

ACADEMY OF INTERACTIVE ENTERTAINMENT (AIE)

AIE'S WATSON CAMPUS RENEWAL

REVISED FUTURE INTENTIONS PLAN



Revisions to the Future Intentions Plan were produced with the assistance of Nathan Beer & Associates and Made.la (formerly Enviro Links Design).

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0 MASTER PLAN CHANGES

Amendments to the Future Intentions Plan were approved on 24 April 2025. Throughout May-June 2024 AIE consulted with the community regarding proposed changes to its Master Plan. The amended Future Intentions Plan was submitted to the ACT Government for consideration on 1 July 2024. Additional updates were submitted on 11 March 2025 in response to a further information request. Section 7 – Version History contains a summary of additional updates that were made in response to the further information request. This is the Approved Revised Future Intentions Plan.

Summary of Key Changes:

- 1. Student Accommodation has been removed from Stage 1**
 - Future accommodation remains as planned.
- 2. Student Production Hall A has been moved to the opposite side of the driveway and the size marginally increased.**
 - Previous footprint approx. 860 m2
 - Revised footprint approx. 1,300 m2.
- 3. Building A reduced to 2 Storeys with a resulting increase to the footprint. It's been moved across to roughly where the Student Accommodation was.**
 - Previous height was 4 Storeys, with an approx. footprint of. 1,700 m2
 - Revised footprint is approx. 3,000 m2 (maximum).
 - There is a possible further decrease in the Building A footprint depending on partner pre-commitments.
- 4. Production Hall Workshop and amenities moved forward to Stage 1**
 - In the original location of the Student Production Hall.
- 5. Increased surface level parking and extended student boulevard through to Building A student entry.**
 - Previous onsite surface level parking 23 spaces and the remainder of parking on the adjoining CTP site.
- 6. Traffic and parking calculations are currently being re-assessed and revised by traffic consultant based on the revisions to stage 1.**
- 7. Timeline adjusted for commencement and completion dates of stage 1 & 2.**
 - Stage 1 was initially going to be completed by December 2024. We are now aiming to submit our DA for Stage 1 in Q1 of 2025 and to commence building Q3 of 2025.
 - Stage 2 Development would commence by 2029 and conclude by 01 January 2031.
 - Stage 3 Development would commence by 2036 as originally planned with overall completion Prior to January 2040.
- 8. Overall Comparison**
 - Previous Block A Footprint is 4,626 m2, revised is 5,355 m2 (max.). Previous Block A GFA is 16,728 m2, revised is 8,017 m2 (max.).

AIE's CAMPUS VISION

1

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.

1.1 AIE'S CAMPUS VISION

To provide a tightly integrated living, learning, and working environment that will transform AIE's Watson campus into Canberra's principal destination for games and film education, research, and production. To align with AIE's not-for-profit mission to be a catalyst for producing industry ready graduates through industry partnerships and the provision of world class 3D Animation, visual effects, film and game development education.

Key benefits:

- Through the development of student production facilities, larger interstate and international productions will provide an increased number of work integrated learning internships for AIE students.
- There will be further opportunity to foster linkages with other key institutions and educators in Canberra to enable shared access to the new facilities. This will reinforce and expand on AIE's already significant contributions to the ACT knowledge economy and Canberra as Australia's education capital.
- Students will learn from teachers and industry mentors in educational buildings that facilitate a combination of learning facilities and industry co-working spaces.
- Vocational students form team groups so they can work in an industry simulated production environment from their classrooms.
- Vocational and Degree students receive opportunities to work with industry on commercial films in the Student Production halls.
- Student learning/working groups can be clustered in accommodation units that enable them to take advantage of this tightly integrated living, learning, working environment.

1.2 AIE'S CAMPUS VISION – ALIGNMENT WITH INNER NORTH & CITY DISTRICT STRATEGY

In late 2023, the new ACT Planning system introduced design guides and district strategies. A desired policy outcome for the *Inner North and City District Strategy* is the development of innovation precincts including the AIE in Watson. AIE aims to grow its capacity as a key driver of economic activity and employment opportunities through:

- continuing to offer contemporary vocational and higher education course offerings; and
- the establishment of AIE Studios to expand on partnerships with screen industry partners to produce large budget, VFX-heavy content.

DESIGN PRINCIPLES

2

The AIE Canberra campus will be a world class learning and industry partnered campus within Canberra's inner north. The campus will celebrate its global connection while creating a unifying urban gesture to Canberra.

As a campus within an existing landscape, AIE Canberra will showcase collaborative territory education life and partnerships through a range of buildings and spaces for academic, cultural, production and student focused learning and working. The AIE Canberra campus will be pedestrian focused, enabling campus collaboration, flexible learning and teaching and creating a safe and welcoming place for the residential students and surrounding community.

Developed over stages, the AIE Canberra campus will support long term growth of AIE in Canberra. Each stage will deliver key components including academic, student accommodation, parking, production and campus open space to ensure a sense of completeness at each stage supporting a rich student, academic, production and visitor experience over time.

2.1 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.



2.2 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.



2.3 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



2.4 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.



REVISED MASTER PLAN

3

The masterplan has been designed to achieve an open and connected 'campus in the landscape' that is woven into the network of the surrounding neighbourhood.

The campus is broken down into three building types, education with industry partners (Commercial), production and student accommodation.

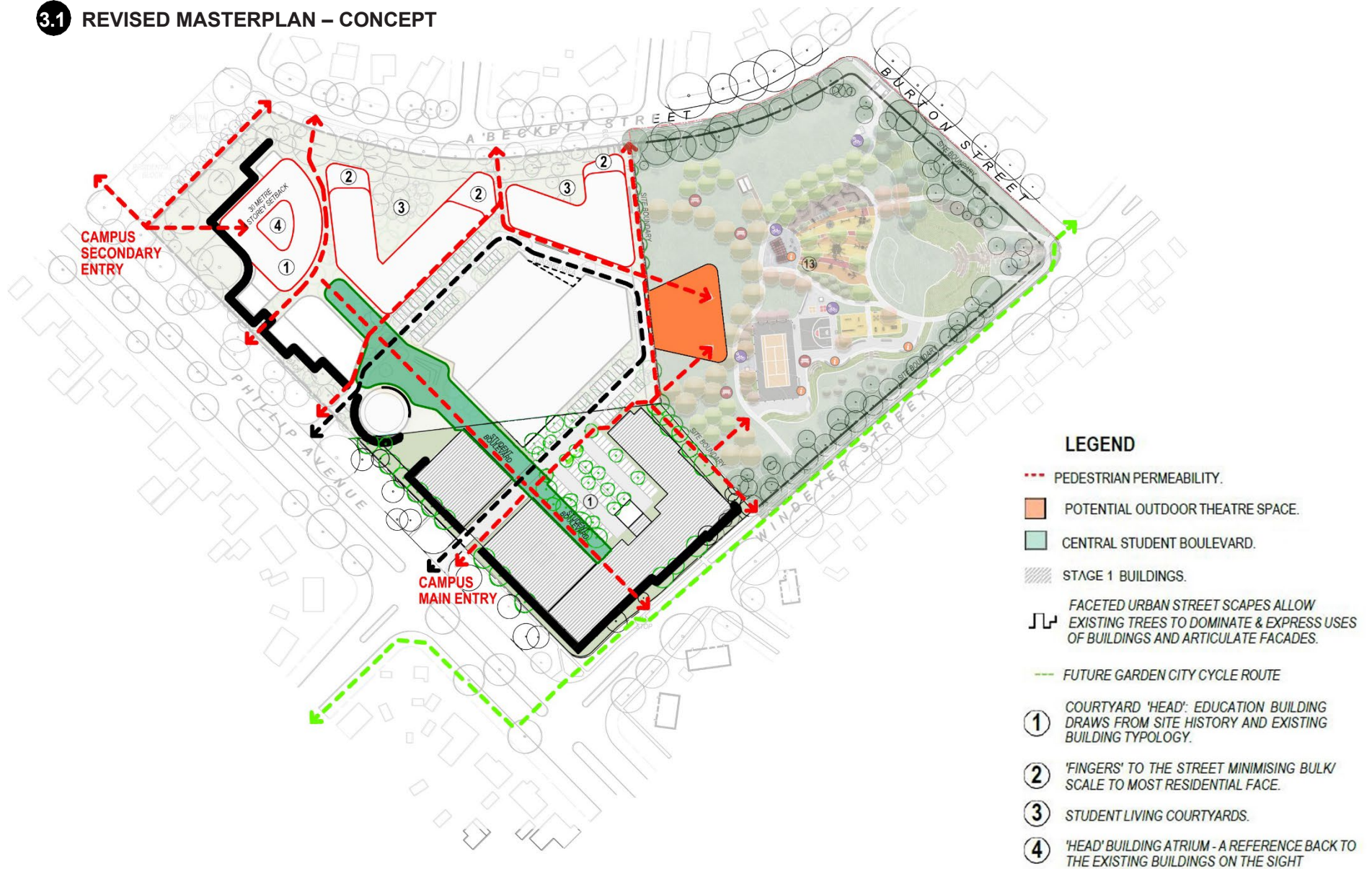
The masterplan positions the education, one of the production halls and an accompanying amenities and workshop building along Phillip Avenue to promote the campus to the civic street of Phillip avenue, while using the student accommodation buildings along the more residential natured street of A'Beckett street and the Education and Industry main campus building along Windeyer street to provide a buffer to the surrounding residents from the busier parts and buildings of the campus.

