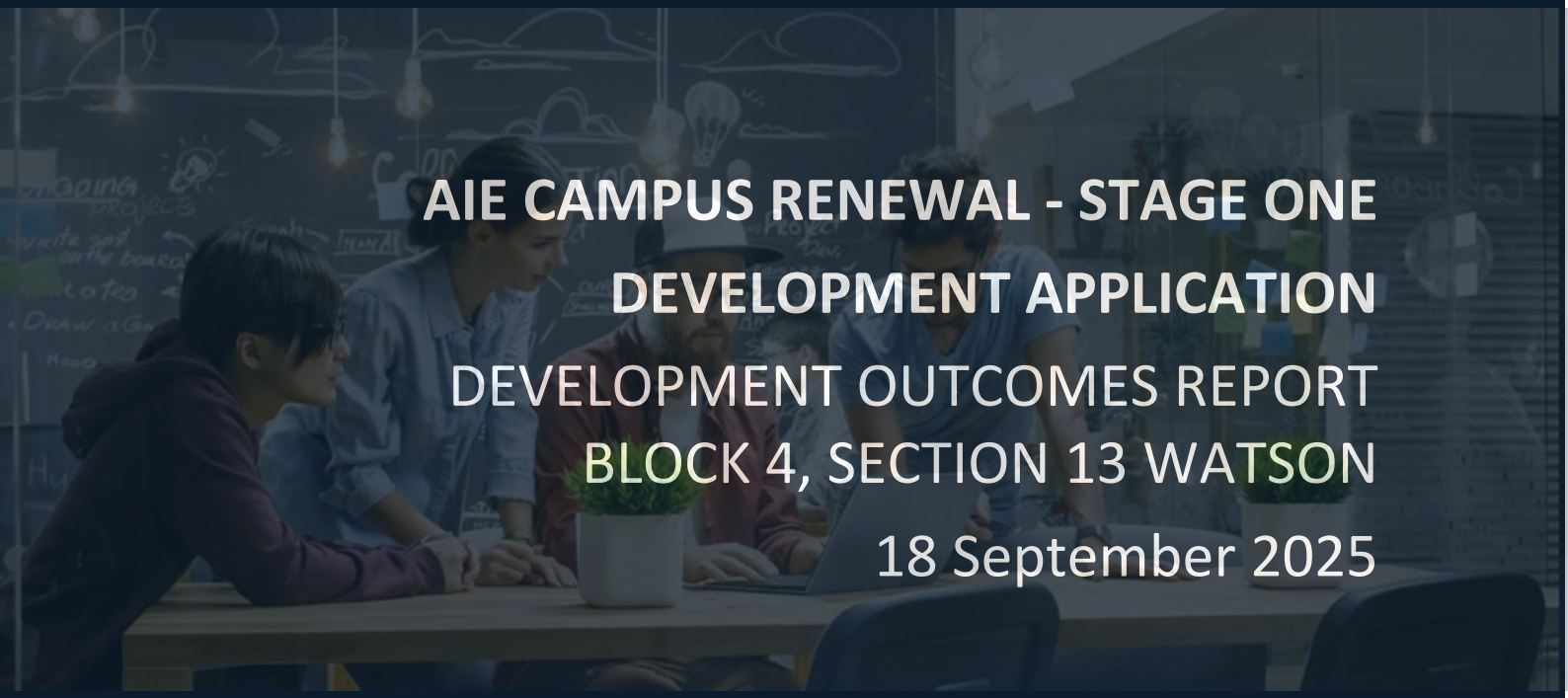
aie
SPECIALIST EDUCATORS IN
GAMES, ANIMATION & FILM VFX



AIE CAMPUS RENEWAL - STAGE ONE

DEVELOPMENT APPLICATION

DEVELOPMENT OUTCOMES REPORT

BLOCK 4, SECTION 13 WATSON

18 September 2025

academy of interactive entertainment
Sydney Melbourne Canberra Adelaide Lafayette Seattle Online

Development Outcome Report – Version effective 27/09/2024

Introduction - The proposal and vision

Proposal and approval being sought

The proposal is for Stage one of a three stage campus renewal program for the Academy of Interactive Entertainment (AIE), located in Watson, Canberra. AIE is a not-for-profit, specialist educator in games, animation, film and VFX that has been established on the site since 1996.

Development Approval is only being sought for stage one which is sited on Block 4, Section 13 in Watson. The remaining two stages are proposed for the adjoining Block 2, Section 13 in Watson. Any information provided in this application on the additional two stages is provided for context only.

Approval is also being sought for a lease variation to reduce the minimum gross floor area (GFA) requirement from the Crown Lease. This variation will enable AIE to reduce the originally proposed height of the main AIE campus building to two storeys. It will also enable the incorporation of on-site parking to meet access needs and required vehicle movement. These changes facilitate AIE being able to still meet its operational needs whilst achieving the outcomes detailed in the approved future intentions plan which was revised in March 2025.

Stage one construction is for a higher education campus to bring together games and film education; research opportunities and collaborative screen productions.

The stage one development includes associated electrical substation, internal road, landscaping and carparking. It is proposed that the development of the Stage one buildings will be completed by June 2027.

The new facility will be purpose built to provide:

- technology intensive learning spaces
- facilities supporting student life and wellbeing,
- film production amenities,
- sound stage,
- workshop; and
- a landscaped boulevard that incorporates Ngunnawal cultural values, sensory engagement and native plant use.

The AIE Campus is located adjacent to the Inner North Play Space and is only 800 m from the light rail. The future route of the Garden City cycleway will also flow past the eastern boundary improving future active travel routes to the campus. The development will contribute towards greater economic, social and cultural activation of the Watson Local Centre and surrounding innovation and education precinct.

The stage one buildings include:
1. AIE building (double storey, 8.5 m side height with articulation parapet to 11.25 m at highest point).
2. Student Production Hall (single storey, 10.6 m side height and 15 m to apex of roof).
3. Student Production Facilities and Workshop (single storey, 6.3 m side height on workshop side and 9.2 m to apex of roof. 3.6 m side height on facilities side).

Detailed dimensions can be seen on the submitted Elevations.

Figure A: 3D Render of AIE Campus – Phillip Avenue Façade.

The student production hall and workshop with production facilities have a faster construction time than the main AIE building. AIE plans to apply for early occupation of the completed buildings to scale their use to match immediate needs for staff and students currently located in the adjacent Canberra Technology Park.

Sufficient context to understand the longer term three stages of AIE's campus renewal has been included within the Development Application for this first stage, which completes the development to be undertaken on Block 4, Section 13 in Watson.

AIE Campus Vision Statement

AIE's Campus Vision is to provide an 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. This aligns 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 include:

- Through the development of student production facilities (stage one and two), larger interstate and international productions will provide an increased number of work integrated learning internships for AIE students.
- There will be further opportunities to foster links 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 (all stages).
- 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 into student accommodation (stage two and three) that enable them to take advantage of being part of an integrated living, learning and working environment.

Site description

This section provides an overview of what the site currently looks like. The purpose of this section is to set the scene, considering any potential constraints, and to describe the site in the context of the surrounding area.

	Applicant response
Block, Section, Suburb	Block 4, Section 13 Watson
Block Area	11,397 square metres
Zone (including overlays)	CF – Community Facilities
Current Use	Vacant site with temporary fencing due to prior demolition of previous buildings and removal of asphalt carpark. Two deteriorated asphalt tennis courts remain in use and will be closed the day prior to the opening of the Inner North Play Space.
Proposed Use	Education establishment.
Access, Driveways and Parking	Vehicle access to the subject site is currently closed to traffic due to demolition works that occurred on the site in 2021 that were commissioned by the ACT government prior to the market rate sale of the land to The Academy of Interactive Entertainment Limited (AIE). Ordinarily, vehicle access to the subject site is via a verge crossing located opposite Bradfield Street Downer. Parking is currently available and accessed via a verge crossing, located approximately 120 m northwest of Bradfield Street, which provides access from Phillip Avenue to a surface carpark on the adjoining Block 2, Section 13 Watson which AIE currently licences from the ACT Government. A portion of the site towards the southern corner that includes two asphalt tennis courts currently remains accessible to pedestrians via a path that leads between Canberra Technology Park and the Phillip Avenue end of Windeyer Street; and, via paths on Phillip Avenue and Windeyer Street around the perimeter of the site. These tennis courts will now be decommissioned as the replacement multi-use courts on the Inner North Play Space are now complete and open for public use. The image below shows the previous and current access to the site as described above.

Figure B: Access to existing site

Site constraints

Slope and Topography:
The site is relatively flat and features a subtle topography. The design of the campus has considered subtle transitions in topography between the proposed buildings and has integrated a mixture of soft and hard landscaping to add diversity and interest on the student boulevard for students and campus visitors moving between buildings.

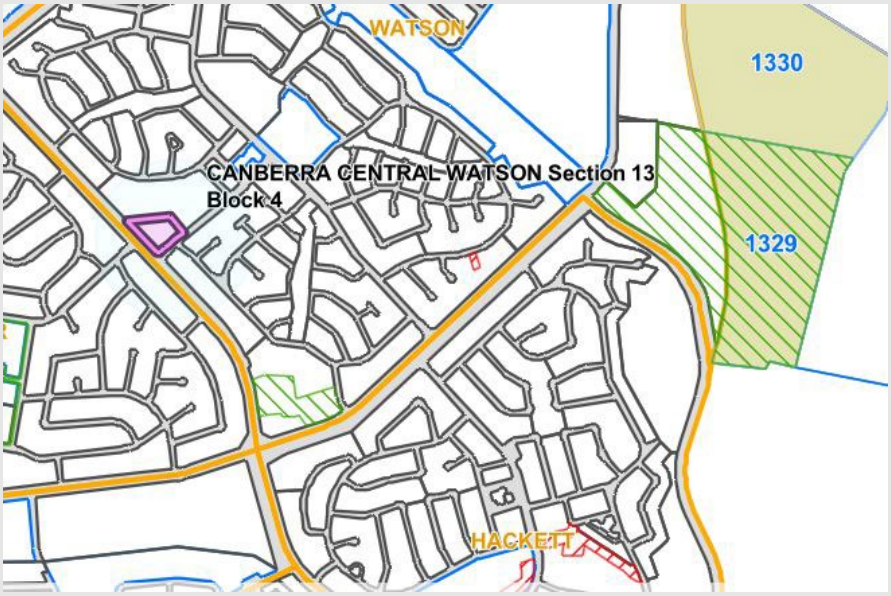
Historically, the site contained a car park and tennis court which lent itself seamlessly to the proposed design. Proposed building setouts ensure best fit dialogue between the 2 storey residential buildings in the area, and the 2 storey AIE campus building. The verge, median, and established trees will continue to provide adequate spatial and visual relief from the proposed volumes of the student production hall and workshop buildings.

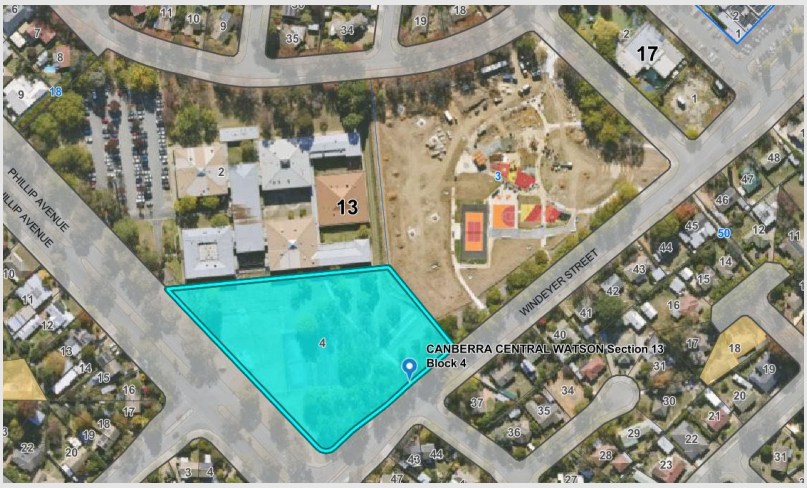
Flooding or drainage:
The site is not mapped as being subject to risks associated with flooding.

Bushfire risks:
The site is not mapped as being within a bushfire prone area.

Contamination risks:
Matters relating to the removal of old buildings and previously designated parking area on the site have been dealt with by the ACT Government during a prior demolition. The remediation and suitability of the site for the proposed use has been confirmed by the ACT Government (using reasonable endeavours). The Environment Protection Authority (EPA) endorsed the suitability of the site for the proposed use (see Entity Advice Endorsement provided with this application) . An unexpected finds protocol will be in place for the site and removal of soil from the site will require EPA approval.

Heritage values:
The site is not identified as containing heritage places or objects as per the below image from ACTmapi (accessed June 2025).

	 *Figure C: Heritage Values*
Environmental values	The project area is an urban site with existing site disturbance. As highlighted in the Existing Biodiversity Values Report, there are no significant environmental values to the site other than mature trees that were planted in the 1970s and 80s. For the Stage 1 development to take place, several trees are proposed for removal, however, the proposed landscaping plan aims to improve the overall environmental and cultural value of the site through new plantings. **Protected habitat:** The site does not have Rare and Protected Plants or threatened Fauna Habitat. Phillip Avenue is identified on ACTmapi as an urban ecological network corridor. The trees in the verge will not be impacted by the proposed development, and the landscaping plan aims to improve the urban ecological corridor in this area through its plant selections. **Vegetation:** Is modified or derived. Due to the existing and historical land uses the site remains highly modified and with exception of planted exotic and native trees, has no remnant native vegetation remaining. Landscaping selections have aimed to improve native vegetation. **Trees:** The site has mature trees. The proposed construction works impact 13 mature native trees and a total of 68 trees for stage 1. It is proposed to replace most of these trees with new planting. If approved, a tree protection plan will be implemented to guide removals and protection of remaining trees. New tree plantings including trees, screening shrubs, ground covers and grasses will consist of a mix of native indigenous and exotic trees. New plantings will include approximately: 22 Native trees, 2

	exotic evergreen trees, 42 exotic deciduous trees, 350 low-medium shrubs and over 4,500 grass and groundcovers. **Biodiversity:** As the site exceeds 1 hectare, biodiversity values have been detailed in the BSUD Design Response.
Surrounding Land Uses and Development	**Immediate surrounding land uses:** The site is bordered by Phillip Avenue as the main public interface to the south-west, Windeyer Street to the south-east and the future Inner North Play Space which is currently under development on the eastern boundary as depicted in figure E: Site locality below.  *Figure D: Site locality* Block 2 on the northern side is held in reserve for future sale to the AIE under a Precinct Deed with the ACT Government. There is a planned demolition of the Canberra Technology Park once AIE moves across to their new campus buildings on Block 4. The AIE have been licensing the site from the ACT Government for over 25 years. AIE is a not-for profit, nationally accredited Registered Training Organisation headquartered in Watson, Canberra. AIE is also the parent company of AIE Institute Limited, an accredited Institute of Higher Education. Both institutions are also officially recognised for international students through CRICOS accreditation granted by the Australian government. AIE's mission is to be a catalyst for building the interactive entertainment and related industries, primarily, by producing industry ready graduates through the provision of world class 3D animation, visual effects, film and game development education. **General surrounding land uses:** The site is located within an existing suburban context with a developed pedestrian network. Some other commercial and educational facilities including the local Watson Shops, Majura Primary School and Lyndhurst Early Learning Centre are also within close proximity to the east of the

	site. The Australian Catholic University (ACU) and Dickson College are further west along Phillip Avenue. There is an active travel network along Phillip Avenue which extends from the light rail stop at the intersection of Northbourne Avenue and Phillip Avenue to the northeast. The planned route for the future Garden City Cycle network extends past the site along Windeyer Street. AIE has received confirmation from Transport Canberra and City Services that the path alignment will not be located on the AIE block (as currently depicted in the indicative route alignment) as an alternative alignment will be developed along the verge (See Entity Advice regarding Garden City Cycle route provided).
Additional Comments	The AIE Watson Campus Renewal is planned over three stages and across two land parcels. This has resulted in additional constraints around whole of campus development. The redevelopment proposes Stage 1 to include Block 4, and Stages 2 and 3 to include Block 2. The requirement to develop block 4 as a stand-alone, interim campus is to ensure continuity of business for the AIE and its students. The staged approach is to allow for the demolition and remediation of the contaminated Canberra Technology Park by the ACT Government. This is an imposed condition of the sale of the second parcel of land to the AIE for the continuation of the remaining stages.

