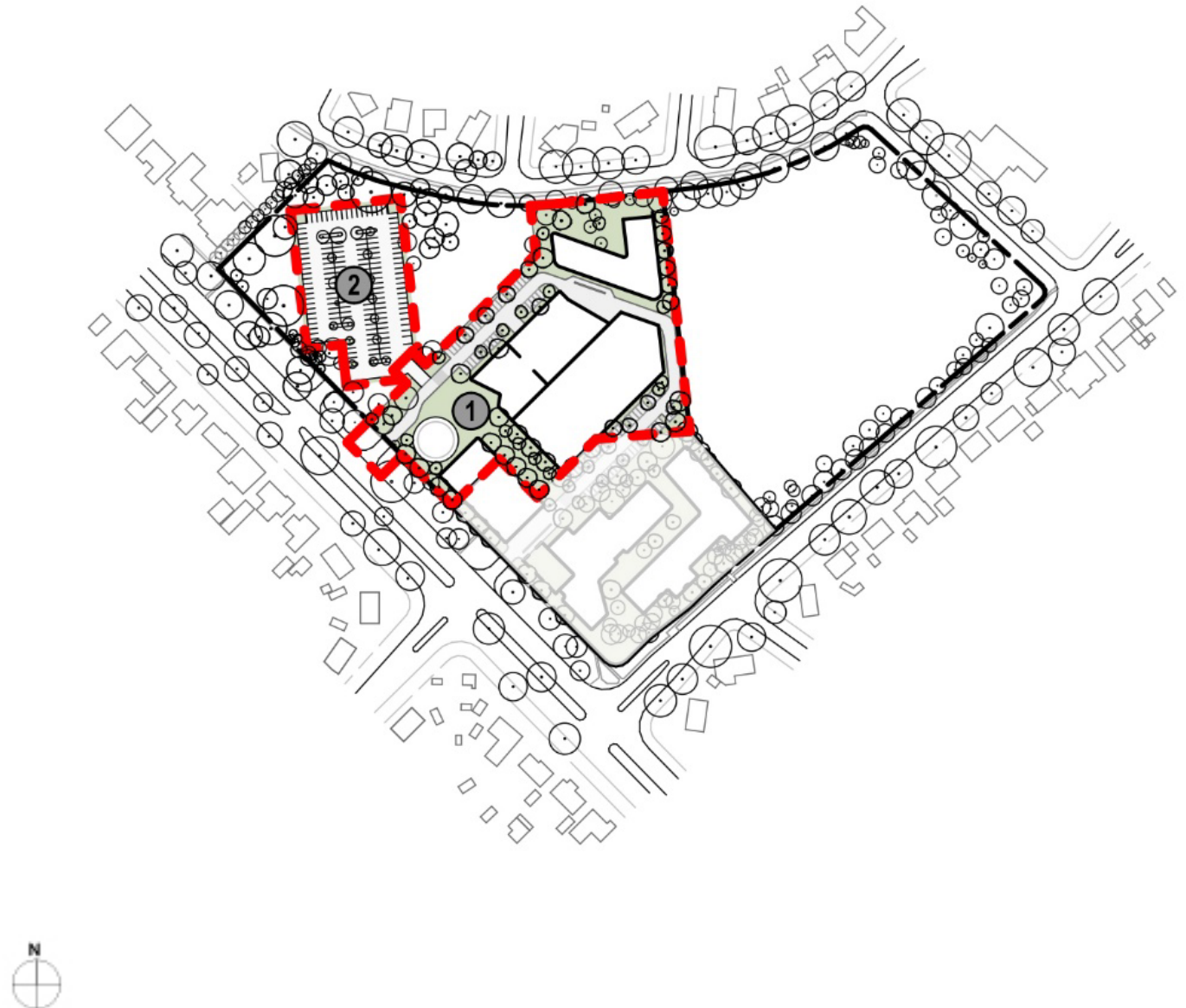
- Student Production Hall A Facilities
- Student Production Hall B
- Student Production Hall B Facilities
- Student Production Hall Workshop
- Student Accommodation 2
- Water Studio
- Basement Carparking