Functional Needs

A campus to live, study and create for a forecasted 600 students (estimated maximum of 50% on campus at one time) in 2038.

- Building A – Education and Industry (Decant Building)
- Building B – Education and Industry
- Building C – Education and Industry
- Student Production Hall A
- Student Production Hall A Facilities and Workshop
- Student Production Hall B
- Student Production Hall B Facilities and Workshop
- Student Accommodation

3.1 REVISED MASTERPLAN – CONCEPT



3.2 & 3.3

REVISED MASTERPLAN AND REVISED MASTER PLAN - BUILDING USES (combined image)



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:	8,017m²
STUDENT ACCOMMODATION PORTION:	N/A
BLOCK 2, SECTION 13 WATSON GFA:	27,886m²
STUDENT ACCOMMODATION PORTION:	11,671m²
TOTAL GFA (BLOCK 4 + BLOCK 2):	35,903m²
STUDENT ACCOMMODATION PORTION:	11,671m²

1 SURFACE LEVEL CAR PARKING

TO BE CONFIRMED BY TRAFFIC ENGINEER

2 BUILDING A / EDUCATION & INDUSTRY

2 STOREY
FOOTPRINT: 3,043m²
TOTAL GFA: 3,765m²

TEACHING & LEARNING + ADMIN PORTION: 2,598m²
GAME PLUS FILM PLUS PORTION: 765m²
ANCILLARY USES PORTION: 1,526m²

3 STUDENT PRODUCTION HALL A / EDUCATION & INDUSTRY

1 STOREY (15.2m HIGH)
FOOTPRINT: 1,377m²
TOTAL GFA: 1,334m²

4 PRODUCTION HALL FACILITIES A & WORKSHOP / EDUCATION & INDUSTRY

1 STOREY (8.5m HIGH)
FOOTPRINT: 835m²
TOTAL GFA: 886m²

FILM AMENITIES/FACILITIES PORTION: 256m² GFA

5 WATER STUDIO / EDUCATION & INDUSTRY

1 STOREY (8m HIGH)
FOOTPRINT: 399m²

6 STUDENT PRODUCTION HALL B / EDUCATION & INDUSTRY

1 STOREY (15m HIGH)
BLOCK A PORTION: 170m² (GFA)
BLOCK B PORTION: 2,680m² (GFA)
FOOTPRINT: 2,850m²
TOTAL GFA: 2,850m²

7 PRODUCTION HALL WORKSHOP B / EDUCATION & INDUSTRY

1 STOREY (6 & 10m HIGH)
FOOTPRINT: 1,825m²
TOTAL GFA: 1,825m²

8 PRODUCTION HALL FACILITIES B / EDUCATION & INDUSTRY

2 STOREY (WITHIN 15m HIGH VOLUME)
TOTAL GFA: 1,360m²

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: 6,405m²

11 STUDENT ACCOMMODATION 1

4 STOREY (20 BEDS)
FOOTPRINT: 1,698m²
TOTAL GFA: 6,789m²

12 STUDENT ACCOMMODATION 2

4 STOREY (16 BEDS)
FOOTPRINT: 1,251m²
TOTAL GFA: 4,882m²

13 INNER NORTH PLAY SPACE

CONDITIONAL DA APPROVAL
FOOTPRINT: 22,168m²

The Gross Floor Area (GFA) and resulting footprint of individual buildings may change, however, they will remain within the minimum and maximum thresholds set out in the Precinct Deed. For the avoidance of doubt, the minimum GFA set out in the Precinct Deed takes precedence in the event of any inconsistencies or ambiguity. The start and completion of developments may also vary, however, must remain within the parameters set out in the Precinct Deed.

3.1 MASTERPLAN – SOLAR ACCESS

The Master Plan has been designed to achieve no over shadowing of adjacent residential lots at 9 am, 12 pm and 3 pm on the winter solstice (June 21).

The reduced Building A height to 2 storeys further limits the potential of overshadowing.

The revised layout of Stage 1 further improves solar outcomes to Building A due to the removal of the 4 Storey Student accommodation building from Stage 1.

Stage 2 & 3 solar access remains as previously indicated.

To view the previous solar access diagrams, see pages 13 – 15 of the former approved Future Intentions Plan (November 2021).

REVISED LANDSCAPE MASTER PLAN

The masterplan has been designed to create a connected campus that responds to the surrounding landscape and provides amenity for future students, visitors, and surrounding neighborhoods. The main student boulevard is a key campus link that will facilitate rest, transit, and congregation at the heart of the campus. Pedestrian links around the campus provide clear wayfinding and connections to the remaining campus and surrounding streets and shops. Campus courtyards provide spaces for the students to relax, meet and study.

4

4.1 REVISED LANDSCAPE MASTER PLAN – VISION AND STRATEGIES

Revitalise the AIE public realm, creating spaces which provide a hub for students, residents, staff and visitor interactions through the creation of a pedestrian scale environments which are activated, welcoming, comfortable and safe. Delivered to position AIE as a world class facility for learning and creating.

Creating a welcoming and comfortable public realm, a place where people gravitate to and linger and can use to facilitate creativity and learning

- Maximise soft landscape running through the main spine of the campus allowing students, staff and visitors to breathe fresh air, to see sunlight and to connect with nature

Develop sustainability design principles

- Positively contribute to Urban Heat Island effect through increased shade canopy plantings
- Implement WSUD principles
- Consider use of recycled materials
- Consider carbon footprint when specifying products
- Specify appropriate plant species suited to Canberra's climate

Activate and strengthen the association between the building occupants and the shared ground plane

- Implement biophilic design principles (Bringing vegetation to the exterior and interior spaces of the building provides a direct relationship to nature.)
- Locate public realm amenity in close proximity to building entrances
- Co-locate passive building facades with outdoor areas of high activity

Provide a diversity of spaces which cater to a mixed user group

- Provide a variety of comfortable spaces at a human scale offered throughout the campus
- Provide multiple seating arrangements within each space

Provide lighting to provide safety and encourage night time activation in targeted areas for staff members.