Additional detail

Whilst this application is for the proposed development of Block 4 only, it is relevant to take a whole of site approach to its consideration. Therefore, the following additional information is supplied to inform proposed whole of site context and eventual outcomes on full completion.

Figure G below is an extract from AIE's Future Intentions Plan which shows the proposed development once all three stages are completed. Figures H, I and J below shows the proposed staging to 2040. The full Revised Future Intentions Plan 11 March 2025 (approved 25 April 2025) has also been provided as supporting documentation to this DA.

AIE's proposed Masterplan depicting all three stages built across Blocks 4 and 2, Section 13 Watson on completion.

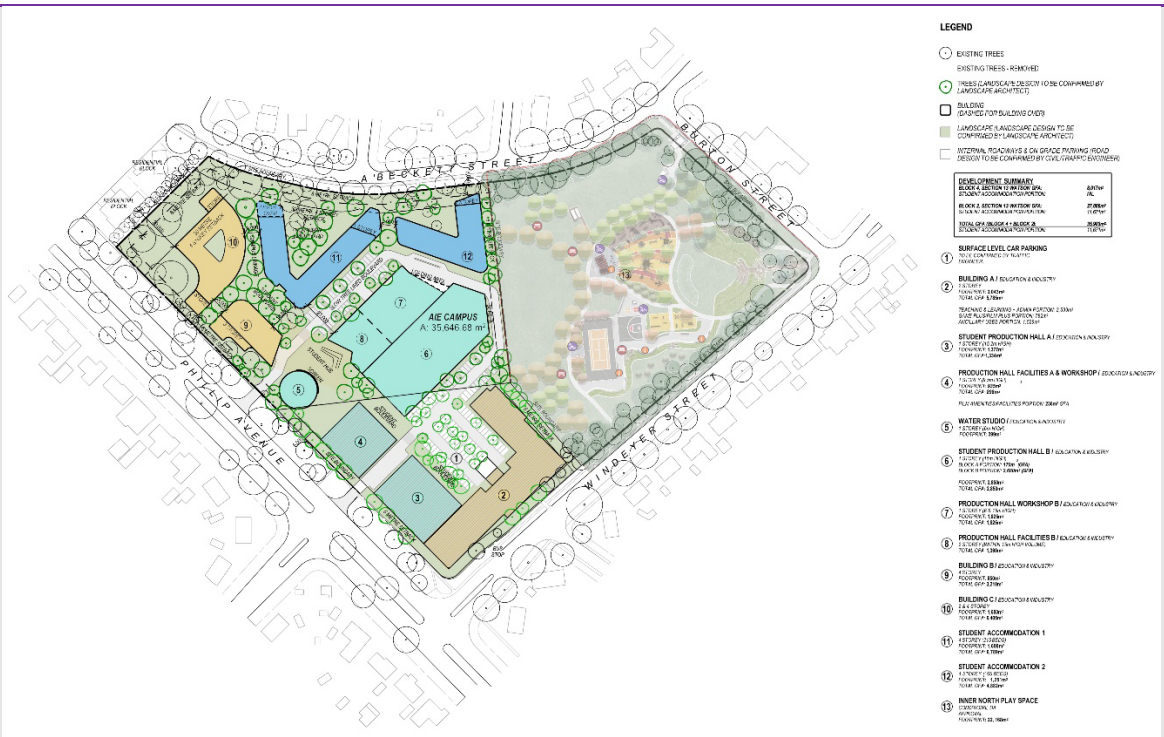


Figure E: AIE Campus Masterplan on completion (Extract from approved Revised Future Intentions Plan)

Stage 1 will be completed by June 2027. It is hoped that AIE may gain early occupancy of the student production hall, workshop/amenities building as their build method will enable construction to be completed faster than the main AIE building.

Stage 1 of AIE's proposed campus Masterplan to be completed prior to 31 June 2027. Throughout the development of Stage 1, AIE proposes to continue using the carpark it already leases on the adjoining Block 2 as part of its Canberra Technology Park license.

Figure F: AIE Campus Masterplan STAGE 1, Block 4 - Section 13 Watson

Stage 2 of AIE's proposed campus Masterplan to be completed prior to 01 Jan 2031.

Stage 2 provides opportunity to further expand AIE's film production capability and introduces Student Accommodation for domestic and international students if demand warrants. It also includes the continuation of the internal access road so that there are two entry/exit points on the site to improve vehicular access. The provision of underground parking may also be achieved in this stage if demand warrants, however, AIE proposes to continue using the existing carpark on this block, in addition to the new carparking incorporated on Block 4.

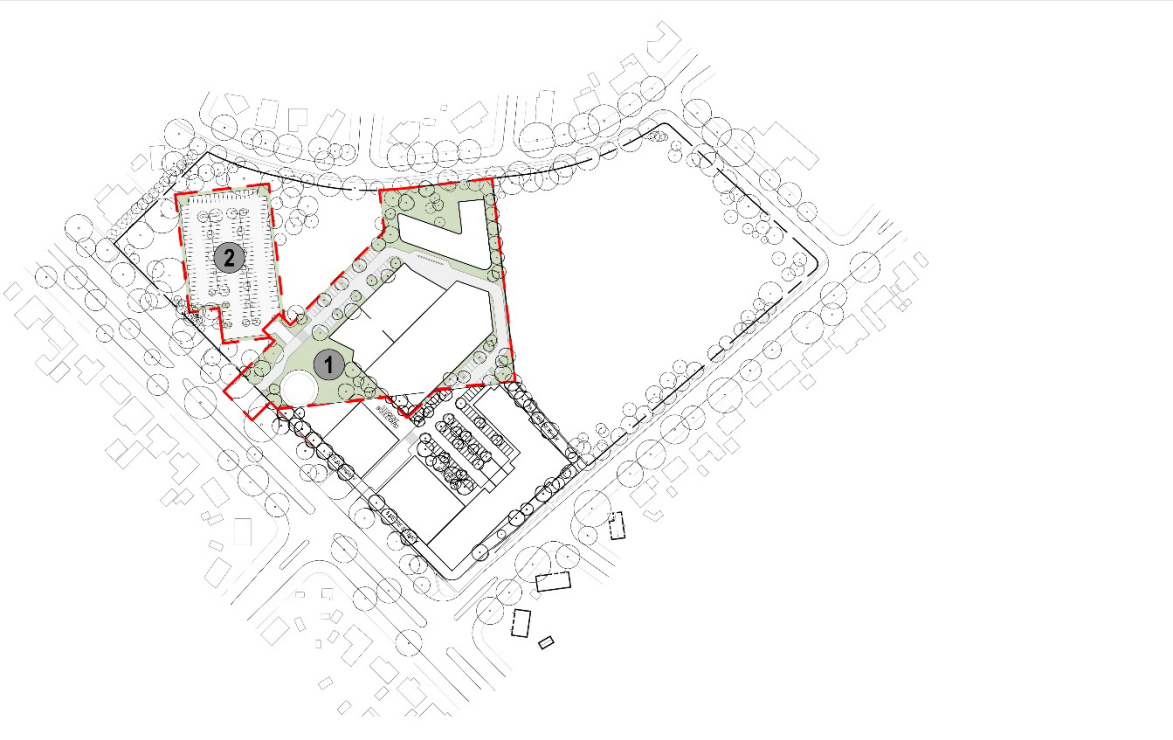


Figure G: AIE Campus Masterplan STAGE 2, Block 2 - Section 13 Watson

Stage 3 of AIE's proposed campus Masterplan to be completed prior to 01 Jan 2040.

Stage 3 provides opportunity for the further expansion of AIE's courses and the inclusion and/or expansion of underground parking and student accommodation subject to demand as the proposed building footprint covers the parking area that will be utilised through stages 1 and 2.

Figure H: AIE Campus Masterplan STAGE 3, Block 2 - Section 13 Watson

Statutory considerations

The *Planning Act 2023* sets some mandatory considerations that need to be made during the DA process for certain or all development types.

While many of these will be considered by the Territory Planning Authority during the assessment and decision-making process, below are some key considerations that an applicant needs to also make during the design process.

If the site of the proposed development adjoins another zone—whether the development proposal achieves an appropriate transition between the zones.

Applicant response

This requirement is not applicable as both adjoining blocks (Block 2 and 3, Section 13) are zoned the same as Block 4 - Community Facilities – CF.

The suitability of the proposed development in the context of the site and the site surrounds, including the permissible uses for those areas.

Applicant response

Block 4 is held as a market value crown lease by the AIE. The purpose clause in the lease allows for educational establishment and ancillary uses, with a maximum GFA for residential accommodation of 6,800 square metres. The proposed development is consistent with this use apart from the minimum GFA not being met. As such, an amendment to vary this condition in the

lease is being sought as part of this application (refer to Entity Advice received from Leasing Services).

Relevant policies under the Territory Plan are the Inner North and City District Policy, the Community Facilities Zones Policy and the Leasing Policy.

A desired policy outcome for the Inner North and City District Strategy is the development of innovation precincts including the AIE in Watson.

Educational Establishment is permissible in the Community Facilities Zone Policy and is consistent with the former, current and proposed site usage, making it well suited to the locality.

The site is situated within an existing suburban context with a developed pedestrian network and some other commercial and educational facilities including the local Watson Shops nearby.
The site is bordered by Phillip Avenue as the main public interface to the south-west, Windeyer Street to the south-east and the future Inner North Play Space which is currently under development. See *Surrounding Land Uses and Development* above for further detail.

The interaction of the proposed development with any other adjoining or adjacent development proposals for which a development application has been submitted or development approval given.

Applicant response

The Inner North Play Space (Block 3, Section 13) has recently been built on the eastern boundary of the site. AIE has contributed to funding the multi-use tennis/basketball court on this site. AIE has also included additional tree plantings between the main AIE building and the Play Space to provide additional landscape buffer that improves the transition and visual appeal of its adjacent site.

AIE anticipates that campus students and staff will regularly enjoy the newly developed area that has been designed to cater to all ages and abilities. Likewise, the AIE Campus has been designed to ensure pedestrian permeability through the site and to welcome visitors to the campus to utilise Campus facilities which may include ancillary services like the café, gym and other services which are provided primarily for the benefit of campus students and are in line with other contemporary educational campuses.

There is future opportunity to connect the AIE Campus pathed pedestrian network with the Inner North Play Space pathed network should the ACT Government desire to do so. Gym and café services would likely be positioned overlooking the play space, adding to passive surveillance and encouraging activation of the bordering area.

Furthermore, Block 2, Section 13 on the northern side is reserved for the remaining stages 2 and 3 of AIE's Campus Renewal (as detailed in the above section - *Additional Detail*). The demolition of Canberra Technology Park is being planned by the ACT Government before the direct sale of this second adjoining parcel of land to the AIE can take place. It is estimated that this demolition will take place in 2027-2028 and depends on ACT Government scheduling. Further summary

information on Stages 2 and 3 is included under the Additional Detail section above or may be sought in full by viewing the AIE's Revised Future Intentions Plan 11 March 2025 (approved 25 April 2025).

Other nearby already decided Development Applications include the proposed alterations and additions to the nearby Medical Centre on Windeyer Street (Block 1, Section 17), the mixed use commercial and residential development on the corner of Windeyer and Burton Street (Block 1, Section 17), construction of Dickson College carpark expansion (Block 1, Section 76) and various residential home improvements.

Development Outcomes Report – Community Facility Zones Policy

Community Facility Zones Policy – Assessment Outcomes

Development proposals must demonstrate that they are consistent with the following assessment outcomes.

Theme- Urban Structure and Natural Systems

Assessment Outcomes	Outcomes Response
1. Biodiversity connectivity is maintained across the landscape.	Please refer to the Biodiversity Sensitive Urban Design Response prepared by Umwelt. Ecological connectivity has been considered throughout the project design and proposes to improve the existing street green corridor and establish new minor green corridors throughout the site. The canopy cover across the whole site will be enhanced through new plantings, which will replace trees removed. The Landscaping Plan aims to connect internal plantings with existing trees within the road verges and neighbouring blocks to enhance internal and external corridors within the broader landscape. Mid and understorey plantings, which are currently absent from the site, are proposed to be introduced around the bases of retained trees and new trees. This will create layered vegetation to provide habitat and protection for wildlife. Through plant selection, the garden beds may also provide food and habitats for pollinators such as birds, bees, butterflies, and bats. Overall, the enhancements will aim to increase biodiversity in the corridor and create more resilient ecological values, noting the spatial constraints of the site. New tree plantings will align with the canopy contribution agreement. While Stage 1 estimates a 24% tree canopy cover, the overall result for all three stages will be at least 30%. The new tree plantings will include 22 native trees, 2 exotic evergreens and 46 exotic deciduous trees. Approximately 60 high shrubs, over 3,000 medium shrub and more than 4,500 grasses and ground covers will be planted including a mix of native and exotic species. Proposed plantings will be appropriate to Canberra climate including some deciduous trees so spaces can be utilised seasonally. Plantings will also include locally endemic species, as well as target species from the ACT Government preferred species lists. The Landscape Plan provides detailed information on the selected plantings. The Current and Proposed Biodiversity Plans show the existing and future enhanced values of the site.
2. Loss of native habitat and biodiversity is avoided and/or minimised.	There is no significant ecological value reported within the site. Please refer to the Biodiversity Sensitive Urban Design Response prepared by Umwelt and the Landscape Plan. The proposed development initially focuses on the retention of existing high value trees due to spatial constraints, followed by a comprehensive replanting strategy. Seven trees (including 4 native species) will be retained. The trees being retained will provide habitat and food sources for urban birds, arboreal mammals and pollinators while new plantings establish. It will also provide a tree canopy layer for which the landscape plan can connect with and extend. The trees being retained include two in the northwest corner of Block 4 and 2 (adjacent to Phillip Avenue verge), four along the boundary line on Windeyer Street and one on the boundary line with Block 3. The Landscape Plan proposes to enhance the existing trees by additional planting to increase tree canopy cover, and introducing a midstorey of high and low shrubs, an understorey of grass and groundcovers, and a protection zone to the base of the new and existing trees. The planting will include a mix of native, exotic and exotic deciduous species. The proposed plantings will connect with the existing mature trees on Windeyer Street and link with existing and proposed plantings in the open green space on Block 3. These connections will extend existing habitat and food resources available to native species. The plantings introduced in the Project Area parallel to Phillip Avenue hold the greatest potential to enhance existing vegetation by extending existing tree canopy cover. Through plant selection this area could provide a greater functional habitat for fauna, birds, pollinators and invertebrates. The

	Landscape Plan will enhance the urban ecological corridor in this area as well as provide protection to the existing mature trees on the verge during and post construction. Overall, the enhancements will aim to increase biodiversity in the corridor and create more resilient ecological values, noting the spatial constraints of the site.
3. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles.	The project area has no natural watercourses or features. Please refer to the Biodiversity Sensitive Urban Design Response prepared by Umwelt and the WSUD Statement prepared by Sellick Consultants. The Project does not anticipate any additional impacts to any downstream aquatic ecosystems and commits to sustainable stormwater management practices, ensuring high quality water entering the urban stormwater network. Stormwater will be managed on site via a Storm Water Management Statement which includes Water Sensitive Urban Design principles. The water quality leaving the Project Area will be managed via Sediment and Erosion Control Plan (SECP) throughout construction and via landscape planning and architectural designs in the submitted plans. Refer to BSUD Response and WSUD Statement.