2. Temporary car park for temporary use by AIE subject to future approval by ACT Government.

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



Staging

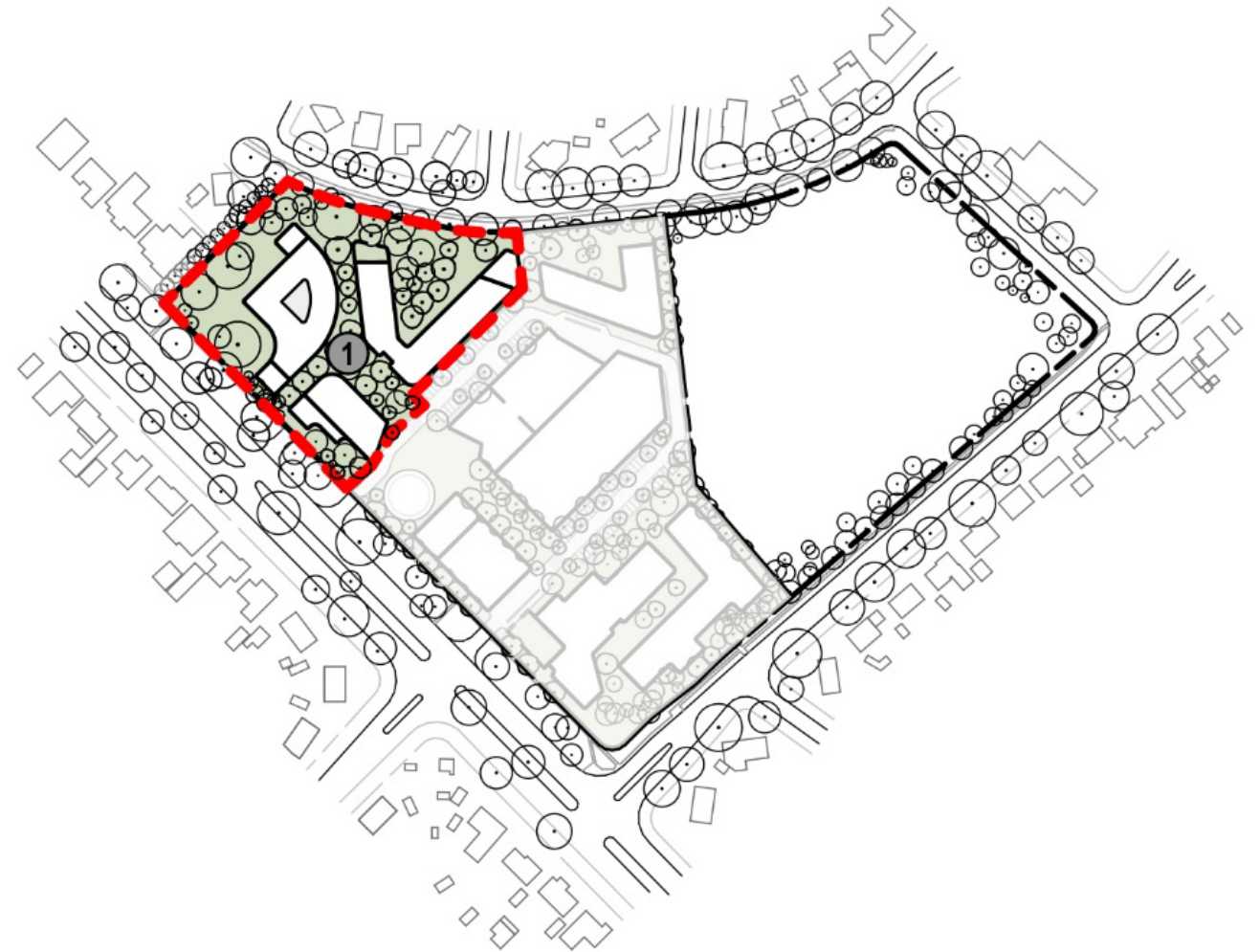
Stage 3

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 carparking

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



Ancillary Services – On Campus Amenities

Planning for ancillary services proportionate to the student/staff population

1. Convenience Store.
2. Noodle bar (or similar).
3. Gym / wellbeing services.
4. Sandwich Shop.
5. Café / Restaurant.
6. Café/ Restaurant and other student/ staff services *(subject to future demand and requirements)*.

All ancillary services to be located on the ground floor of nominated buildings.



NEXT STEPS

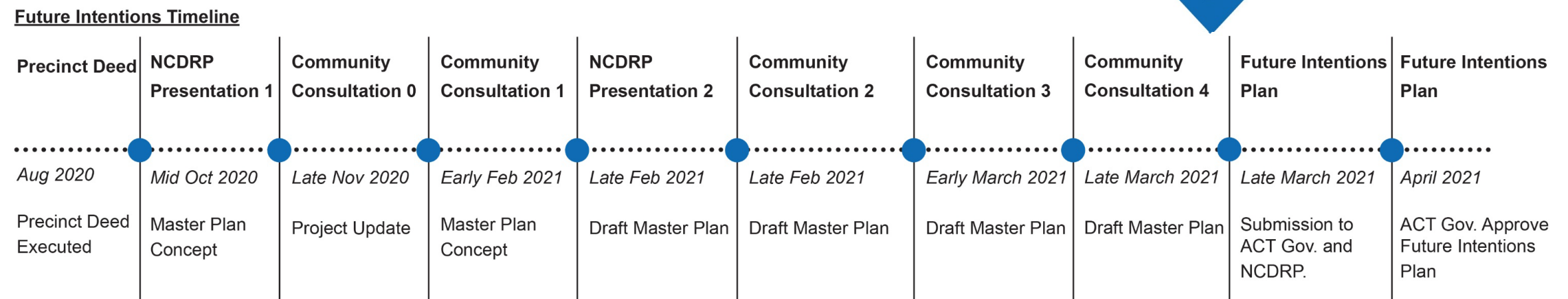
Next Steps

The next steps for the AIE to submit the Future Intentions Plan to the ACT Government for approval. Once the Future Intentions Plan is approved and relevant conditions in the Precinct Deed have been met, the sale of Block A can be executed.

AIE will develop Block A (Stage 1) between 2022/23 – December 2024*

AIE will develop Block B between 2026/27– 2028/29*

* Indicative timing shown subject to change.



Future Consultation Opportunities

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