- Include Lighting located on campus to Australian standards and CEPTED principles that allows safe access between campus buildings, to carparks and bus stops and adjacent streetscapes
- Provide Lighting to complement signage wayfinding strategy.

A connected environment with functional wayfinding and pedestrian flow

- Ensure vehicular and pedestrian traffic flows are conducive to excellent public domain outcomes
- Provide immediate visibility of the AIE entrance from site entry assists wayfinding and reduces confusion
- Include Clear and logical wayfinding signage and visual cues to help with navigation
- Create intuitive, easy to navigate and efficient connections to surrounding buildings, open spaces and streetscapes
- Improve connection and provide direct access to public transport
- Provide locations that service on-site visitor and staff carparking and pedestrian drop-off locations
- Enhance active travel and provide well connected bicycle paths and dedicated end of trip facilities for visitors, students and staff

Creating a placemaking identity for the public realm that fosters social cohesion

- Create arrival gateways that give a sense of arrival to campus
- Connect the campus with the surrounding neighborhood so that it can be used as part of people's daily routine.
- Ensure interaction with the surrounding open space and future play area so that young children, parents and carers have a connection to the campus
- Tie in materiality to new and old buildings to strengthen sense of place as a whole
- Providing multiple serendipitous opportunities for staff, students and visitors to interact with one another in the public realm
- Provide a campus that is emblematic with the native landscape of Canberra

Provide spaces which can be utilised through every season

- Plant Deciduous trees throughout landscape and thoroughfare spaces
 - Introduce covered areas to targeted thoroughfares, building entrances, courtyards and retail locations
- Improve microclimates.

The images on the following pages show the proposed species to be planted in place of existing trees that need to be removed to enable the built form to take place. Additionally, images of landscaping materials and developed landscapes that will inspire the detailed landscaping design. Future detailed design work will also consider Ngunnawal cultural resonance and local identity in the landscape where appropriate and an indigenous advisory committee has been engaged to help achieve this.

NATIVE TREES



Baccharis populneus



Casuarina cunninghamiana subsp. *Cunninghamiana*



Eucalyptus mannifera



Eucalyptus viminalis



Eucalyptus pauciflora

EXOTIC TREES



Lagerstroemia laurifolia "Snow"



Melaleuca forsteri



Nyssa sylvatica



Pinus caroliniana "Nigra"



Pinus pinaster

SHRUBS



Cornus alba



Cornus "Dusty Miller"



Dryopteris "Aniseed"



Geranium sanguineum "Ritmo 10 30 10"



Salvia "Impact Purple"



Westringia "Jenny's Gem"

GROUNDCOVERS



Banksia repens "Brimley Cordillera"



Geophila "drucei"



Cuscuta glauca "Cousin Al"



Chrysanthemum alpinum "Dewey Flame"

GRASSES



Grass "Jasperina Molonglo"



Juniperus communis



Myoporum laetifolium



Myoporum laetifolium



Myoporum laetifolium



Thymus serpyllum "Alba"

GRASSES



Diarrhea grandiflora



Festuca gracilis



Lomandra longifolia "Tanka"



Poa trivialis "Eridale"

GRASS



Thermodur® Farnway Park

CLIMBER



Pythagoras® Farnway Park

FURNITURE



Linea Bench Seat Freestanding



Linea Bench Seat Top



Spoke Pod Benches



Frame Bin Enclosure SFA



Linea Blue Rack



Ratio Collaps Table



HP Planting Pot



Bike Repair Station



Decking



Removable Linea Bollard SFA

PAVEMENT



Plain Concrete Paving (P1)



Concrete With Exposed Aggregate (P2)



Urbanstone Milled Granite Cream (P3)



Urbanstone Milled Granite Golden (P4)



Permeable Hydrant Sliver (P5)



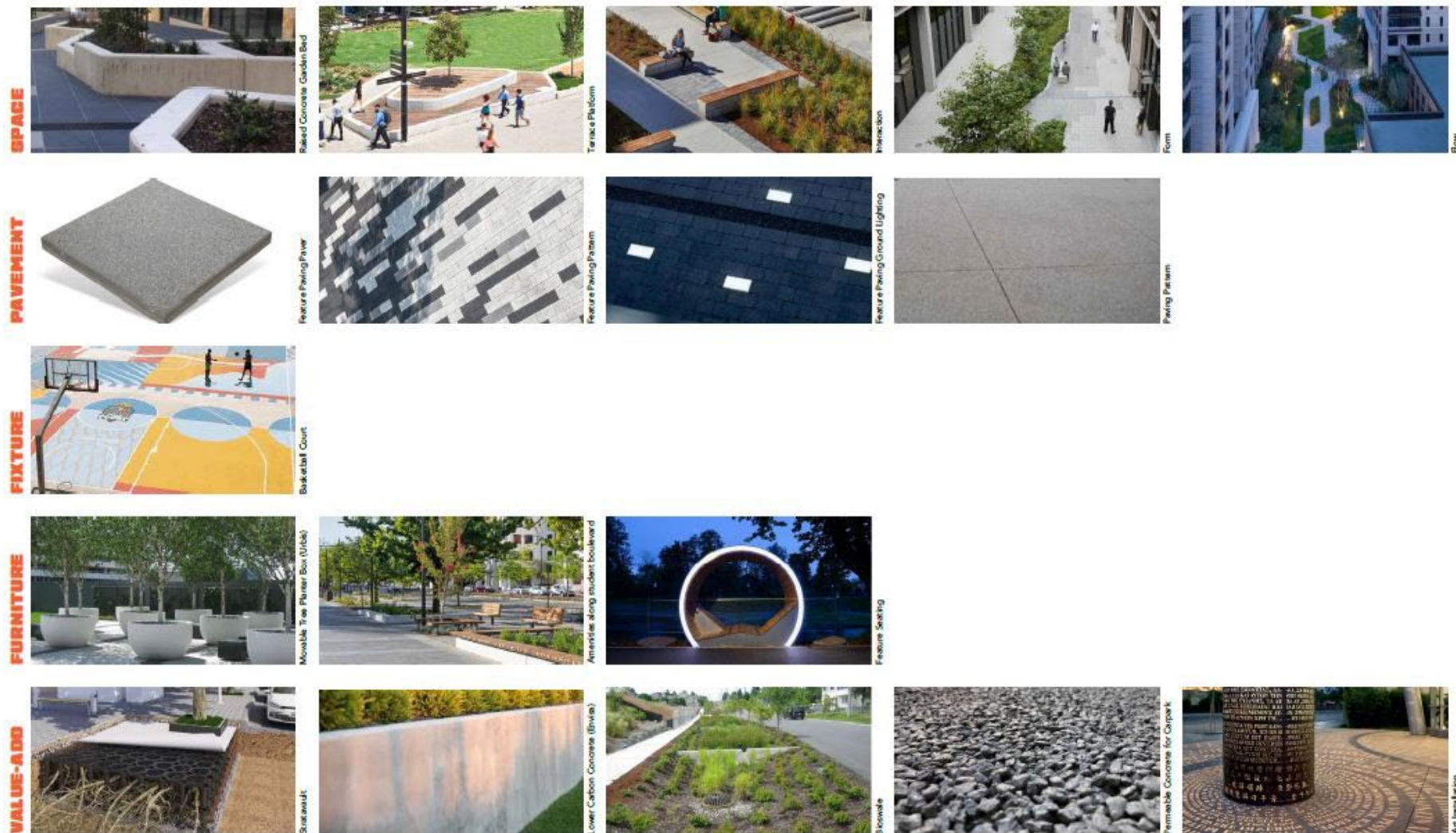
Permeable Paving (P6)



Cobble Stone (P7)



25mm Tan Bark Mulch



4.2

REVISED LANDSCAPE MASTER PLAN



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

4.3 REVISED LANDSCAPE MASTER PLAN – FIRST STAGE



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.