Theme- Site and Land Use

Assessment Outcomes	**Outcomes Response**
4. The functionality and usability of the development is appropriate for its intended purpose/use.	The development is for a purpose-built educational campus. There are no dwellings or early childhood education and care so the technical specifications for this assessment outcome are not relevant. The campus vision is to provide an 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 stakeholders were involved in the design process to ensure that the functionality and usability is appropriate for its intended purpose/use. No student accommodation is included in this first stage, as per the revised Future Intentions Plan. Early advice was also sought from the National Capital Design Review Panel (NCDRP) in relation to the development of AIE's Future Intentions Plan which this proposal is consistent with. The two storey AIE building contains the typical classroom requirements to enable efficient timetabling of classes, lectures and project work. Co-working spaces and specialist facilities that support the end-to-end film production cycle have been included. Space for ancillary services have been included in-line with community expectation and to ensure a contemporary campus lifestyle is achieved. Industry have been consulted with respect to the requirements of the student production hall and workshop/film amenities. These two buildings are situated opposite each other to ensure smooth transition of sets from the workshop into the production hall and cast from the film amenities into the production hall. Detailed analysis of power requirements has been conducted with electrical engineers (BSE) based on the technical requirements of the campus to determine the substation requirements. A detailed Landscape Plan has been developed to integrate with the urban environment and improve the surrounding urban ecological corridors.
5. The proposed use and scale of development are appropriate to the site and zone.	The proposed use as an educational establishment is allowable under the Community Facilities Zone and the Crown Lease. This development is meeting the existing known demand so that the AIE can move out of the Canberra Technology Park that is being demolished by the ACT Government into a new purpose-built replacement facility. The design introduces greater film production capacity and the later stages of the development on the adjoining block will provide for the growing demand of the AIE campus over time, as outlined in the Revised Future Intentions Plan.

	The Floor Plans and Elevations show the scale of the development. The scale fits within the Watson urban environment, with larger buildings situated towards Phillip Avenue and the two storey AIE building situated along Windeyer Street. Scale and massing transitions are described in greater detail in the Urban Design Guide Response.
6. Adverse impacts of development on surrounding uses (both within a site and on adjoining sites) is minimised and residential amenity protected.	The amenity of the surrounding residential area is preserved through the inclusion of: • Reduced height of the AIE Building along Windeyer Street and positioning of bulkier buildings on Phillip Avenue as shown in the Elevations and the Composite Street Scape Elevations. • Appropriate setbacks as shown in the Site Plan and no overshadowing of surrounding residences, as discussed in more details in the Setbacks and Separation Section and the Overshadowing Section of the Urban Design Guide. • Retention of key mature trees and a robust replanting strategy that also provides opportunities to celebrate indigenous connections through flora and fauna as detailed in the Landscape Plan. • Longer term improvements to the Ecological Corridor along Phillip Avenue and Windeyer Street as shown in the Proposed biodiversity Values Plan. • The provision of onsite carparking as shown in the Site Plan. • Passive surveillance opportunities over the Inner North Play Space. • Contributing towards greater economic, social and cultural activation of the Watson Local Centre and surrounding innovation and education precinct. • Encouraging interaction with the community through integrating its design with surrounding public streets and pedestrian networks. • Ensuring public spaces feel intimate, safe and connected with the surrounding community. • Providing enhanced community offerings in Watson. e.g. ancillary use retail spaces which integrate with the Inner North Play Space activate the northern façade of the campus building while also serving the local community with likely food and beverage offerings. • Enhancing the vitality of the Watson local precinct through the layering uses discussed in the Urban Design Guide Response.

Theme- Access and Movement

Assessment Outcomes	**Outcomes Response**
7. The functionality and layout of the development is accessible and adaptable, while achieving good connections with the surrounding area. This includes consideration of traffic flow, passive surveillance and active travel.	The proposed AIE educational campus in Watson prioritises accessibility, adaptability, and connectivity, aligning with the Territory's movement and place framework. The Traffic Impact Assessment (TIA) by Quantum Traffic confirms the existing road network can support the development without significant issues, with no new main corridors proposed. The campus leverages an extensive path network for pedestrians and cyclists, with three public transport services within 30m to 770m walking distance. End-of-trip facilities, including 34 bicycle spaces, 5 showers, 72 lockers, and 12 EV-ready parking spaces (2 immediately available), promote sustainable transport. The design ensures safe, inclusive, and legible access through clear pathways, a "wombat" crossing with a 10 km/h speed limit, and compliant accessibility features (e.g., Designated Accessible Parking Spaces, ramps, and Tactile Ground Surface Indicators per NCC 2022 and AS1428.1:2009). Student Boulevard and paved connections to Philip Avenue, Windeyer Street, and the Inner North Play Space enhance pedestrian permeability, supported by signage, CPTED-compliant lighting, and 24-hour CCTV for passive surveillance. The design of the AIE Building also provided opportunities for passive surveillance of the internal forecourt and Inner North Play space by site users overlooking these spaces. The campus provides 216 parking spaces (62 on-site, 154 off-site), with a forecourt parking area screened from public view but accessible via a signature archway. The design also ensures connectivity with future stages on Block 2 with potential for future underground parking in later stages. The TIA confirms acceptable traffic delays and queue lengths, ensuring seamless integration with the surrounding area.
8. Access to, from and within the site permits safe and legible movement while catering for all users (including pedestrians). This includes consideration of vehicle manoeuvrability and access routes.	The AIE educational campus in Watson prioritises safe and legible movement to, from, and within the site, ensuring accessibility for all users, including pedestrians, with a focus on manoeuvrability and inclusive access routes. The Traffic Impact Assessment (TIA) by Quantum Traffic

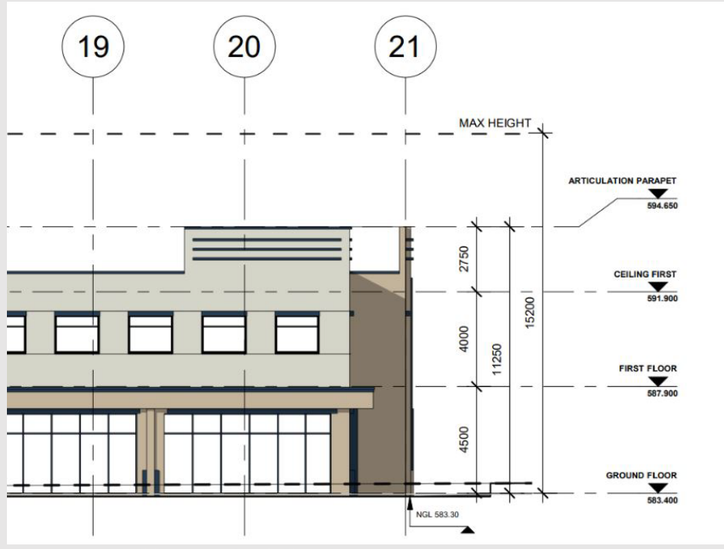
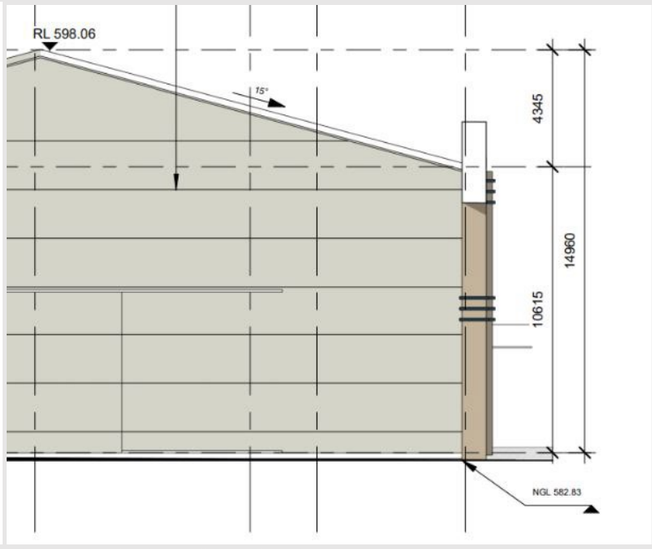
	confirms the existing road network supports the development, integrating with paths for pedestrians and cyclists, and three public transport services within 30m to 770m. Safe movement is achieved through a crossing with clear signage, tactile road textures, and a 10 km/h speed limit, ensuring safe pedestrian-vehicle interaction. Student Boulevard, a central pedestrian spine, links Philip Avenue, Windeyer Street, and the Inner North Play Space, with paved pathways ensuring seamless manoeuvrability. Separate student and visitor entrances, supported by AIE-branded signage and CPTED-compliant lighting, enhance wayfinding and security. Five Designated Accessible Parking Spaces (DAPS), ramps, and Tactile Ground Surface Indicators comply with NCC 2022 and AS1428.1:2009, ensuring equitable access. 24-hour CCTV provides passive surveillance. Active travel is supported by end of trip facilities that exceed benchmarks. Covered colonnades and accessible entries improve pedestrian comfort and navigability. The forecourt's circular design, with widened kerbs for swept paths, facilitates vehicle manoeuvrability, marked by a signature Philip Avenue archway. Landscaping with native trees and permeable paving enhances legibility and accessibility while mitigating urban heat. The TIA confirms minimal traffic delays and queue lengths, ensuring efficient access routes. Onsite parking and EV-ready infrastructure further ensures safe, legible, and inclusive movement to, from, and within the site, with future stages enhancing connectivity.

Theme- Public Space and Amenity

Assessment Outcomes	**Outcomes Response**
9. The development (including the design of outdoor spaces) achieves reasonable solar access and microclimate conditions to public areas and streets to support their use by the community.	The Student Boulevard (connecting future stages), internal parking forecourt and pedestrian connections to the Inner North play space are all open air and north facing providing for appropriate winter solar access. The design prioritises orientation toward the northern forecourt, optimising solar passive design to maximise natural light and thermal comfort. This northern orientation facilitates access to daylight through thoughtfully positioned staff amenities, quiet rooms, meeting spaces, and internal glass partitions complemented by perforated screens, which filter light while maintaining visual connectivity. The proposed design considers all solar access and orientation. The Masterplan has been designed to achieve no overshadowing of adjacent residential lots at 9 am, 12 pm and 3 pm on the winter solstice (June 21). The production hall and workshop provide a high screened internal solar envelop which in mid to late summer afternoons will organically screen and overshadow common areas such as the boulevard and forecourt. This will provide respite from direct sunlight, excessive hard sunlight to proposed flora, and shelter a majority vehicles from late western sunlight prior to use at the conclusion of the day. There is ample sunlight for tree survival and protection for vehicle dashboards in any given day. The design incorporates seating spaces for individuals, small groups and larger gatherings. The arrangement of seating and gathering spaces provides flexibility for use with amenities including tables and lounging decks in both shaded and sunny positions. To create a more resilient environment against climate change, the Landscape Plan proposes to enhance the existing trees by additional planting to increase tree canopy cover, and introducing a midstorey of high and low shrubs, an understorey of grass and groundcovers, and a protection zone to the base of the new and existing trees. The planting will include a mix of native, exotic and exotic deciduous species, these will positively influence microclimates on the site.
10. Any advertising or signs are suitable for their context and do not have a detrimental impact on the surrounding area (for instance due to size or light emission).	Placement of signage will be limited to a singular street frontage sign on Phillip Avenue and a singular street frontage sign on Windeyer Street, thus meeting 10.1 a) of the technical specification. Signage on site also addresses 10.1 b), c) and d) through ensuring the appropriate setback from the kerb and size being limited to 2m2 as depicted in figure G in the Urban Design Guide Legibility and Wayfinding section.

	Whilst the sign itself is not illuminated, it is proposed to be downlit to ensure nighttime visibility without detrimentally impacting the surrounding area. Consistent with other education facilities in the ACT (UC, CIT, ANU, ACU), the institution logo is displayed. There is no commercial-based or third-party advertising, addressing 10.1 f of the technical specification. The entry archway features backlit or downlit words 'Academy of Interactive Entertainment' as the key identifying feature of the site (see Perspective AIE Entry Archway). It is also a necessity for visibility for the main entrance used by both pedestrians and vehicles. It will enhance the safety and wayfinding, particularly at night, aligning with the Campus's role as a community facility. It is not intended as signage, rather, it is symbolic and adds character to the composition of the street and more clearly establishes a sense of place as a film school. There will be minimal light spillage so that it does not disturb nearby areas. The building façade facing Phillip Avenue also features prominent interchangeable exterior artwork banners to further activate the streetscape and enhance the campus's cultural identity and vibrancy (See Perspective AIE Phillip Ave). These could be lit until close of business and/or for special events. These works of art are part of the architectural design and serve an aesthetic purpose which should be seen as part of the campus's educational function, thus being consistent with being suitable for their context and not having detrimental impact on the surrounding area.

Theme- Built Form and Building Design

Assessment Outcomes	Outcomes Response
11. The height, bulk and scale of the development is appropriate, noting the desired zone policy outcomes.	The height, bulk and scale of the development is appropriate and achieves the criteria outlined in the technical specifications. The maximum allowable building height on the block is the lesser of 4 Storeys or 15 m (11.1 a and b). The AIE building facing Windeyer Street is 2 storeys (8.5 m), with an articulation parapet to 11.25 m (see figure A below) and the student production hall, which is higher than the workshop fronting Phillip Avenue is less than 15 m (See figure B below). Refer to Elevations for detailed information. Minimum setbacks in the technical specification have also been adhered to (refer to Site Plan)  *Figure A: AIE Building West South Elevations*  *Figure B: Production Hall East Elevation*

12. Reasonable solar access to dwellings and private open space within a block and on adjoining residential blocks is achieved. This includes solar access into main living spaces within a dwelling.	There are no dwellings included on the project site. There are no adjoining residential blocks impacted by overshadowing. The nearest residential block is depicted in the Composite Streetscape Elevation and is over 30 m away as depicted in Figure C below. Future stages 2 and 3 of the development are planed on the adjoining block that fronts Phillip Avenue, and the building is set back 6m from the boundary line of the Inner North Play Space.  *Figure C: Distance to nearest residential property on Windeyer Street*
13. The internal size, scale and layout of dwellings provide for a comfortable living environment that meets the changing needs of residents. This includes consideration of cross-ventilation and energy efficiency.	There are no dwellings included on the project site. Future stages of the development on the adjoining block may contain student residences.
14. Reasonable levels of privacy to dwellings and private open space within a block and on adjoining residential blocks is achieved.	There are no dwellings included on the project site. Privacy of dwellings on Phillip Avenue and Windeyer Streets are protected due to the building setback from those residences (four lanes of road and a median on Phillip Avenue) and two lanes of road and a median on Windeyer Street. The addition of a landscape buffer further protects privacy.