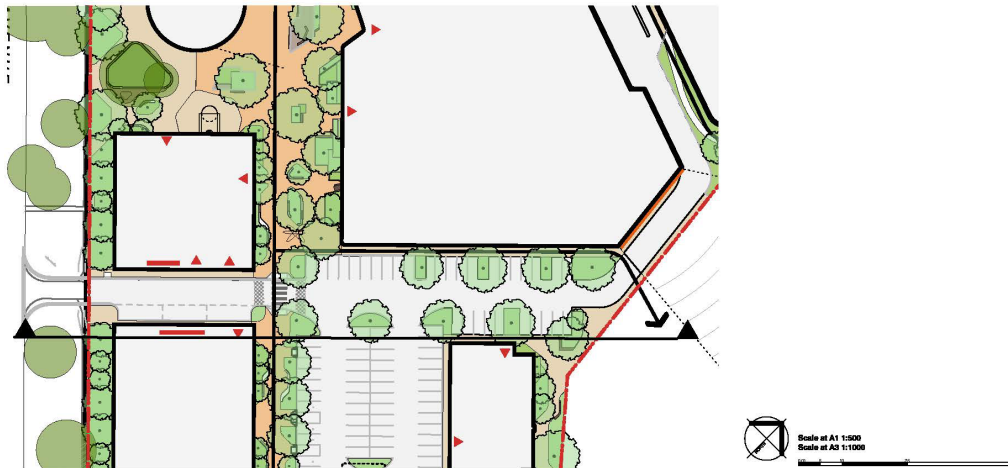
Entry Brief

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

4.3 REVISED LANDSCAPE MASTER PLAN – FIRST STAGE



4.4 REVISED LANDSCAPE MASTER PLAN – STUDENT BOULEVARD



NOTES

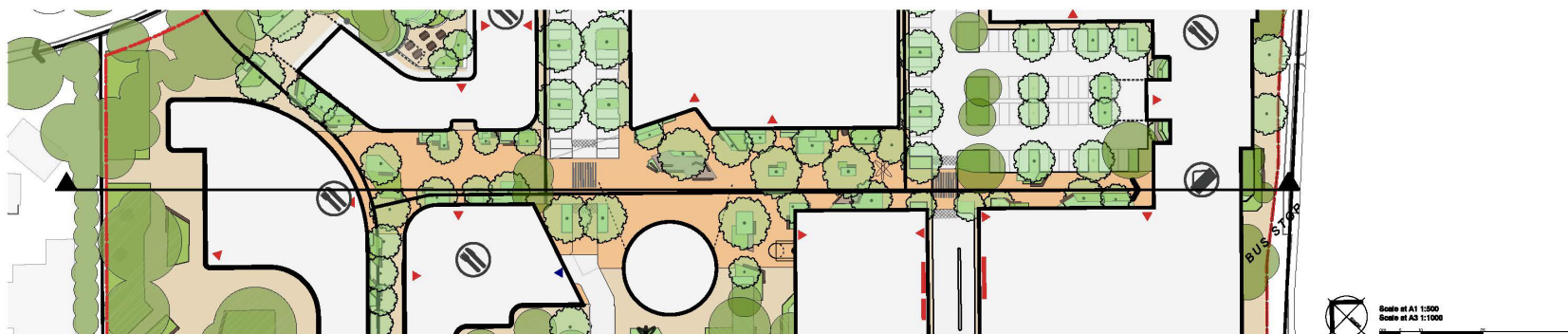
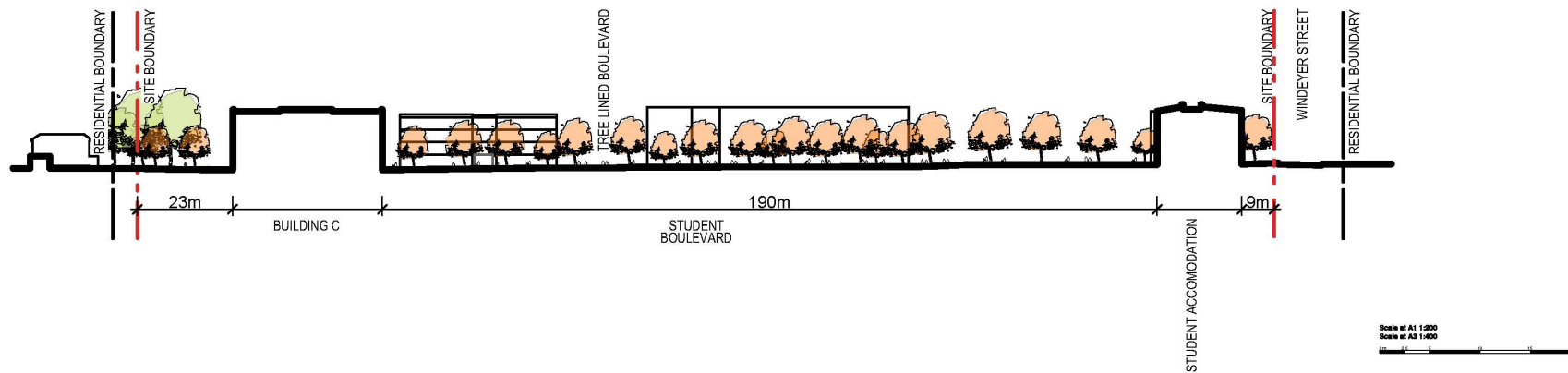
Main Boulevard Brief

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. A screen will project student material and the surrounding area will act as the main meeting and gathering hub.

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 and a raised crossing

4.4 REVISED LANDSCAPE MASTER PLAN – STUDENT BOULEVARD



4.5 LANDSCAPE MASTER PLAN – NORTHERN CAMPUS ARRIVAL



Northern Entry Brief

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

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

4.6 LANDSCAPE MASTER PLAN – NORTHERN COURTYARD



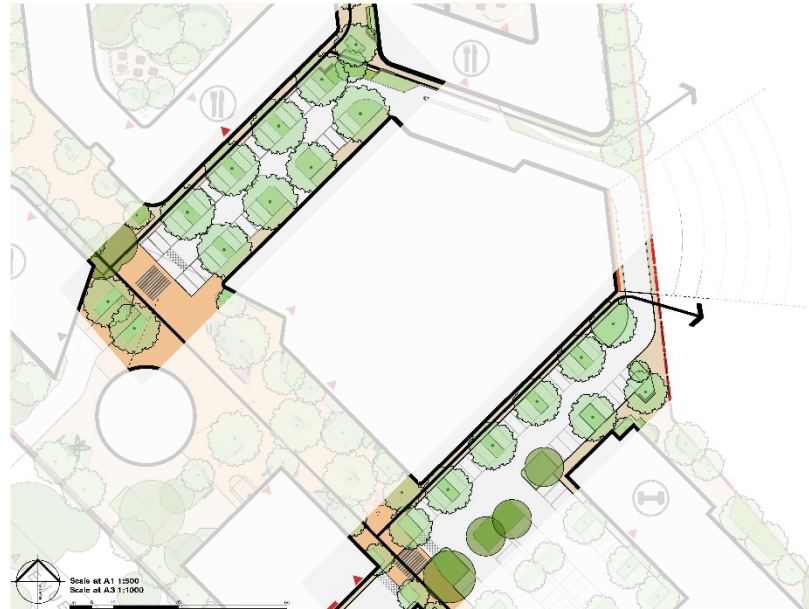
Northern Student Courtyards Brief

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. Screen the courtyards visually and acoustically from A'Beckett street.