Theme- Sustainability and Environment

Assessment Outcomes	**Outcomes Response**
15. Sufficient planting area, canopy trees, deep soil zones and water sensitive urban design measures are provided to enhance living infrastructure, support healthy tree growth and minimise stormwater runoff.	WSUD design principles have been considered during the design development with reference to the ACT Practice Guidelines for Water Sensitive Urban Design Module 2 (Technical Specification 15.1). Due to the spatial constraints of the site, full targets set out in the guide will be achieved on overall completion of the Campus Masterplan (as shown in the Revised Future Intentions Plan). The proposal includes onsite retention, onsite detention, treatment and a 40% reduction in potable water usage. Onsite retention has been increased to 190kl to allow for both retention and detention as a single system. The water reduction has been achieved through retaining rainwater for gardens and 4-star fixtures and 5-star toilets and urinals.

	Permeable pavers have been strategically incorporated around retained trees to support the health of the existing root systems and promote water infiltration (18% currently achieved, working towards a target of 30% on completion of the final stage). As addressed in the Urban Design Guide Outcomes Response section on Trees, Landscaping and Natural Features), the proposed Landscape Plan maximises canopy cover providing predominantly native evergreen plantings to the southeast and southwest, while the landscape to the north of the buildings and around the carpark consists of native shrubs and deciduous tree plantings. The trees are supported by large volume deep soil areas. The southeast and southwest plantings are contiguous shared soil volume spaces which also connect with the adjacent verge soils. The deciduous tree species have been selected for their compatibility with paving but are typically located in planting beds providing sufficient soil volume to support full healthy growth of the trees. 24% canopy coverage has been achieved, however, on completion of the remaining stages, it will be possible to increase the overall site canopy coverage of the two blocks once they are combined to 30%.
16. Urban heat island effects are reduced through limiting impervious surfaces, selection of building materials and provision of canopy trees and plants.	The AIE Campus Landscape design and Generous landscaped areas ensure urban heat effects are minimised as further detailed in the Urban Design Guide Outcomes Response in relation to Urban heat island effect and shown in the robust Landscape Plan. Technical specification 16.1a is met through deciduous plantings in and around the internal forecourt parking area which provide shade an improve the visual amenity of the internal forecourt as shown in figure D below.  *Figure D: AIE Carpark and Boulevard Perspective* Technical specification 16.1 b will be met through prior agreement in writing from the relevant agency/s. A detailed Tree Management Plan has been supplied which details removals and tree protection strategies for retained trees. The three stage Master Plan, as outlined in AIE's Revised Future Intentions Plan, is working towards a 30% canopy cover at maturity in alignment with Technical Specification 16.2 a). However, due to spatial constraints to achieve the operational requirements of the site as a stand-alone interim campus for Stage one, 24% coverage has been achieved. It is envisaged the full target will be achieved on completion of the remaining stages, as depicted in the below image of the Landscape Master Plan which has been extracted from the Revised Future Intentions Plan.

4.2 **REVISED LANDSCAPE MASTER PLAN**

Figure E: Landscape Master Plan (extract from Revised Future Intentions Plan)

The proposed roofing is Ace Dek Steel Sheet Roofing with 75mm Insulation. There will likely be solar panels on top of the workshop and on sections of the AIE Building that are not utilised for plant and equipment. There will be no solar on the Production Hall.

It is assumed that summer shade cover is sufficient based on the design of the buildings and Landscape Plan. The plant selections contribute to reducing urban heat and encouraging year-round activities within the AIE campus buildings and grounds.

A comfortable outdoor environment has been created through the inclusion of shade trees along landscaped paths and on the Student Boulevard (see Landscape Plan). The design incorporates seating spaces for individuals, small groups and larger gatherings. The arrangement of seating and gathering spaces provides flexibility for use with amenities including tables and lounging decks in both shaded and sunny positions.

Climbing plants have been strategically integrated to boost vertical green coverage, mitigating the urban heat island effect. Additionally, cool zones will be established along key pathways, including the student boulevard, main street, and the path adjacent to the northern playground, creating shaded, comfortable spaces for students and visitors.

	Additionally, there is a formal entry identifiable in the pick-up and set-down area of the internal parking forecourt, and an external awning projection is proposed over all entry ways. There is also a projected awning that provides pedestrian cover for those traversing the main campus building on the Phillip Avenue and Windeyer Street corner. The landscape design has carefully curated the extent and materiality of paving to facilitate movement and activities while minimising extent and allowing for shading. Refer to the Landscape Plan for proposed pavement solutions.
17. Threats to biodiversity such as noise, light pollution, invasive species incursion or establishment, chemical pollution, or site disturbance are avoided or minimised through good design.	The site is not adjacent to high value ecological communities (see BSUD). Noise mitigation and light spill effects are minimised to manage impacts on urban amenity. Air intake and exhaust in the workshop is included as per manufacturer specifications to meet Australian Standards.
18. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.	The site is relatively level and does not require major earthworks. From a review of the grading, we are closely matching the existing contours for most of the design. In no areas of the vehicular pavement does the cut or fill exceed 1.5 m. We have currently not prepared a Bulk Earthworks Plan.
19. Waste is appropriately managed on site without having a detrimental impact on residents and the surrounding area.	The waste management strategy for the AIE Campus development on Block 4 is designed to comply with the CFZ policy, ensuring minimal impact on residents and the surrounding area. A centrally located, roofed waste enclosure is positioned toward the side of the block boundary, serving as a temporary solution until stages 2 and 3 developments enable a permanent location with continued internal access roads on Block 2. This interim setup adheres to government waste regulations, pending TCCS endorsement, and supports adequate access for waste collection services, including the ability to accommodate a 12.5 m ACT front-loading waste truck through a safe 3-point turn, as shown in the Site Plan, Waste Management Plan, and Turning Template. Waste generation, primarily from ancillary offerings, is calculated based on the Canberra Technology Park's current requirements, with the AIE maintaining its partnership with a private waste contractor using smaller vehicles to service the site efficiently, ensuring compliance and minimal disruption to pedestrian and street amenity.
20. The development considers and addresses site constraints, including heritage, natural features, topography, infrastructure and utilities.	The AIE campus development aligns with the CFZ policy on the proposed site and is not significantly constrained in matters including topography, heritage, natural features, and infrastructure. The relatively flat site, previously a car park and tennis court, supports the proposed design with subtle topographic transitions integrated through soft and hard landscaping, enhancing the Campus's aesthetic and functional appeal. The development ensures spatial and visual harmony between the two-story AIE campus and adjacent residential buildings, preserving established trees and verges for visual relief. The site is not at risk of flooding or bushfire, and prior ACT Government remediation has addressed contamination from demolished structures, with EPA endorsement confirming suitability for the proposed use. An unexpected finds protocol and EPA oversight for soil removal will further ensure compliance. No heritage places or objects are identified, and the site lacks significant biodiversity, rare plants, or threatened fauna habitats. Although 13 mature native trees and 68 total trees will be removed for Stage 1, a comprehensive landscaping plan mitigates this through new plantings, including 22 native trees, 64 exotic trees, 350 shrubs, and over 4,500 groundcovers, enhancing the urban ecological corridor along Phillip Avenue. A tree protection plan will guide removals and safeguard remaining trees. The BSUD Design Response addresses biodiversity for the site, ensuring environmental and cultural value improvements. Existing infrastructure supports utilities, and the site's modified vegetation, lacking remnant native species, is enhanced through native and exotic plant selections, demonstrating compliance with zoning policies while minimising environmental impact.
21. Environmental risks, including noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the development on the site.	Previous site investigations have addressed environmental risks and the AIE Campus development on the proposed site demonstrates compliance with the Community Facility Zone Policy. Relevant Technical specifications have been adhered to. Site contamination (Technical Specification 21.7), Hazardous materials (Technical Specification 21.8) and Demolition (Technical Specification 21.8). Contamination risks from prior structures, including a car park and tennis court, have been remediated by the ACT Government, with the Environment Protection Authority (EPA) endorsing the site's suitability for the proposed use. An unexpected finds protocol will be implemented, and any soil removal will require EPA approval to manage potential residual contamination or hazardous materials. Air quality is supported by preserving mature trees along the verge and implementing a comprehensive landscaping plan. Additionally, something about the workshop chimney and its compliance.

Theme- Parking, Services and Utilities

Assessment Outcomes	Outcomes Response
22. The development provides electric vehicle parking and access to charging locations.	The development includes sufficient electrical capacity to accommodate 12 Type 2 electric vehicle charges, with 2 that will be immediately available on completion of stage 1. This staged solution is in alignment with the 20% benchmark listed in Technical Specification 22.1.
23. The development provides appropriate end-of-trip facilities.	The AIE Campus design includes appropriate end of trip facilities in alignment with the provisions in Technical Specification 23.1 to 23.3. A total of 34 bicycle parking spaces located within the end-of-trip facility, adjacent to the main pedestrian entrance are provided. This provision satisfies benchmarks for bicycle parking associated with the proposed development. Calculations against Bicycle Parking and end of trip facilities are contained within Section 4.2 of the Traffic Impact Assessment, and the facilities are shown on the AIE Building Ground Floor Plan and Figure C in the Urban Design Guide Response to Connectivity and access. The facility also meets the required security level for long stay users, is enclosed within the building and separated from publicly accessible areas, including car parking. Access will be clearly signposted through wayfinding signage and necessary lighting, and ventilation will be provided. The provision of five (5) showers and 72 lockers within the Stage 1 development exceeds the suggested benchmarks for end-of-trip facilities.
24. Vehicle and bicycle parking sufficiently caters for the development while minimising visual impacts from the street or public space. This includes consideration of parking location, dimensions and number of spaces provided.	The AIE Campus sufficiently caters for vehicle and bicycle parking to meet the needs of its users whilst minimising visual impacts from the street and public spaces. The technical specifications (24.1 to 24.8) for number of car parking spaces, accessible car parking spaces, dimensions and access for carparking, safety, pedestrian and cyclist access and accessible path of travel, loading zones and the road network have been used to guide the design of the campus car park and end of trip facilities. Refer to the Traffic Impact Assessment conducted by Quantum Traffic for detailed information. The proposed on-site parking and vehicle access arrangements have been designed in accordance with the relevant design requirements as set out in Australian Standard 2890 Part 1: Off-Street Car Parking, including: • Dimensions of car parking modules, • Blind aisles, • Design of ramps, • Vehicle access, and • Headroom. The proposed development does not include any blind aisles. The proposed development includes a main accessway with a minimum width of 7.0m, sufficient to accommodate simultaneous two-way traffic flow in accordance with AS2890.1. Furthermore, it is noted that a number of kerbs have been modified in order to accommodate the swept paths of heavy vehicles that are expected to visit the site. The proposed development does not include any significant ramping. Access to the proposed on-site carpark is to be managed by a boomgate. Queueing analysis indicates that this arrangement will experience 98th percentile queues of up to one (1) vehicle. The proposed location of the boomgate will allow a 12.5m long truck to stop clear of both the boomgate and the property boundary. Parking assessments have been undertaken in accordance with the requirements of the National Construction Code and the suggested benchmarks set out in the Community Facility Zones Specifications. The proposed car parking provision (216 spaces, comprising 62 new spaces on Block 4, and 154 existing spaces on Block 2) is suitable to accommodate car parking demands at the same unconstrained rate as under the existing conditions, both on typical weekdays (137 car spaces) and on production days (161 car spaces). There is sufficient on-site car parking capacity for two (2) motorcycles to be parked within car parking spaces, or alternatively, for a single car parking space to be converted to two (2) motorcycle parking spaces. The provision of

	five (5) accessible car parking spaces satisfies the statutory requirement for accessible car parking. The proposed development has no benchmark for accessible car parking. The provision of 34 bicycle parking spaces within the Stage 1 development satisfies the suggested benchmark for bicycle parking. Endorsement by Transport Canberra and City Services (TCCS) is required to confirm goods loading and unloading facilities are appropriate and to confirm the road network can accommodate additional traffic likely to be generated by the development. Existing and projected carparking demands and intersection analysis have been conducted (refer to Traffic Impact Assessment).
25. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised.	Site investigations have addressed site infrastructure and servicing. Currently the site seems to be able to be serviced by stormwater, sewer and water. We are currently in discussions with Icon Water regarding the capacity of the watermain. Battery storage will be considered when application for connection is made in accordance with power supply authority requirements. All demolition works are inside the boundary (see Demolition Plan). An unexpected finds protocol (UFP) will be prepared by a suitably qualified environmental consultant and implemented during site development works. Lighting is in accordance with Australian Standard AS1158.3.1 (see Electrical Layout). There are no encroachments of easements and rights of way (see Site Plan).

Community Facility Zones Policy – Assessment Requirements

Development proposals are required to meet all relevant assessment requirements – these are mandatory development controls.

Control	Assessment requirement	Is this control applicable?	For applicable controls, has it been met?	Outcomes response
Community housing	1. Community Housing is only permitted where it is in conjunction with a place of worship, religious associated use or supportive housing.	Yes ☐ No ☒	☐	There is no community housing.
Adaptability	2. For Supportive Housing and Retirement Village all dwellings must comply with Class 'C' *of Australian Standard AS4299 – Adaptable Housing.* For supportive housing, the applicability of this control is limited to the dwelling only.	Yes ☐ No ☒	☐	There are no supporting housing or retirement village dwellings.
Gas connections	3. No new gas network connections are allowed to all new or existing Class 1-2 buildings as classified under the National Construction Code including redevelopments.	Yes ☐ No ☒	☐	There are no class 1 or 2 buildings.

[Inner North and City District] Policies

Assessment Outcomes	There are no area specific assessment outcomes for the Inner North and City District Policy. There are also no additional uses identified or prohibited in the Land Use Table. The Academy of Interactive Entertainment's (AIE) campus renewal in Watson will make a valuable contribution towards several of the big five drivers contained within the Inner North and City District Strategy. Stage 1 of the 3-stage development supports economic growth through education and fosters inclusive communities through facilities that support local centre viability, thereby contributing to the key drivers of economic access and opportunity. The outcomes of AIE's Campus Renewal project in Watson will contribute to the achievement of jobs in knowledge intensive industries in the Inner North as highlighted in the District Strategies. AIE's focus on game development and film production could position Watson as a creative innovation hub, aligning with economic goals beyond traditional education. A desired policy outcome of the Inner North and City District Policies is to Develop innovation precincts around economic assets in the City Centre, Watson and Campbell. This development builds on AIE's well established presence in Watson and aims to achieve the following related benefits: - Through the development of student production facilities, larger interstate and international productions will be attracted to the facilities through partnerships with AIE Studios, creating jobs and providing an increased number of work integrated learning internships for AIE students, improving job readiness and retaining talent in the ACT. - Vocational and Degree students/alumni receive opportunities to work with industry on commercial films in the Student Production halls, growing demand for jobs in creative industries. - There will be further opportunities to foster links 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 Other impacts of the AIE Campus renewal to the five big drivers of the Inner North and City District Strategy are: Strategic movement: The AIE campus will be easily accessible and integrates with district transport networks including the light rail corridor and the Garden City Cycle path. Sustainable neighbourhoods: Subject to demand, future stages of the development (Stages 2 and 3) incorporate student residential accommodation that will contribute towards living infrastructure aims, providing another key policy outcome. Blue green network: Removal of listed pest species in the ACT and native replacement plantings aimed at improving the long-term biodiversity outcomes of the site. Protection to the existing trees on the verges that are part of the blue-green corridor on Phillip Avenue. The incorporation of understorey and mid storey plantings which will increase the current lacking diversity in the project area. Overall, the enhancements will aim to increase biodiversity in the corridor and create more resilient ecological values, noting the spatial constraints of the site.
Assessment Requirements	There are no area specific requirements that relate to Section 13 in Watson.

Development Outcomes Report – Lease Variation Policy

Lease Variation Policy – Assessment Outcomes

Development proposals must demonstrate that they are consistent with the following assessment outcomes.

Theme- Site and Land Use

Assessment Outcomes	Outcomes Response
1. The functionality and usability of the development is appropriate for its intended purpose/use. This includes limiting future adverse impacts between permissible land uses and on surrounding areas.	Due to the minor nature of the proposed variation, this assessment outcome is considered to be met. The intended purpose/use has not been changed.

Theme- Sustainability and Environment

Assessment Outcomes	Outcomes Response
2. Site constraints including bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered.	Due to the minor nature of the proposed variation, this assessment outcome is considered to be met. Site constraints have not changed since the granting of the lease in 2022.

Theme- Parking Services and Utilities

Assessment Outcomes	Outcomes Response
3. The site is capable of being appropriately serviced in terms of infrastructure and utility services.	Due to the minor nature of the proposed variation, this assessment outcome is considered to be met. The serviceability of the site for infrastructure and utility services have not changed since the granting of the lease in 2022.

Lease Variation Policy – Assessment Requirements

Development proposals are required to meet all relevant assessment requirements – these are mandatory development controls.

Control	Assessment requirement	Is this control applicable?	For applicable controls, has it been met?	Outcomes response
Circumstances for lease variation	1. A lease is varied only where all of the following are achieved: a) The varied lease is consistent with the Territory Plan including all relevant policies (these consist of district policies and zone policies). b) The land to which the lease applies is suitable for the development or use authorised by the varied lease.	Yes ☒ No ☐	☐	The proposal includes a minor variation to the Crown Lease to reduce the minimum Gross Floor Area (GFA) requirement on Block 4 to align with the AIE's amended Future Intentions Plan (FIP), approved on 24 April 2025. There is no proposed change to the maximum GFA because AIE paid market rate for the land which was calculated based on the maximum permissible GFA. The current lease states: GROSS FLOOR AREA (c) That the combined gross floor area of all buildings erected on the land shall not be less than 14,000 square meters and shall not be more than 18,000 square metres; The proposed new GFA clause is: GROSS FLOOR AREA (c) That the combined gross floor area of all buildings erected on the land shall not be less than 4,000 square meters and shall not be more than 18,000 square metres;

Control	Assessment requirement	Is this control applicable?	For applicable controls, has it been met?	Outcomes response
				The rationale for the reduced minimum GFA is that the revised FIP states a maximum GFA that is less than the minimum GFA specified in the lease. Furthermore, variances in the final development funding amount secured may result in further decreases to the size of the Building A footprint. The proposed reduced minimum GFA will provide the flexibility AIE needs to ensure it can complete an approved development on the site per the requirements of the Precinct Deed with the ACT Government. The proposed placement of building footprints also results in a necessary storm water diversion (see 5. Easements below).
Additional uses and rights	2. An additional use or right under a lease is increased only where it is demonstrated: a) Sufficient car parking is capable of being provided for the current uses and additional development. b) Any potential increase in traffic flow is within the capacity of the surrounding road network. c) Adequate post occupancy waste management and disposal can be provided to the relevant Territory standard. Note: Examples of rights are the maximum gross floor area, the maximum floor area allocated to a particular use, and building heights.	Yes ☐ No ☒	☐	Not applicable. The proposal does not include a variation to the lease to request additional land uses and/or rights. The variation is only to remove the minimum GFA requirement on Block 4 to align with the amended future Intentions plan.
Number of dwellings and secondary residences	3. This requirement applies to any of the following: a) Varying a lease to express the number of approved or lawfully erected dwellings or units. b) Varying a lease to change the number of approved or lawfully erected dwellings or units. c) Varying a lease to add a secondary residence where erection of a secondary residence has been approved. The variation to the *lease* is consistent with the following: i) all other requirements of the lease; and ii) the Territory Plan, including all relevant policies.	Yes ☐ No ☒	☐	Not applicable. The proposal does not include a variation to the lease to express the number of dwellings/units, or to change dwellings/units or to add a secondary residence where erection has already been approved. The proposed variation to remove the minimum GFA requirement is consistent with all other requirements of the lease and the Territory Plan, including all relevant policies.
Secondary residences	4. A variation to a lease to authorise a secondary residence is approved only where the block affected by the lease is 500m² or larger.	Yes ☐ No ☒	☐	Not applicable. The proposal does not include a variation to the lease to authorise a secondary residence.
Easements	5. A proposal to vary a lease to remove, relocate or change easements is consistent with both of the following: a) Is supported by written endorsement from the relevant service provider. b) Is supported by drawings and information demonstrating that easements are not required or are provided elsewhere on the land.	Yes ☒ No ☐	☐	The proposal is relocating a stormwater pipe that is currently within an easement that is referenced in the Crown Lease and identified in the Deposited Plan. The flow from the new Inner North Play space in the adjacent Block 3 has been maintained in the proposed diversion. The proposed new Deposited Plan identifies the location of the relocated easement. The wording in the lease does not need to be changed. Refer to Stormwater Plan for proposed diversion and existing Stormwater Easement to be extinguished.

Appendix A

Biodiversity Sensitive Urban Design Response

umwelt

Design Response – Biodiversity Sensitive Urban Design (BSUD) Guide

I confirm that I, **Karina Carwardine of Umwelt (Australia) Pty Limited** was primarily responsible for completing the below design response.
I am an appropriately qualified person holding qualifications in environmental science, and am a Certified Environmental Practitioner – Impact Assessment Specialist (accredited by the Environment Institute of Australia and New Zealand) and can confirm that the development is consistent with the themes and design elements of the design guide(s)

Signature: 

Date: 29/07/2025

Note: a digital or wet signature will be accepted for the design response

How to apply BSUD

In considering BSUD, an applicant is required to complete the three steps of BSUD implementation. These are explained in detail within the Advisory Note 13 – Biodiversity Sensitive Urban Design Methodology document. The three steps are:

Step 1: Identify the biodiversity values that exist (or used to exist) on and surrounding the development site.

Step 2: Identify the relevant biodiversity objectives you are required to achieve on the site.

Step 3: Design the development to achieve site specific biodiversity objectives.

Steps two and three are supported by the **BSUD Guide**, and the **BSUD Implementation Advice Appendix**.

Steps	Design Response
Step 1: Identify biodiversity values Identify the biodiversity values that exist (or used to exist) on and surrounding the development site.	
Step A: Determine habitat and ecosystems <u>Considerations in the response:</u> Describe and map the biodiversity values on and around the site, such as which habitat types or ecosystems (wood/grasslands, aquatic, riparian) or natural features (such as hollow bearing trees) are present and where • Describe the habitat condition, and identify areas that are in good / moderate / degraded condition (refer to BSUD Guide or other methods) • Outline the site's historical context. This may be about whether it was previously developed, or used for other purposes e.g. grazing, or relatively undisturbed. • Assess the site's future potential as habitat. It may include ecological corridors that currently have low biodiversity value but high connectivity significance and are suitable for future restoration. • Consider the broader landscape context, for example the position of the site in a water catchment. Indicate soil and topography properties. • Outline the process and provide cross-reference to site analysis and relevant policies.	The Project Area is located in the suburb of Watson, bordered by Phillip Avenue on the southwest, Windeyer Street on the Southeast and Block 2 and 3 on the northern sides. The adjacent land uses include primarily low-density residential dwellings opposite Phillip Avenue and Windeyer Street and beyond A'Beckett Street on the north. The public green space of the future Inner North Play Space on the northeast, and the existing AIE campus on the northwest which includes two story buildings and hard stand car parks. The existing infrastructure remaining on the Project Area is two public fenced tennis courts, two fenced cricket practice pitches and various pedestrian paths. **Biodiversity Values** The Project Area is an urban site with existing site disturbance. The Project Area consists of grassed areas with mature trees mostly on the western side of the site. Cardno (2018) reported no significant ecological value within the Project Area. As per ACTmapi the Project Area: comprises modified or derived vegetation • the verge on Phillip Avenue has been identified as an Urban Ecological Network corridor • the trees are part of the Birds Connect Habitat • has no registered trees • has no recorded threatened fauna habitat • has no ACT grasslands • has no watercourses • has no connectivity patches (ACT Government, 2024a). A Tree Management Plan (TMP) was completed in July 2025 (MADE LA Design). The report summarises the condition and value of the existing trees on Block 4, Section 13 and the neighbouring lands and leases that may potentially be impacted by the Project. A total of 92 trees were assessed, of which 11 are on unleased territory land on Phillip Avenue verge, six on Block 3 and are close to the Project boundary and two are on Block 2. 76 trees are classified as regulated and 11 as 'Public – verge tree' under the *Urban Forest Act* 2023 (ACT Government, 2023). One tree on the Phillip Avenue verge was recorded to have a hollow.

Steps	Design Response
	Of the 92 trees assessed, 24 are mature native trees, 14 are weed species and 54 are exotic or immature native species. The Current Biodiversity Values plan shows the location of the trees assessed within and adjacent to the Project Area. Block 3 adjacent to the Project Area is currently under construction will remain a public green space. The Inner North Play Space design includes various sport facilities, playgrounds, fitness equipment, public toilet, picnic shelter with BBQ and a community storage container. The landscaping elements include open grassed areas, retaining existing mature trees along with additional planting and garden beds. The subdivision of the site for future redevelopment of the AIE Campus has included intentionally setting aside Block 3 for green space. Although Block 3 is not part of the current proposal, it should be considered as part of the overall redevelopment of this area. The biodiversity values in the landscape surrounding the Project Area are limited as it consists of urban residential areas and includes tree lined streets and various small public green spaces. There are no nature reserves or watercourses directly adjacent to the Project Area. More regional biodiversity values in the inner North (but beyond the Project Area and the immediate surroundings) include Justice Robert Hope Park Nature Reserve to the northeast, Mount Majura Nature Reserve to the east, Nadjung Mada Nature Reserve to the north and Crace Nature Reserve to the northwest. The only watercourses within the sub catchment area are Sullivans Creek, a drainage line south of Dickson and the Dickson Wetland. The Project Area does not contain any permanent water bodies or drainage lines. All stormwater from the site would enter the piped stormwater system. **Habitat condition** The areas that have been excavated for remediation works have not been infilled and are currently in poor condition and dominated by weed species and exotic grasses. Other grasses areas are highly modified due to regular mowing and maintenance activities. The trees assessment undertaken in 2025 (MADE LA Design, 2025) assessed the quality of the trees and recorded no exceptional value trees, three high value, 47 medium value, 33 fair value and 9 poor value trees.

Site historical context

The Project Area was used as a high school and later as an educational facility since 1965. The land was previously utilised for agriculture purposes before its development, being completely cleared in the 1960s, with some minor landscape plantings commencing in the early 1970s, and more substantial plantings in the 1980s.

Due to the existing and historical land uses the site remains highly modified with only planted exotic and native trees, and no remnant native vegetation remaining.

Future potential habitat

As per ACTmapi, the verges on Phillip Street have been identified in the Urban Ecological Network as a potential corridor habitat. The tree assessment recorded 11 trees on the verge adjacent to the Project Area. Of the 11 trees, nine are *Eucalyptus mannifera*, one is *Eucalyptus nicholii* and one is *Quercus bicolour*. The quality ratings recorded for these trees include one high, six medium, two fair and two poor. Tree 173 is a *Eucalyptus mannifera* and has a hollow.

All of the trees on the verge have protection status as, 'Public – verge tree', under the *Urban Forest Act 2023* (ACT Government, 2023). They are protection by the measures outlined the Tree Management Plan (MADE LA Design, 2025) as required by the Urban Forest (Tree Management Plans) Guidelines 2023 (No 1) (ACT Government, 2023).

The trees on the verge will be protected from damage during construction and will not be impacted by the proposed development. The Project Area adjacent to the verge would be suitable for future enhancement.

Broader landscape context

The Project Area is relatively flat with a gentle slope from southeast to northwest and with gradients varying between 583m asl to 582m asl. Areas excavated for contamination remediation in 2021 have not been infilled and are approximately 0.5m lower than the natural surface ground level. As per the ACT Soil Landscape layer available from ACTmapi, the major soil and landscape type for the Project Area is Williamsdale which is characterised by undulating rises, fans, valley flats and depressions on Silurian volcanics of the Canberra Lowlands, slopes <10%, little or no rock outcrops and is completely cleared woodland and grassland. Soils consist of moderately deep (50–150 cm), moderately well-drained Chromosols and Kandosols.

Steps	Design Response

	Site analysis and relevant policies
	Site analysis was conducted via desktop assessment, existing expert reports and site visits. The following ACTmapi layers were consulted for biodiversity values on site and in the surrounding landscape:
	ACT Connectivity Habitat Patches
	• ACT Grasslands
	• ACT Potential Threatened Woodlands
	• ACT Urban Ecological Network
	• ACT GOV Tree Register
	• ACT Threatened Fauna habitat
	• Creek lines
	• ACT Catchment Boundary
	• ACT Soil Landscapes.
	The follow expert reports were consulted:
	• Tree Assessment report, AIE Watson Campus Renewal (MADE LA Design, 2025)
	• Validation Report, Canberra Technology Park, Block 4, Section 13, Watson ACT (Lanterra Consulting Pty Ltd, 2021)
	• Stage 1 Site Investigation Report, Block 1 Section 13 Watson (Cardno, 2018)
	The following policies and guidelines were reviewed:
	• Territory Plan 2023:
	  ○ Part B – Territory Plan Maps (ACT Government, 2024b)
	  ○ Part D District Policies, D3 – Inner North and City District Policy (ACT Goverment, 2024c)
	  ○ Part E Zone Policies, E4 – Community Facility Zone Policy (ACT Government, 2023)
	• ACT Biodiversity Sensitive Urban Design Guide (EPSDD, 2023)
	• Biosecurity (Pests) Declaration 2025 (ACT Government, 2025)
	• *Urban Forest Act 2023* (ACT Government, 2023)
	• Urban Forest (Tree Management Plans) Guidelines 2023 (No1) (ACT Government, 2023).

Steps	Design Response
Step B: Assess ecological connectivity Considerations in the response: Based on the analysis on step 1a, describe an assessment of ecological connectivity of ecosystems / habitats with consideration of proximity to other high-quality areas. • This should include identification of core habitat / ecosystem patches, their size, condition and existing or potential ecological corridors • In most instances this assessment of is dependent on the availability of field data collected in Step 1a, with additional connectivity barrier mapping undertaken on the ground. • In lieu of this information, the predicted habitat suitability and ecological connectivity of sites within urban Canberra is indicated within species-group maps shown on the Ecological Network Dashboard • Outline the process used to establish these and provide cross-reference to supporting material.	The Project Area is adjacent to Phillip Avenue which forms part of the ACT Urban Ecological Network. This corridor connects the Sullivan Creek and Federal Highway corridor through to Justice Robert Hope Park and Mount Majura Nature Reserves via other interlinked corridors. Other high-quality ecosystems are located beyond Watson and the surrounding suburbs and include Justice Robert Hope Park Nature Reserve, Mount Majura Nature Reserve, Nadjung Mada Nature Reserve and Crace Nature Reserve. The ACT Urban Ecological Network corridor on Phillip Avenue consists of a tree lined street, road verges and median strip. Trees in this area are mature and have been planted throughout the construction of these suburbs. They offer foraging and nesting habitat for arboreal fauna, such as possums and birds. The trees within this corridor adjacent to the Project Area have been assessed for their condition and health. As previously mentioned, the quality ratings recorded for these trees include one high, six medium, two fair and two poor. Tree 173 has a hollow and all but one of these trees are native eucalypts. All of these trees will be retained. The Project Area contains 15 mature native trees that are predominately along the Windeyer Street. Two of these trees will be retained. As the verge on Phillip Avenue is considered to provide connectivity and habitat value, the Project Area adjacent to this section is ideal for enhancing habitat connectivity. This will be achieved through plantings in the Project Area bordering Phillip Avenue. Habitat connectivity values, including new plantings, have been mapped in the Proposed Biodiversity Values Plan. All other surrounding areas are urban residential that include residential housings with fencing, roads and traffic and infrastructure such as pathways, lighting and stormwater drainage. The existing access roads for the Project Area will be maintained, and no tree clearing within the road corridor is proposed for the Project. **Supporting material** Ecological connectivity was established using desktop assessment, existing expert reports and site visits as listed in Step A. Additionally the following expert report was consulted: Tree Assessment report, AIE Watson Campus Renewal (MADE LA Design, 2025).