Northern Student Courtyard Objectives

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

4.7 REVISED LANDSCAPE MASTER PLAN – CAMPUS LINKS



NOTES

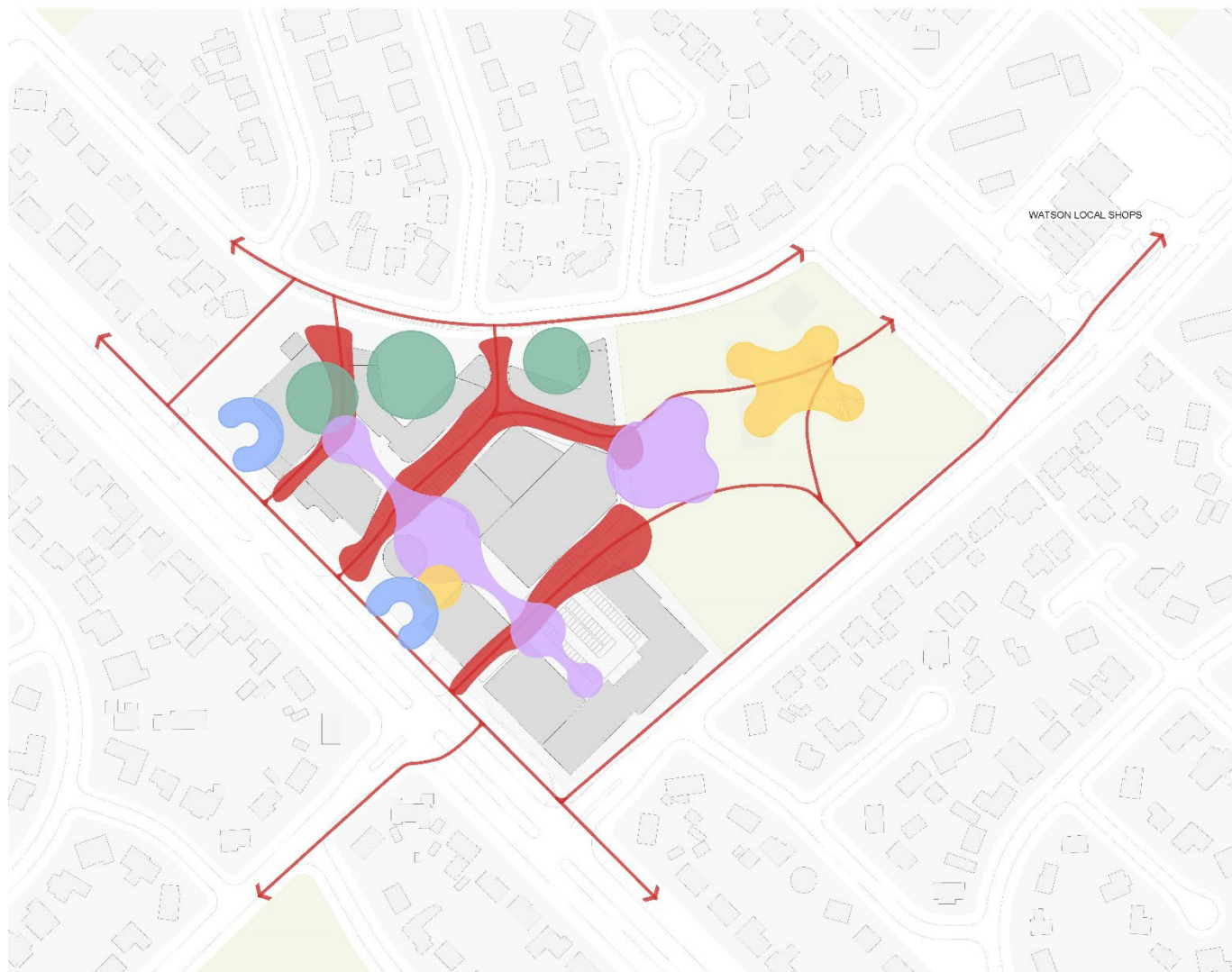
Pedestrian Links Brief

The pedestrian links will create a safe and accessible shared typology that will act as the key student and public link through the campus. A wayfinding strategy will create ease of navigation as part of an overall site strategy. The links will be well lit and safe at night and have shade from the tree canopy coverage on hot days. The links will celebrate the key intersections of the main boulevard and the main entry building.

Pedestrian Links Objectives

- Create tree lined links that provide shade for pedestrians and cars parked during the day
- Celebrate key links and intersections with activated plazas and sculptural landmarks
- Maintain visual links to key buildings and surrounding points of interest like Watson shops and Mt Majura.
- Prioritise pedestrian and cycle movement whilst ensuring vehicular movement is catered for.

4.8 REVISED LANDSCAPE MASTER PLAN – PLACEMAKING STRATEGY DIAGRAM



ARRIVE

Entry gateways create welcoming entries from to Phillip Avenue and bookend the central corridor to provide a sense of arrival and purpose for the campus.



CONNECT

The campus is woven into the network of the surrounding neighbourhood. It's avenues and link connect to the shops, school, light rail and active travel routes. The spaces allow people to connect to the precinct as part of their daily routines.



GATHER

Pockets throughout the campus provide opportunities for people to come together and socialise, interact or simply be around others.



REFLECT

Quiet spaces to encourage contemplation and study, moments of rest and places to pause.

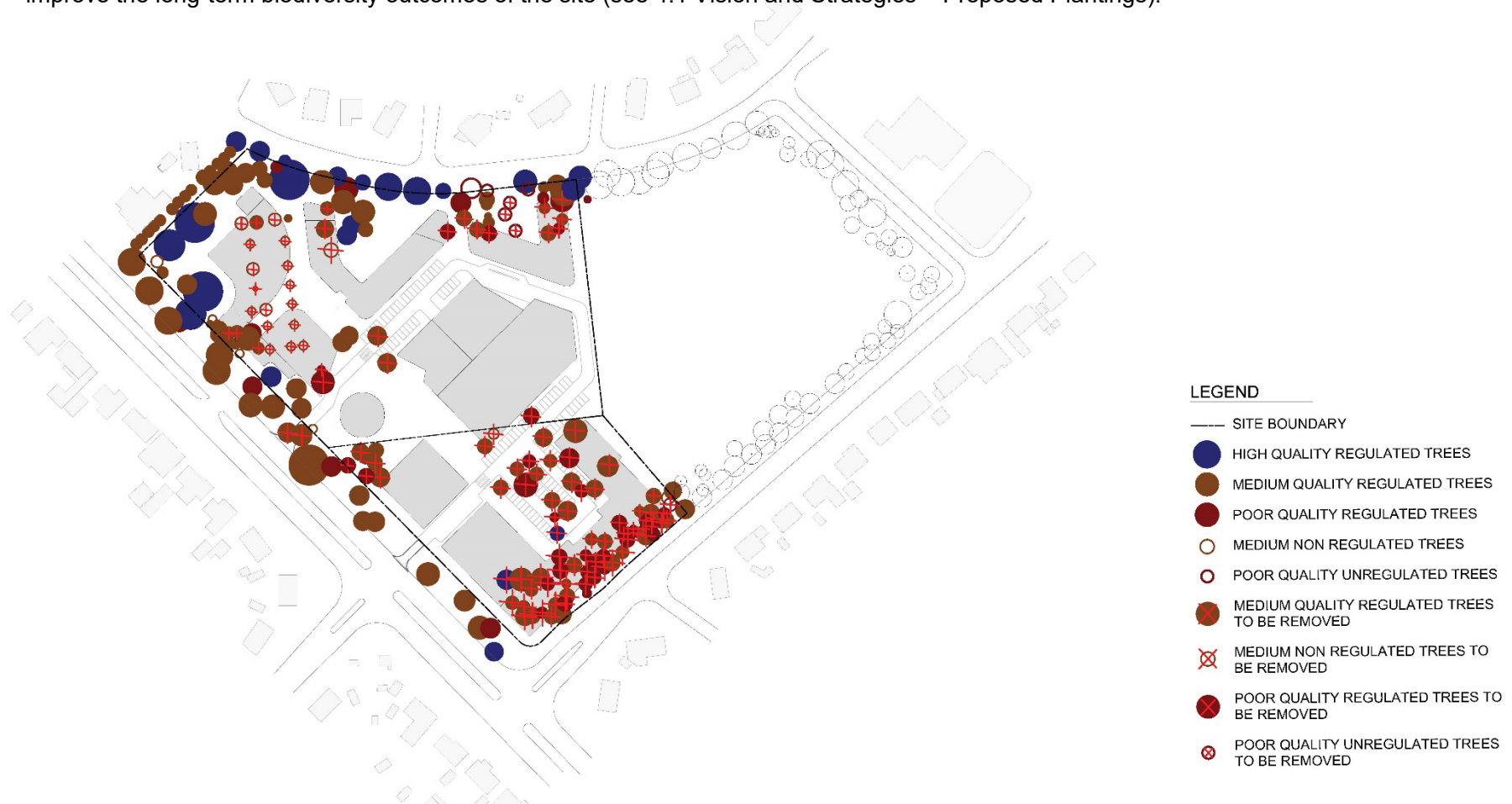


PLAY

Designated areas for play connected provide an opportunity to increase activity and interaction across the campus.

4.9 REVISED LANDSCAPE MASTER PLAN – EXISTING TREES

Note: Proposed Stage 1 tree removals include 13 *Pinus radiata* which is a listed pest species in the ACT. Native replacement plantings are intended to improve the long-term biodiversity outcomes of the site (see 4.1 Vision and Strategies – Proposed Plantings).



4.10 REVISED LANDSCAPE MASTER PLAN – FIGURE GROUND



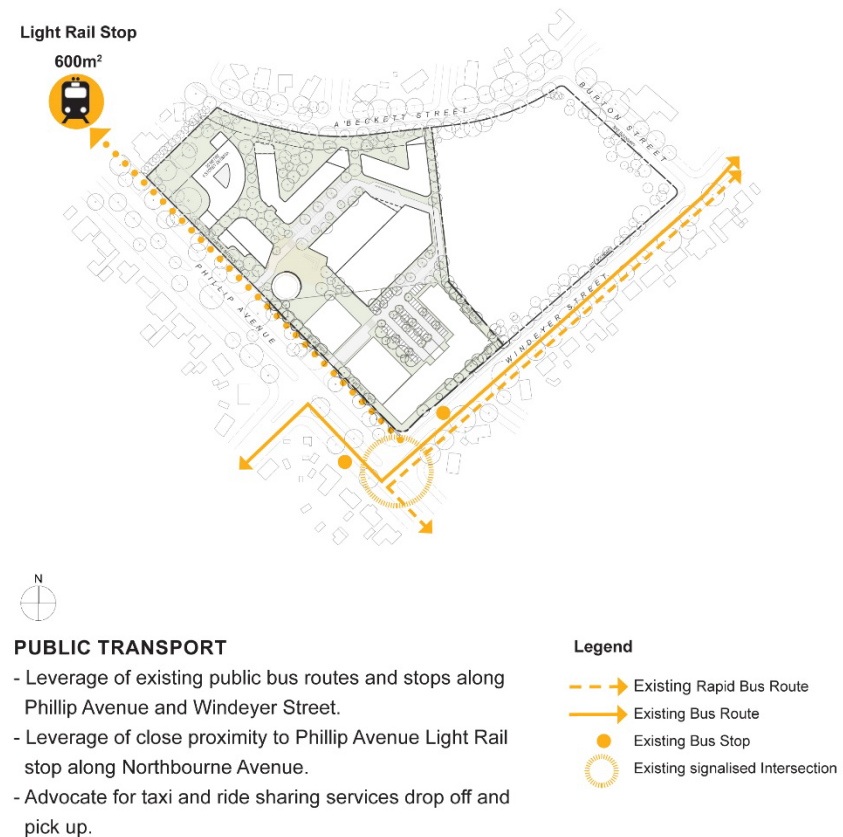
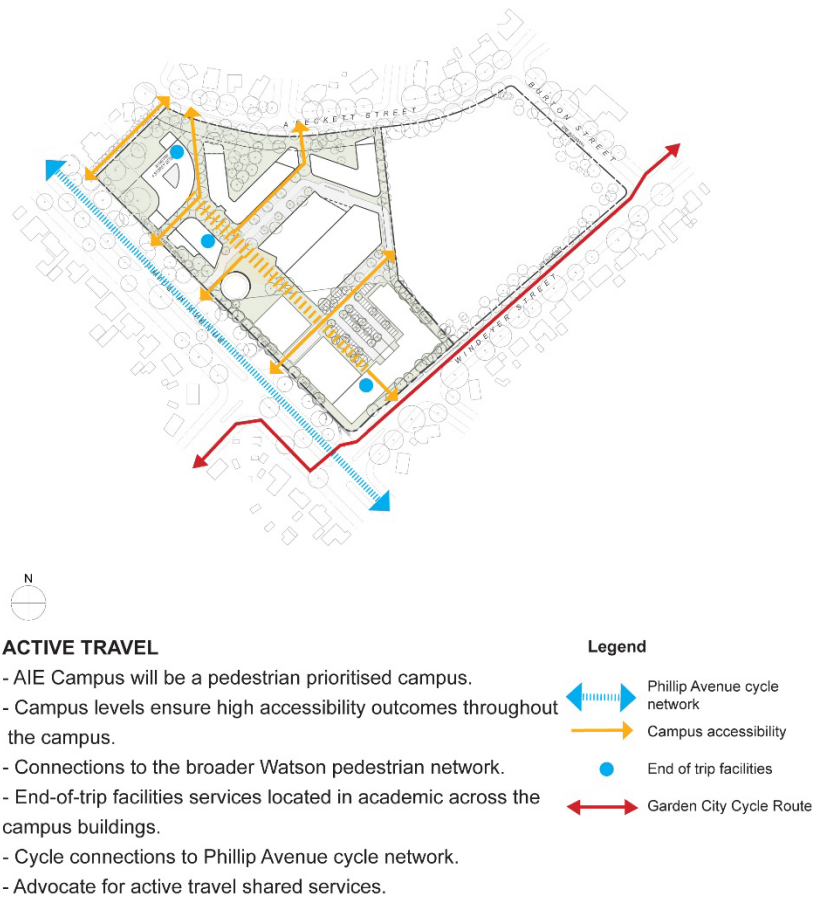
REVISED DESIGN STRATEGIES

The strategies articulate how the campus will be organized and structured and intentions for specific outcomes such as location of open space, potential development envelopes for Campus buildings and the character of the campus through the building design and landscape design.