Steps	Design Response
Step C: Assess threats to biodiversity Considerations in the response: Is the site near protected natural areas, where weed/pest incursions may be detrimental? • Consider light and noise pollution potential, as well as threats caused directly by humans such as increased visitor use or traffic.	The Project Area is south-west of Justice Robert Hope Park Nature Reserve, west of the Mount Majura Nature Reserve, south of Nadjung Mada Nature Reserve and east of Crace Nature Reserve; however none of these areas are in close proximity. **Weed and pest incursions** The Project Area is already highly modified, exotic dominated with a regular weed maintenance regime. The Project will not result in any additional weed or pest incursions to nearby nature reserves, as the landscape between the Project Area and any natural areas is already densely developed. Stormwater from the Project Area and the surrounding suburbs is captured by the urban stormwater network. The landscape between the Project Area and watercourses in the sub catchment area (Sullivans Creek, Dickson wetland and drainage line) is urban residential area and is part of the stormwater network. The Project will manage stormwater quantity and quality during construction via a Sediment and Erosion Control Plan (SECP), and operationally with a Storm Water Management Statement addressing Water Sensitive Urban Design requirements. **Light and noise pollution** The Project consists of the redevelopment of an existing educational facility for which the purpose and overall landscape threats will remain the same. The Project Area does not currently contain any buildings, and the site is only accessed by the public to utilise the cricket and tennis facilities. However, the Project Area is within an existing urban residential area with existing light and noise levels associated with urban infrastructure and residential and public activities and movements. These include traffic movements and lights, streetlights, public park activities and residential lighting and noise. The Project will consist of three buildings and a car park with associated roads. The Project lighting has been designed to provide safety and nighttime activation in targeted areas such as access points between campus and carparks, bus stops and adjacent streetscapes. Lighting will meet Australian Standards and Crime Prevention Through Environmental Design (CPTED) principles. The Project building design incorporates acoustic dampening materials and will only use equipment that meets the requirements of the *ACT Environment Protection Regulation* for noise limits at the property boundary.

Steps	Design Response
Step 2: Identify biodiversity objectives Identify the relevant biodiversity objectives you are required to achieve on the site (from legislation, statutory environmental approvals and strategies including this guide).	
Step A: Identify biodiversity objectives <u>Considerations in the response:</u> Based on the information gathered in the previous steps, identify biodiversity objectives specific for the development site, referencing the appropriate Territory Plan Assessment Outcomes. For example, there may be a natural wetland that should be protected, including with appropriate buffer zones. Or an ecological connectivity corridor between two grass/woodland patches, that should be retained in its natural state. Reference key applicable policy and regulatory instruments (such as conservation strategies and action plans).	The ACT Territory Plan guides development in the ACT. The Territory Plan includes District and Zone policies which detail the key assessment requirements and expected outcomes relevant to each specific district. As the Project Area is located in Watson, it falls under the Inner North and City District Policy. This district policy outlines desired ecological and biodiversity outcomes for the Inner North and City District, including protect, enhance and restore habitat values in key blue-green corridors. There are no area specific assessment outcomes required for the Inner North and City District and no relevant assessment requirements for the Project Area. The development is required to comply with the Community Facility Zone Policy assessment outcomes. The design elements set out in the next section of this table reflect key ACT Government commitments on biodiversity, the Territory Plan's assessment outcomes, objectives in the ACT Nature Conservation Strategy and ecosystem strategies, and statutory plans and conservation advice for threatened species and ecological communities. Specifically, the Project throughout its design development has committed to the following principles with regards to its biodiversity objectives: Create a campus with 30% tree canopy cover and 30% permeable surfaces to achieve the ACT Government tree canopy and permeable surface targets Create a connected campus by providing green pedestrian links between the campus and the neighbourhood and the adjacent public green space Provide a green pedestrian spine within the campus which includes a landscaped boulevard with large tree canopies (retaining existing mature trees where possible) and understorey planting Utilise existing trees and landscaping to: inform the masterplan enhance the campus create a visual buffer on the periphery between the campus and the residential area

Steps	Design Response
	Connect to the adjacent public open space with landscape zones and plantings Create an environmentally friendly campus by reducing energy and water usage, introduction of renewable energy production, electric only buildings, enhance existing tree canopy cover, reduce waste production and introduce sustainable initiatives where possible such as green roofs (Academy of Interactive Entertainment, 2025). These design principles have formed the commitment to protect, enhance and restore habitat values and to minimise impacts on biodiversity: Retain existing mature trees on the periphery to provide connection and protection to the existing trees on the verges that are part of the blue-green corridor on Phillip Avenue Enhance and restore the blue-green corridor on Phillip Avenue with native plantings that are habitat and food species for local fauna Landscape plantings that incorporate species which are appropriate to Canberra's climate as well as water conserving and provide benefits to local fauna Stormwater will be managed via a Storm Water Management Statement addressing Water Sensitive Urban Design requirements Sediment and erosion will be managed via a Sediment and Erosion Control Plan (SECP) Weed management will be undertaken as part of regular grounds maintenance and weed control will be conducted as needed. These themes have been explicitly considered and responded to in the following section.

Step 3: Integrate biodiversity objectives into design

Based on the information gathered and analysed in steps 1 and 2 above, here it will be described how the proposed design meets the assessment outcome with reference to the design guidance for each design element in the BSUD Guide

Theme	Design elements	Design response
Maintain and enhance nature Assessment outcomes: → Loss of native habitat and biodiversity is avoided and/or minimised.	**1.1 Urban waterways and catchments** Describe how the proposed design retains and protects the natural values (water quality, biodiversity, habitat etc.) of the site's waterbodies. Indicate mechanisms for this (could include avoidance of high value areas, employing buffer zones or other riparian / aquatic ecosystems protection mechanisms, implementing WSUD elements etc). Provide cross-reference to site analysis and relevant conservation policies	The Project Area has no natural watercourses or features. Stormwater moves across the Project from east to west with an average fall of 1% (Cardno, 2018) and is collected by either the internal or external existing stormwater network. The Project Area is part of the Murrumbidgee catchment and the Sullivans Creek sub catchment. The nearest downstream natural watercourse is Sullivans Creek and is located beyond the Watson urban area to the northwest of the Project Area. Sullivan Creek flows generally southwest, extending from north of Kenny in Gungahlin, discharging into Lake Burley Griffin in the south. The nearest downstream water feature is the Dickson Wetland which south of Dickson and is part of the Sullivan's Creek and Inner North Reticulation Network. The wetland was constructed in 2011 and was planted with a variety of locally occurring plants. Excess water is piped to tanks at the Dickson District Playing Fields and used to irrigate the grounds. The area between the watercourses and water features mentioned above is urban residential area with roads, infrastructure and residential housing and stormwater is captured and managed as part of the urban stormwater network. The Project does not anticipate any additional impacts to any downstream aquatic ecosystems and commits to sustainable stormwater management practices, ensuring high quality water entering the urban stormwater network. Stormwater will be managed on site via a Storm Water Management Statement which includes Water Sensitive Urban Design principles. The water quality leaving the Project Area will be managed via Sediment and Erosion Control Plan (SECP) throughout construction and via landscape planning and architectural designs in the final plan. WSUD inclusion in the design includes considerations such as: Minimisation of hard surfaces and inclusion of gardens to reduce runoff volume and speed, control soil erosion, increase infiltration and improve water quality by filtering pollutants.

Step 3: Integrate biodiversity objectives into design Based on the information gathered and analysed in steps 1 and 2 above, here it will be described how the proposed design meets the assessment outcome with reference to the design guidance for each design element in the BSUD Guide		
		• Permeable pavements to reduce runoff, increase water infiltration while removing contaminants from stormwater, while also reducing urban heat island effect. • Rainwater collection for irrigation and reduce water volume leaving the site.
	1.2 Grasslands and woodlands Describe how the proposed design protects/ enhances the site's wood/grasslands, or their specific habitats such as mature native trees or native dominant understorey. Provide cross-reference to site analysis and relevant conservation policies.	The Project Area currently has no grasslands, woodlands or understory vegetation. The Project Area (Block 4) has 73 trees which includes 15 mature native trees, 13 weed species and 45 exotic or immature native species. There are no exceptional quality trees. 70 of the trees within the Project Area are regulated trees based on the criteria of the *Urban Forest Act 2023* (ACT Government, 2023). The Project design has carefully selected building and infrastructure locations to minimise the impacts to mature high quality trees and native trees. **However, the footprint of Stage 1 is very constrained, as such, replanting efforts and total canopy cover targets apply across the ultimate design of Stages 1, 2 and 3.** The current design proposes to remove 67 trees from Block 4 of which 41 are exotic or immature native species,13 are weed species and 13 are mature native trees. 65 of the trees proposed to be removed from Block 4 meet the criteria of regulated trees. The current design proposes to remove one tree from Block 2, to allow for construction. This tree is an exotic species and meets the criteria of a regulated tree. Seven trees (including 4 native species) within Block 4 and Block 2 will be retained. The trees being retained will provide habitat and food sources for urban birds, arboreal mammals and pollinators while new plantings establish. It will also provide a tree canopy layer for which the landscape plan can connect with and extend. The trees being retained include two in the northwest corner of Block 4 and 2 (adjacent to Phillip Avenue verge), four along the boundary line on Windeyer Street and one on the boundary line with Block 3. The Landscape Plan proposes to enhance the existing trees by additional planting to increase tree canopy cover, and introducing a midstorey of high and low shrubs, an understorey of grass and groundcovers, and a protection zone to the base of the new and existing trees. The planting will include a mix of native, exotic and exotic deciduous species.

Step 3: Integrate biodiversity objectives into design Based on the information gathered and analysed in steps 1 and 2 above, here it will be described how the proposed design meets the assessment outcome with reference to the design guidance for each design element in the BSUD Guide		
		The proposed plantings will connect with the existing mature trees on Windeyer Street and link with existing and proposed plantings in the open green space on Block 3. These connections will extend existing habitat and food resources available to native species. The plantings introduced in the Project Area parallel to Phillip Avenue hold the greatest potential to enhance existing vegetation by extending existing tree canopy cover. Through plant selection this area could provide a greater functional habitat for fauna, birds, pollinators and invertebrates. The Landscape Plan will enhance the urban ecological corridor in this area as well as provide protection to the existing mature trees on the verge during and post construction.
	1.3 Natural values and features Demonstrate how the design avoids or protects high ecological/biodiversity value areas and/or features (such as rocky outcrops, coarse woody debris, natural wetlands). Include consideration for preserving natural processes such as pollination or tree maturation. Outline the process used to establish these areas (if not done earlier). Provide cross-reference to site properties (hydrology, topography, soil quality) and their analysis in biodiversity context and relevant conservation policies. Note: this design element can also be addressed through 1.1 and 1.2	The Project Area has low overall natural values and features. The key value is mature trees, which were planted in the 1970s and 80s. The Project design avoids the removal of six mature native trees within the Project Area and protects the 11 trees on the Phillip Avenue verge, one tree on Block 2 and the six trees near the boundary on Block 3. The design will protect these trees during construction by establishing and maintaining tree protection zones. Landscaping will enhance the understorey and midstorey to encourage smaller fauna species and pollinators. Coarse woody debris, salvaged from tree removal, will be relocated strategically into garden beds to provide habitat, enhance amenity, and deter trampling particularly while vegetation is being established. The Project proposes to contribute to the stormwater quality by utilising best practices for stormwater management and erosion control. The design avoidance measures are outlined in detail in 1.1 Urban waterways and catchments.

Step 3: Integrate biodiversity objectives into design Based on the information gathered and analysed in steps 1 and 2 above, here it will be described how the proposed design meets the assessment outcome with reference to the design guidance for each design element in the BSUD Guide		
Connect and extend nature. <u>Assessment outcomes:</u> → Biodiversity connectivity is maintained across the landscape.	**2.1 Ecological connectivity** Describe how the proposed design retains or enhances ecological connectivity. Consideration should include habitat patches in and adjacent to the site, and existing or potential corridors. Refer to Table "Structural habitat requirements of common ACT ecosystems" in the BSUD Guide. Some development may need to address restorative methods such as establishing native groundcover on strategic locations or addressing barriers such as wide roads to re-establish connectivity. Outline the process used and provide cross-reference to site analysis and relevant conservation policies.	Ecological connectivity has been considered throughout the Project design and proposes to improve the existing street corridor and establish new minor corridors throughout the site. The canopy cover across the whole site will be enhanced through new plantings, which will replace trees removed. The Landscaping Plan aims to connect internal plantings with existing trees within the road verges and neighbouring blocks to enhance internal and external corridors within the broader landscape. Mid and understory plantings, which are currently absent from the Project Area, are proposed to be introduced around the bases of retained trees and new trees. This will create layered vegetation to provide habitat and protection for wildlife. Through plant selection, the garden beds may also provide food and habitats for pollinators such as birds, bees, butterflies, and bats. The landscape design enhances the urban ecological corridor along Phillip Avenue by introducing trees and introduced plantings parallel with this corridor. The planted trees will increase the tree canopy, connect retained tree canopies and create corridors into the Project Area. The additional introduced plantings will provide understorey and midstorey layers which provides a buffer between the buildings and the corridor. It also increases the available habitat and resources in the area. Overall, the enhancements will aim to increase biodiversity in the corridor and create more resilient ecological values, noting the spatial constraints of the site. The Landscape Plan describes the below plantings which will provide enhancements to the retained trees and connectivity throughout the total redevelopment area, noting the spatial constraints within Stage 1 itself: New tree plantings will align with the canopy contribution agreement. While Stage 1 estimates a 24% tree canopy cover, the overall result for all three stages will be at least 30%. • The new tree plantings will include 22 native trees, 2 exotic evergreens and 46 exotic deciduous trees.