The strategies are also responses to the campus design principles, targets, background technical and context information, as well as the intention of the planning codes and guidelines the site is subject to.

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5.1 REVISED DESIGN STRATEGIES



5.2 REVISED DESIGN STRATEGIES – CAMPUS MATERIALITY AND BUILT FORM

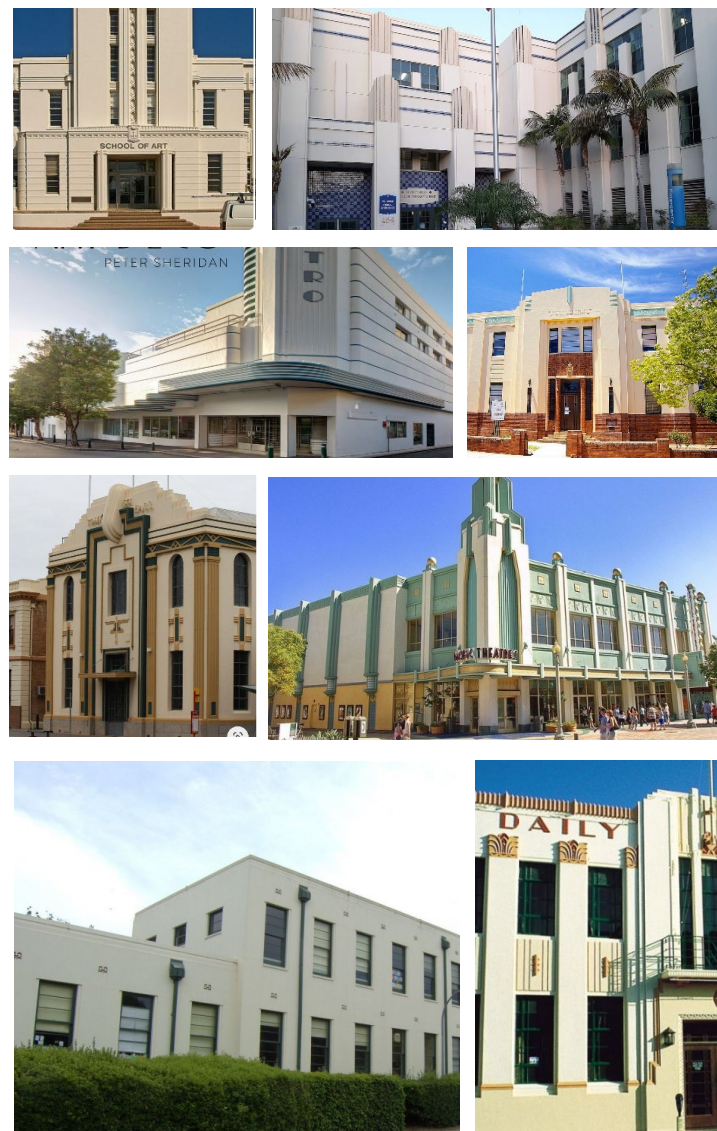
The AIE Campus is envisaged as a series of buildings which have a unified palette of materials but with specific characters that relate to their usage and typology. Art deco accents in AIE colours, inspired by 1920s Hollywood have been introduced to establish a sense of place as a film school. These features break up the building façade and provide a geometric point of interest on the exterior of the building. An articulation parapet and entry archway are proposed as further means to create a pleasant exterior.

The timeless and re-occurring art-deco architectural style has been purposefully chosen as it is synonymous with the golden age of film production and also draws on and respects the existing Canberra character of heritage theatre schools such as Gorman House and Ainslie Primary School. In recognition of AIE's innovative fields of education, the design will be a modern interpretation. This also enables the future character of the site to celebrate more modern design features in future stages towards 2040.

Colours selected should reflect the traditional Canberra 'red' brick, browns and other neutral tones that can be seen in the suburb ranging from white to charcoal grey, beige to brown and bronze. This palette is derived of materials that have been used in the original construction of the suburb of Watson and Downer. Colour variation, which exists in traditional Canberra red brick tones and across the natural environment, is encouraged.

Flat primary colours are not suitable for use for external cladding in this setting. In this instance, the existing planted landscape and future planted landscape should be the dominant visual element when the development is viewed from Phillip Avenue. Due to proposed tree removals that cannot be avoided to achieve the stage 1 outcomes of the site, a newly planted landscape is proposed for the Corner of Phillip Avenue and Windeyer street. A reduced building height of 2 stories will minimise the immediate impact on the surrounding neighbourhood and help the newly planted natural landscape to be more prevalent earlier on. As plantings mature, further softening the building interface.

Bright colours would only be seen on the integrated LED/projection screens either within the student boulevard or as the community film screen facing the park. The



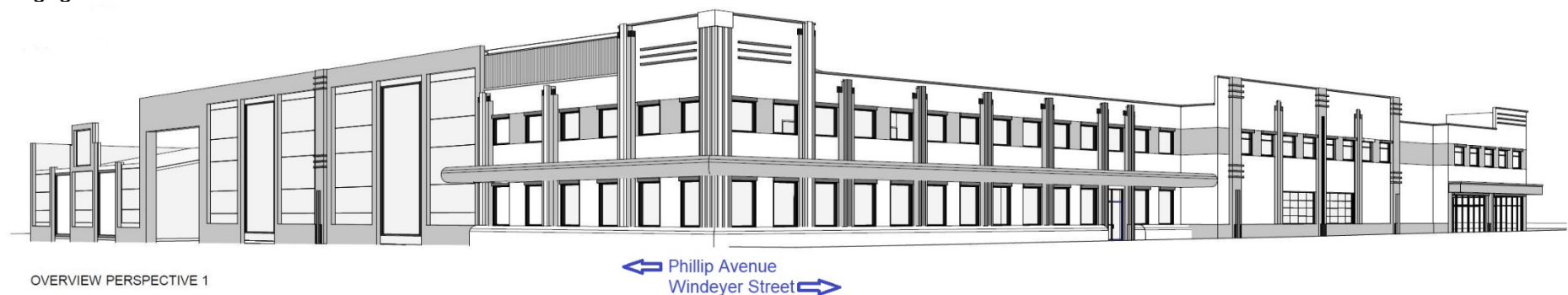
purpose of these would be to display AIE students or community films.

Permeability of the forms onsite is encouraged, and pedestrian permeability must be maintained between buildings throughout the site. Pedestrian colonnades that provide cover on the perimeter of buildings and covered entries are encouraged for pedestrian comfort and wayfinding. Solar access for light and warmth should be maintained for any building that is not internal by its use (e.g. indoor filming - sound stages). Current technology may be reflected in façade types such as the use of photovoltaic glazing enmeshed LED glass or other similar innovations, but these must be fully integrated into the architecture in locations which do not adversely impact the neighbourhood or surrounding amenity and still allow the landscape buffer at the street perimeters to dominate.

The primary entry must be clearly understood visually. This is to be done with a significant architectural element/opening which may be read on the streetscape of Phillip Avenue and should be able to be easily viewed by car, foot, or bicycle.

A freestanding façade complimented with panel elements on both the Workshop and Student Production Hall A is proposed. This also couples with an identifiable entrance awning and signage to the site. The layered elements provide both breakup and articulation to what would otherwise be a blank/stark façade. The secondary entry is for pedestrian access and should be easily understood and recognised when arriving by foot or bicycle from the light rail.

Overview Perspective 1 (below) shows the indicative-built form of the Stage 1 buildings from the Phillip Avenue/Windeyer Street corner intersection. There is an additional proposed landscaping layer between the built form and Windeyer Street and an enhanced existing landscaping layer between the built form and Phillip Avenue (see Section 4 – Landscape Masterplan). Building edges have been stepped along Windeyer Street to positively impact the street frontage through subtle changes in the building setback that still enable AIE to achieve their required classroom layout. The proposed setback also lends opportunity to incorporate inviting areas for public use through seating, artworks and landscape textures that encourage engagement with the site.



A restrained blue pillar monument within scale of surrounding architectural details will present AIE on this corner. More significant façade activation is reserved for the site entry points, as per the proposed classical influences, with typical layering, and limited use of stark variations to allow entry points to be self-evident. Architectural façade lighting will be designed to comply with relevant safety and environmental codes to improve wayfinding and ensure visibility, pedestrian safety and crime prevention without adversely impacting on the natural environment.

Education buildings should have a civic sensibility to their architectural character and maintain a façade with breaks to Phillip Avenue whilst maintaining as transparent as possible ground floors. Student Residences should not have any balconies facing residential areas to help restrict noise to the neighbourhood. Student courtyard designs are to ensure small gatherings only and must have acoustic treatment such as acoustic walls/berms and be sunken from the street level.

Where possible student residential facilities should be stepped in height at the street façade facing A'Beckett street to minimise the visual impact.

Student housing must offer adequate amenity to students and some variety in size of units between a single room and bathroom to 4-bedroom accommodation.

SUSTAINABILITY

As an initial commitment AIE commits to achieving 30% canopy coverage and 30% permeability targets for the site. The AIE will engage a suitably qualified sustainability specialist consultant to develop measurable targets for each phase of development. These will focus on landscape measures, active travel, energy reduction and solar generation, and on-site water capture and re- use and will be in excess of mandatory measures. They will be site and usage specific commitments to be derived from current NABERS and 'Greenstar' tools and submitted with each DA. Due to the time that the project will be undertaken over these targets must be adjusted at each stage of the development. This will allow new technologies and higher targets to be met at each stage of development.

REVISED STAGING & IMPLEMENTATION

6

6.1

REVISED STAGING AND IMPLEMENTATION

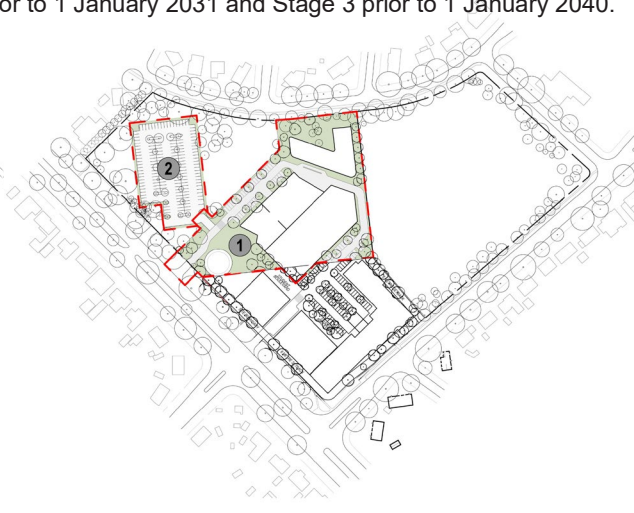
The timeframe for the commencement and completion of each Stage and the works required in each Stage is fixed. However, the timing of components in some stages may vary depending on business needs at the time. As such, revised completion dates are per the following: Stage 1 revised completion prior to 31 December 2026, Stage 2 revised completion prior to 1 January 2031 and Stage 3 prior to 1 January 2040.



COMMENCE STAGE 1 (2025) COMPLETE STAGE 1 – Prior to 31 Dec 2026

- (1) AIE interim 'mini campus' buildings under construction.
 - Building A Education and Industry
 - Student Production Hall A
 - Production Hall Facilities A and Workshop
- (2) AIE current facilities to remain to allow continued operation of AIE while Block A (Stage 1) is under construction.

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



COMMENCE STAGE 2 (2027/2028) COMPLETE STAGE 2 – PRIOR TO 1 JAN 2031

- (1) The centre portion of the AIE campus is constructed.
 - Student Production Hall B Facilities
 - Production Hall B Facilities and Workshop
 - Student Accommodation 1
 - Water Studio
 - Basement Carparking

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

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

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



COMMENCE STAGE 3 (2035/36) COMPLETE STAGE 3 – Prior to 1 Jan 2040

- (1) The remainder of the AIE campus is constructed.
 - Building B – Education and Industry
 - Building C – Education and Industry
 - Student Accommodation 2
 - Basement Carparking

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

7. VERSION HISTORY

- v1.0 – Original Publication 17 May 2024
- v1.1 (29 May 2024) – Minor amendments including:
 - Pages 22 – 23, typographical corrections.
 - Page 11, correction to Garden City Cycle Route on 3.1 – Revised Master Plan Concept
 - Update TOC page numbers due to addition of version history page.
- V1.2 (12 June 2024) – adjustment to pedestrian links and removal of Stage 1 building numbers to make clear the number references in the Key on 3.1 – Revised Master Plan Concept.
- V1.3 (26 June 2024) – amendments including:
 - Further adjustment to Garden City Cycle Route on 3.1 Revised Master Plan Concept in-line with advice received from TCCS.
 - Replace all text “remains the same and is included for context” with “is unchanged from the Approved Future Intentions Plan”.
 - Page 3, addition of overall comparison figures of stage 1 footprint and stage 1 gross floor area when compared with original FIP.
 - Update footer.
- V1.4 update footer to 28 June 2024 to reflect currency of documentation as per ACT Government information request.
 - 0 Master Plan Changes - adjust timeline for submission of DA and commencement of Stage 1. Clarify Stage 2 completion.
 - Edit TOC and Footers to reflect insertions. Update acknowledgement on cover page.
- V1.5 (11 March 2025) – addition of Information to address ACT Government information request including:
 - Further information on retention of trees and any new tree planting proposed along the street frontages
Updated illustrations include:
 - *4.2 Revised Landscape Master Plan*
 - *4.3 Revised Landscape Master Plan – First Stage (Pedestrian Link)*
 - *4.3 Revised Landscape Masterplan – First Stage (South student courtyard)*
 - *4.4 Revised Landscape Master Plan – Student Boulevard*
 - *4.9 Revised Landscape Master Plan – Existing Trees*
 - Further details about the street address at the corner of Phillip Avenue and Windeyer Street.
Updated illustrations include:
 - *3.1 Master Plan Concept* – has been updated to highlight stepping of the building on Windeyer Street
 - *5.2 Design Strategies – Campus Materiality and Built Form* has been updated with precedent imagery for the building design and an indicative overview perspective. Text has also been updated on this page to reference the incorporation of 1920s Hollywood influences and to clarify that the Landscape on Windeyer Street and Phillip Avenue corner is proposed new plantings resulting from necessary removals.
 - *1.2 AIE Campus Vision*. Insertion of AIE Campus alignment with Inner North and City District Strategy.