Step 3: Integrate biodiversity objectives into design Based on the information gathered and analysed in steps 1 and 2 above, here it will be described how the proposed design meets the assessment outcome with reference to the design guidance for each design element in the BSUD Guide		
		• The majority of the native tree plantings are on the boundary of the Project Area to increase habitat connectivity with Block 3 and to connect with and enhance the urban ecological network on Phillip Avenue. • Approximately 60 high shrubs, over 3,000 medium shrub and more than 4,500 grasses and ground covers will be planted including a mix of native and exotic species. • Proposed plantings will be appropriate to Canberra climate including some deciduous trees so spaces can be utilised seasonally. Plantings will also include locally endemic species, as well as target species from the ACT Government preferred species lists. • The incorporation of understorey and midstorey plantings which will increase the currently lacking diversity in the Project Area.
Minimise threats to protect nature Assessment outcomes: → Threats to biodiversity such as noise, light pollution, invasive species incursions or establishment, chemical pollution, or site disturbance are avoided or minimised through good design/planning.	**3.1 Natural resilience** Describe the design features that prevent weed and pest animal incursion and increase drought/ bushfire /climate change resilience (e.g. buffer zones, other physical landscaping features, plant species selection criteria and so on). Consider if the design can introduce biodiversity, connectivity or permeability aspects into bushfire and flood threat mitigation requirements.	The Project Area is subject to a number of threats associated with urban environments, including weeds, contamination, urban light and noise, and traffic. The site currently has limited natural values and supports only transitory use by common urban birds. Improving landscaping through the selection of appropriate species, and creation of a mid- and understorey with plantings will create a more resilient environment against climate change, and potentially attract species that require greater habitat complexity. Thirteen *Pinus radiata* are proposed to be removed with in the Project Area. Weed management will be undertaken during construction, and ongoing landscaping and maintenance to prevent habitat degradation and maintain the health of retained and planted trees. Weed management and control will be undertaken by on-site staff and/or contracted services. Plant section for the landscape plantings will include local, native and drought tolerant species to minimise water requirements, and increase resilience to climate change. The Municipal Infrastructure Standards Part 25 Plant Species for Urban Landscape Projects will be consulted on suitable species. MADE LA Design (Landscape Architect) consulted with Darren Le Roux for his expertise in selecting Indigenous sensory plants. Darren is an ecologist specialising in designing and implementing restoration projects with a focus on native grasslands and woodlands.

Step 3: Integrate biodiversity objectives into design Based on the information gathered and analysed in steps 1 and 2 above, here it will be described how the proposed design meets the assessment outcome with reference to the design guidance for each design element in the BSUD Guide		
		The Project is not inconsistent with current land use, and community feedback, particularly around light and noise have been incorporated into design. Contaminated soil has been removed from site, and the proposed redevelopment presents an overall low risk to the environment. The Project Area is located outside of the 1 in a 100 year flood zone and the bushfire prone areas (ACT Government, 2024a), and no threat mitigation is required for these factors.
	3.2 Protecting the ecological network Describe how the proposed design establishes ongoing environment protection controls (such as erosion control, or zoning within the site) and addresses human and urban development impacts (such as noise and light pollution).	On completion of the Project the site will be fully landscaped with no bare ground. Ongoing grounds maintenance will maintain vegetation to ensure successful establishment and minimise any risk of erosion. Light pollution will be minimised as operational hours for the campus is predominately during business hours of Monday to Friday, 9am to 5pm with limited usage in the evening and on weekends. Usage in the evenings and weekends would be consistent with surrounding residential areas. Project lighting has been designed to provide safety and nighttime activation in targeted areas such as access points between campus and carparks, bus stops and adjacent streetscapes. Lighting will meet Australian Standards and CPTED principles. Noise pollution has been mitigated through the removal of the student accommodation from Stage 1 and through design and material selection for the production halls. An Acoustic Report by Acor Consultants (2022) was completed for the Project design which aims to achieve less than 30 dba within the building. While noise mitigation is primarily to limit the impacts of external noise on occupied areas of the building which require low noise levels for production, it will also ensure noise generation does not impact on external sensitive receivers. This will be achieved using absorptive lining material on the ceilings and walls. All equipment used with the Project Area will meet the requirements of the *ACT Environment Protection Regulation* for noise limits at the property boundary. Traffic impacts to the community during construction will be managed through a Temporary Traffic Control Plan. Access to the existing campus carpark will be maintained throughout construction.

Step 3: Integrate biodiversity objectives into design Based on the information gathered and analysed in steps 1 and 2 above, here it will be described how the proposed design meets the assessment outcome with reference to the design guidance for each design element in the BSUD Guide		
		Traffic and parking calculations for operational use have been assessed and the construction of 62 carparks has been incorporated into the Project design as recommended. Active travel and public transport have been considered in the Project design. Direct connections to public transport (bus and light rail), pedestrian paths and cycle paths have been integrated into the Project design. End of travel facilities have been included to enhance active travel and drop off, and a pick up area has been included to advocate ride sharing.
Connect people to nature. Assessment outcomes: → These design elements align with and assist with achieving the ACT Urban Design Guide's aspirations relating to urban trees, landscaping, active travel, recreation, public amenity and natural features as well as creating positive engagement with nature.	**4.1 Community stewardship** Describe how the proposed design features encourage people to care for their surrounding natural shared spaces.	AIE has engaged an Indigenous advisory committee for the project to include Ngunnawal voices in the planning process. This collaboration provides an opportunity to incorporate Ngunnawal culture, share traditional knowledge, and educate the wider community through language and native plant species in the landscaping. The committee reviewed the landscaping plan and recommended incorporating all five senses—touch, taste, smell, sight, and sound—into the garden design. This sensory interaction with plants will provide an immersive experience and encourage people to use and care for this space. MADE LA Design (Landscape Architect) consulted with Darren Le Roux for his expertise in selecting sensory plants. Darren is an ecologist specialising in designing and implementing restoration projects with a focus on native grasslands and woodlands. Future design considerations include signage to share stories about the indigenous plants and engage with the Winanggaay Ngunnawal Language Committee to incorporate the Ngunnawal language into the Student Boulevard pavement. The design proposes landscaped zones and planting to blur the boundary between the Project Area and the open green space and the neighbourhood so that the public have a connection to the campus. Connections between these spaces will be created through green pedestrian links so the campus can be used as part of people's daily routines. Landscaping will be representative of the native Canberra environment. 'Cues to care' will be maintained by a combination of on-site staff and contracted services which will demonstrate the value of area to the staff, students and the visitors, encouraging stewardship over the area.

Step 3: Integrate biodiversity objectives into design Based on the information gathered and analysed in steps 1 and 2 above, here it will be described how the proposed design meets the assessment outcome with reference to the design guidance for each design element in the BSUD Guide		
		AIE has an ongoing relationship with LEAD Canberra that provide opportunities for people with disabilities to be active in the community. Routine grounds maintenance such as mowing, edging and hedging will be undertaken by LEAD individuals.
	4.2 Interacting with nature Describe how the proposed design provides access to, and opportunities for interactions with the natural environment and cultural heritage.	As mentioned above, an Indigenous advisory committee was engaged to consult on the landscaping plan, ensuring the design reflects cultural values and respect for Country. The committee emphasised that the plan should integrate Ngunnawal culture, Country, and community, with a strong focus on storytelling to foster a connection to place and people. It is essential to recognise and acknowledge the distinct traditions, songlines, and lore held by Ngunnawal men, women, and Traditional Custodians. These cultural elements are integral to the identity and heritage of the Ngunnawal people, and their inclusion in the project fosters a deeper connection to the land and its history. The committee's recommendation to incorporate five sensory plantings is complemented by future design considerations, such as story signage and the inclusion of Ngunnawal language in the Student Boulevard. These elements provide opportunities for students, faculty, and guests to interact with the plantings and the Ngunnawal storytelling associated with them. The Project design incorporates plenty of green spaces throughout the campus that will create cool and inviting spaces to breathe fresh air, see sunlight and to connect with nature. These include: Green pedestrian links which will encourage connectivity with the adjacent open green space • A landscaped boulevard with large canopy trees and understory planting will create a main pedestrian spine for the campus • Views off site to the adjacent open space, such as Mount Majura. • These spaces provide multiple seating arrangements within each space to allow opportunities for staff, student and visitors to interact in the outdoors.

Step 3: Integrate biodiversity objectives into design Based on the information gathered and analysed in steps 1 and 2 above, here it will be described how the proposed design meets the assessment outcome with reference to the design guidance for each design element in the BSUD Guide		
	4.3 Environmental education Describe how the design provides opportunities for the residents to learn about natural environment and cultural heritage.	As above, users of the site will be encouraged to engage and interact with the landscaping, which will be representative of the native Canberra environment. Specific education programs are not proposed at this time.

Table 1 - Habitat Impact Summary Data

Please use the below table to provide a summary of the Baseline and Proposed changes to habitat communities on the development site. Specify habitat type using ACT Plant Community Type (PCT) codes. Use PCT zone (condition) codes where possible, noting that not all PCTs have zones. This provides a concise habitat summary to aid assessment.

Baseline **Proposed**

Habitat Community (Plant Community Type, or Plant Community Type Zone where applicable)	Total Ha present on site*	Ha retained in existing condition	Ha retained and restored	Ha created	Ha lost	Notes
Modified or derived vegetation – exotic grassland in Urban area	0.62	0	0.01	0	0.61	Baseline includes areas beyond the tree canopy cover and excluding the areas identified as PCT: ACT77-Urban. Proposed values are an estimate of new lawn areas in the landscape plan.
PCT: ACT77 - Urban	0.13	0	0	0.97	0	Baseline includes two cricket pitches, two tennis courts and cement pathways. Proposed values include building footprints (0.54 ha), hardstand areas and pavement (0.43 ha).
PCT: ACT65 – Exotic Planting (trees)	0.28	0.02	0	(0.19)	0.07	Baseline includes weed and exotic species and estimates on the tree canopy cover. Proposed includes exotic evergreen and deciduous tree plantings and is an estimate of canopy cover at a mature age. The proposed ha has not been included in the total as it will be covered by the mid and understorey plantings which reflects early site conditions.
PCT: ACT65 – Exotic Planting (under & midstorey and grassed areas)	0	0	0	0.07	0	There is no mid or understorey present. Proposed plantings will occur beneath the future tree canopy, reflecting early site conditions.

Habitat Community (Plant Community Type, or Plant Community Type Zone where applicable)	Total Ha present on site*	Ha retained in existing condition	Ha retained and restored	Ha created	Ha lost	Notes
PCT: ACT99 – Native Planting (trees)	0.11	0.02	0	(0.09)	0	Baseline includes native species and estimates on the canopy cover. Proposed includes native tree plantings and is an estimate of canopy cover at a mature age. The proposed ha has not been included in the total as it will be covered by the mid and understorey plantings which reflects early site conditions.
PCT: ACT99 – Native Planting (under & midstorey)	0	0	0	0.10	0	There is no mid or understorey present. The proposed plantings will occur beneath the future tree canopy, reflecting early site conditions.
Totals	1.14	0.02	0.01	1.14	0.68	

*Based on aerial imagery, existing ACTMAPi vegetation mapping, tree survey data and the landscape plan for Block 4 only.

Table 2 - Native Tree and Shrub Impact Summary Data

Please use the below table to provide a summary of the proposed impacts to shrubs and trees on the development site.

Note this table has been responded to by MADELA Landscape Architects.

Class	DBH class (cm)	Total number present on site	Total number proposed for retention	Total % proposed for retention	Total number proposed for removal	Total % proposed for removal	Replacement ratios	Number of replacement plants required	Number of replacement plants proposed (Totals only)	Deficit of plants required (Totals Only)
Shrubs	<5						1:1		-	-
Trees	<5						1:1		-	-
Trees	5 - 20						1:3 + relocate as native mulch or at Conservator discretion		-	-
Trees	21 - 30	8	1	12.5%	7	87.5%	1:8 + relocate as coarse woody debris or at Conservator discretion	56	-	-
Trees	31 - 40	9	1	11%	8	89%	1:13 + relocate as coarse woody debris or at Conservator discretion	104	-	-
Trees	41 - 50	8	1	12.5%	7	87.5%	1:40 + relocate as coarse woody debris or at Conservator discretion	280	-	-

Class	DBH class (cm)	Total number present on site	Total number proposed for retention	Total % proposed for retention	Total number proposed for removal	Total % proposed for removal	Replacement ratios	Number of replacement plants required	Number of replacement plants proposed (Totals only)	Deficit of plants required (Totals Only)
Trees	50+	3	1	33%	2	67%	1:90 + reinstate as vertical habitat structure or at Conservator discretion	180	-	-
Trees	100+						1:180 + reinstate as vertical habitat structure or at Conservator discretion		-	-
	Totals	28	4	14%	24	86%	-	620	5737	

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Design Response – Urban Design Guide

I confirm that I, Nathan Beer of Nathan Beer & Associates was primarily responsible for designing the development proposal and/or completing the below **design response**.

I am an appropriately qualified person holding qualifications in Masters of Architecture (UC, 2007) and relevant professional experience including working fulltime as a project architect since 2005; as a construction project manager for Lifespan Building Group since 2010; and, as the Principle of Nathan Beer & Associates since 2007 to present. I can confirm that the development is consistent with the themes and design elements of the design guide(s)

Signature: 

Date: 18 September 2025

- Note: a digital or wet signature will be accepted for the design response

Theme	Design Element	Design response
COUNTRY AND PLACE	1.1 NGUNNAWAL CULTURAL RESONANCE a. Governance, process, and engagement b. Buildings, spaces, and landscape character c. Wayfinding and navigation	**Governance, process, and engagement** The Academy of Interactive Entertainment Ltd (AIE) acknowledges the Ngunnawal people as the Traditional Owners of the lands where AIE's Canberra Campus is located. AIE also acknowledges all other First Nations Peoples on whose lands our students and staff learn and live. AIE formed and consulted with its recently established First Nations Advisory Committee as an extension of this Development Application to ensure landscape designs consider Ngunnawal cultural resonance and local identity where appropriate. Initial consultation has been limited to the Landscape Plan, and it is envisaged that stages 2 and 3 of the implementations of AIE's Campus Masterplan will enable more detailed input into future detailed design stages. The consultation that occurred has been guided by the *Terms of Reference for the Advisory Group of Traditional Owners and Community Creative Leaders* "FN Committee" that was formed with the assistance of AAK-ITHER Consulting (a First Nation Owned and First Nation Certified company). AIE's project team also consulted with experts such as Darren Le Roux about his expertise on planting selection and other relevant considerations. Darren encouraged engaging with the Winanggaay Ngunnawal Language Committee which AIE hopes to pursue further after seeking the appropriate introductions from its FN Committee. The landscaping plan and its alignment with the Advisory Committee Recommendations has been endorsed by the FN Committee (refer to supporting documentation provided - Landscape Plan Endorsement Letter). Furthermore, AIE's project team welcomes any further input that may be received during the public notification process as this can be discussed with AIE's FN Committee to explore further opportunities as AIE's long term campus renewal develops to 2040. **Buildings, spaces, and landscape character** The Landscape design includes native species and endemic plants. Species such as Eucalyptus mannifera, Lomandra, Banksia, Grevillea and Myoporum are proposed. These species embed the soft landscape as a native setting. As part of this first stage of development, and in-line with early advice from the recently established FN Committee, Indigenous 5 senses plants have been incorporated into the Landscape Plan. The five senses are: (1) Taste: BRIGHT Blue edible berries. (2) TOUCH: used for weaving baskets. (3) SMELL: strong curry smell for flavouring foods. (4) SIGHT: bright pink flowers in spring. (5) SOUND: bird attracting flowers (songs). Refer to The Planting Legend - Sheet 600 of the Landscape Plan which identifies these species which include a mix of high shrub plantings, low-medium shrub plantings and grass and groundcover plantings. The landscape design has also created spaces for art and interpretive elements which may be inclusive of culturally appropriate indigenous art or installations. **Wayfinding and navigation** Wayfinding is currently limited to building and safety signage to help direct campus visitors towards the main visitor entry and students towards the student entry, or specific campus buildings or emergency evacuation points. There is further opportunity (subject to additional funds being secured) to:

Theme	Design Element	Design response
		(1) Incorporate informational signages to share stories about the indigenous plants that are now included within the Landscape Plan. (2) Incorporate Ngunnawal language into the Student Boulevard pavement. This would involve engaging with the Winanggaay Ngunnawal Language Committee.
URBAN STRUCTURE AND NATURAL SYSTEMS	2.1 OPEN SPACE NETWORK a. Natural systems b. Type, Size, quality, function and connectivity c. Topography and views	**Natural systems** Please refer to the supporting documentation Biodiversity documents including the current and proposed Biodiversity Values Plans and Biodiversity Sensitive Urban Design response for additional detailed information. The project site has undergone a high level of disturbance due to historical and existing land use and there is no significant ecological value within the Project Area. The ACT Government completed recommended remediation works post demolition of a former brand hall building and carpark. This included the removal of approximately 1,563 tonnes of waste soil across an area of approximately 1,600 m 2. This area has not been infilled, and the ground level remains lower than the remainder of the site. This area does not drain water off site. The project site has no natural watercourses or features. Stormwater moves across the site from east to west and is collected by either the internal or external existing stormwater network. The project site is part of the Murrumbidgee catchment and the Sullivans Creek sub catchment. The nearest downstream natural watercourse is Sullivans Creek and is located beyond the Watson urban area to the northwest of the project site. The nearest downstream water feature is the Dickson Wetland which south of Dickson and is part of the Sullivan's Creek and Inner North Reticulation Network. The area between the watercourses and water features mentioned above is urban residential area with roads, infrastructure and residential housing and stormwater is captured and managed as part of the urban stormwater network. The Project does not anticipate any additional impacts to any downstream aquatic ecosystems and commits to sustainable stormwater management practices, ensuring high quality water entering the urban stormwater network. The project site has low overall natural values and features and currently has no grasslands, woodlands or understorey vegetation. It supports only transitory use by common urban birds. The key value is mature trees planted in the 1970s and 80s. The Project design has carefully selected building and infrastructure locations to minimise the impacts to mature high quality trees and native trees. However, the footprint of Stage 1 is very constrained, as such, replanting efforts and total canopy cover targets have been applied across the ultimate design of Stages 1, 2 and 3 of AIE's campus renewal masterplan (see additional supporting information supplied – AIE Revised Future Intentions Plan). The current design proposes to remove 68 trees of which 41 are exotic or immature native species, 13 are weed species and 13 are mature native trees (see Tree Management Plan which also details the Canopy Contribution Table for Stage 1). 65 of the trees proposed to be removed from Block 4 meet the criteria of regulated trees. If approved, 70 trees are proposed to replace these. The Project design avoids the removal of six mature native trees within the Project Area and protects the 11 trees on the Phillip Avenue verge, one tree on Block 2 and the six trees near the boundary on Block 3. The design will protect these trees during construction by establishing and maintaining tree protection zones. The Landscape Plan proposes to enhance the existing trees by additional planting to increase tree canopy cover, and introducing a midstory of high and low shrubs, an understorey of grass and groundcovers, and a protection zone to the base of the new and existing trees. The planting will include a mix of native, exotic and exotic deciduous species. Landscaping will enhance the understorey and midstory to encourage smaller fauna species and pollinators. Coarse woody debris, salvaged from tree removal, will be relocated strategically into garden beds to provide habitat, enhance amenity, and deter trampling particularly while vegetation is being established. The proposed plantings will connect with the existing mature trees on Windeyer Street and link with existing and proposed plantings in the open green space on Block 3. These connections will extend existing habitat and food resources available to native species. The plantings introduced in the project site parallel to Phillip Avenue hold the greatest potential to enhance existing vegetation by extending existing tree canopy cover. Through plant selection this area could provide a greater functional habitat for fauna, birds, pollinators and invertebrates. The Landscape Plan will enhance the urban ecological corridor in this area as well as provide protection to the existing mature trees on the verge during and post construction. Landscaping, biodiversity sensitive urban design (BSUD) and water sensitive urban design (WSUD) methods have been implemented in this proposal to minimise environmental overall environmental impact. **Type, Size, quality, function and connectivity** Please refer to the Biodiversity Sensitive Urban Design Response, Landscape Plan and submitted floor plans for additional detailed information. Habitat connectivity values, including new plantings have been mapped in the Proposed Biodiversity Values Plan and existing connectivity has been maintained (See current Biodiversity Values Plan). The majority of the native tree plantings in the landscape masterplan are on the boundary of the project site to increase habitat connectivity with Block 3 and to connect with and enhance the urban ecological network on Phillip Avenue. Approximately 60 high shrubs, over 3,000 medium shrubs and more than 4,500 grasses and ground covers will be planted including a mix of native and exotic species. ACTMAPi identifies an Urban Ecological network running along Phillip Avenue as depicted in the below figure A.

Figure A: Phillip Avenue Urban Ecological network sourced from ACTMAPi

The existing vegetation here consists of degraded dryland grass and mature Eucalyptus mannifera. The proposal reinforces the Urban Ecological network through supplemental Eucalyptus mannifera plantings in the verge and on block along the Phillip Avenue frontage. The ecological corridor is further strengthened on this frontage with native understorey plantings and small-medium native trees. The proposed design extends this on block native planting treatment along Windeyer Street to connect the Urban Ecological network with the adjacent Inner North Play Space (Watson Section 13, Block 3).

The interface with the adjacent play space is strengthened by the proposed pedestrian connections and soft landscape treatment to the interface, which provide 3 pedestrian connection points and opportunities for seating and gathering. AIE has included additional tree plantings between the main AIE building and the play space to provide additional landscape buffer that improves the transition and visual appeal of its adjacent site. The below section (Figure B) of the landscaping plan shows the proposed AIE plantings.

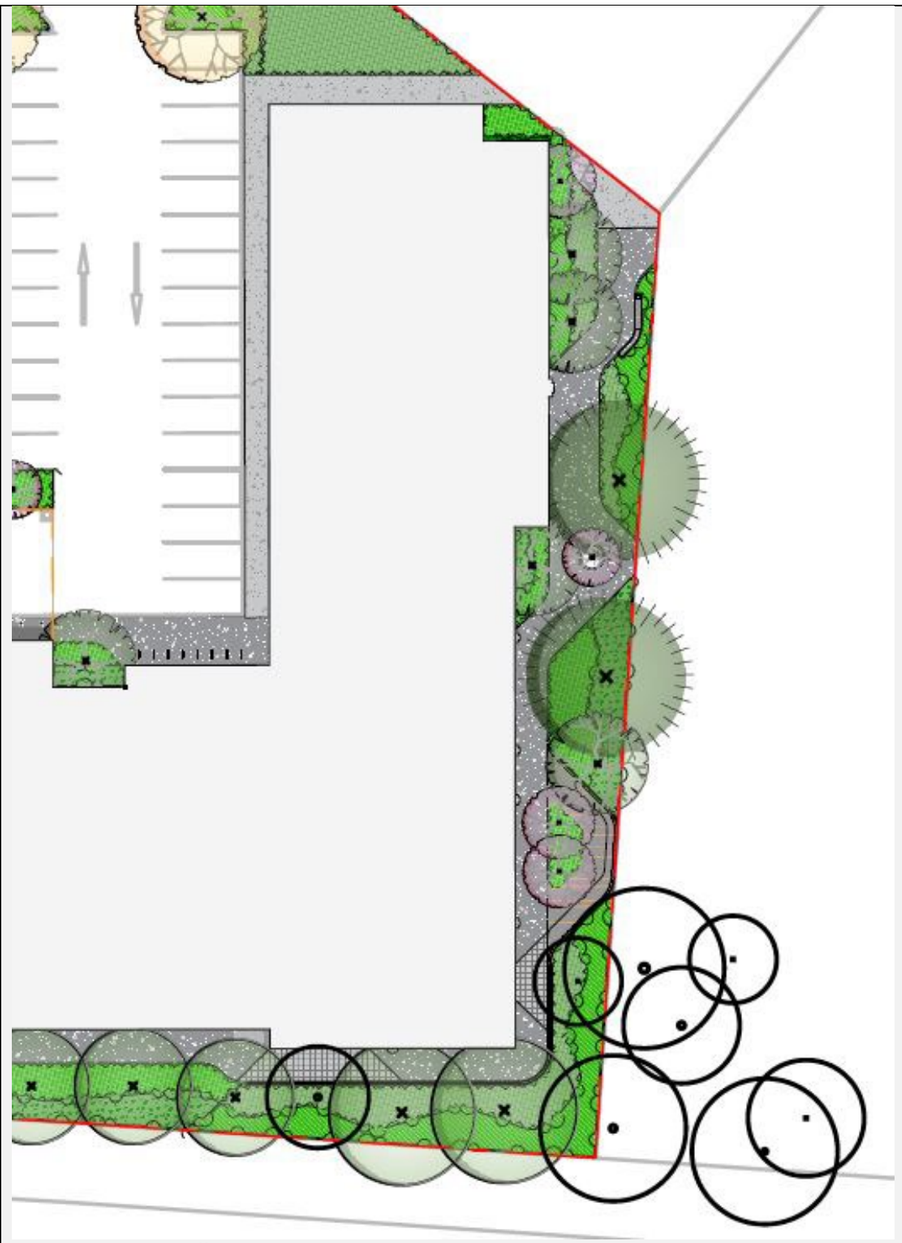
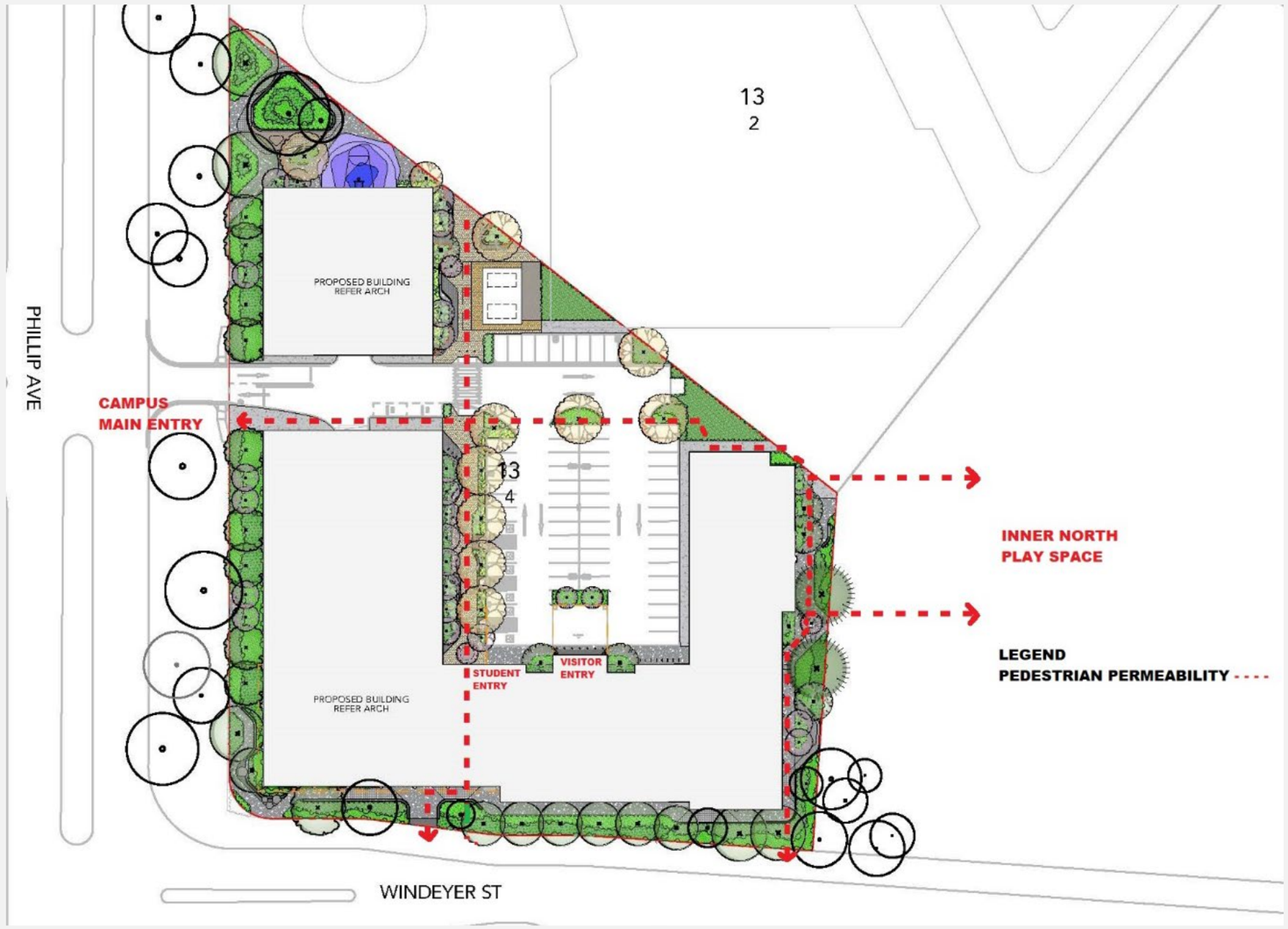
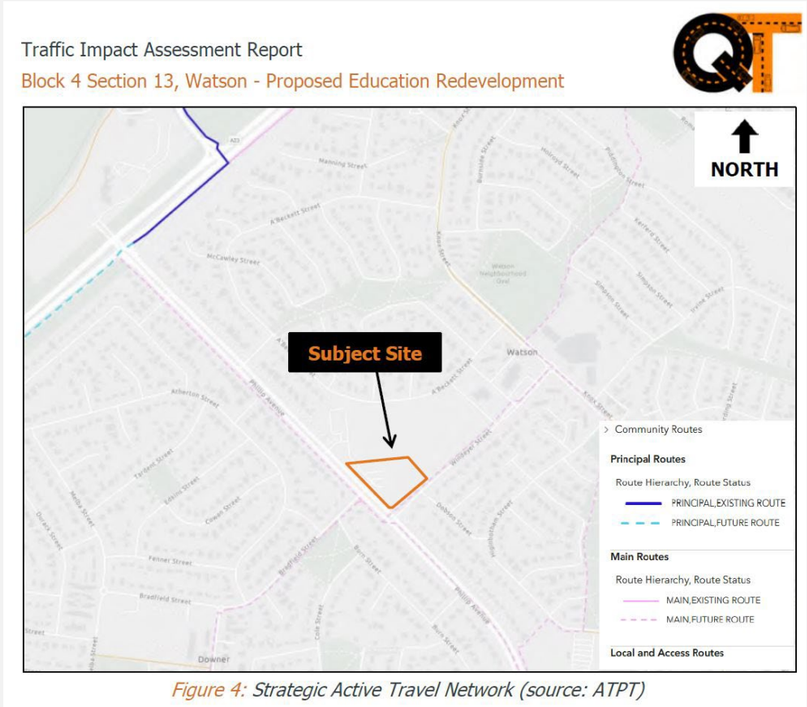


Figure B: Landscape buffer between AIE building and Inner North Play Space

AIE anticipates that campus students and staff will regularly enjoy the newly developed area that has been designed to cater to all ages and abilities. Likewise, the AIE Campus has been designed to ensure pedestrian permeability through the site and to welcome visitors to the campus to utilise campus facilities which may include ancillary services like the café, gym and other services which are provided primarily for the benefit of campus students and are in line with other contemporary educational campuses. These are potentially located in areas marked AIE Service Provider on the submitted Floor Plans.

There is future opportunity to connect the AIE Campus pathed pedestrian network with the Inner North Play Space pathed network should the ACT Government desire to do so. Pedestrian permeability is indicated by the red dotted line in the below image. A future section of the Garden City Cycle route also passes the campus via Windeyer Street. The proposal also utilises

Theme	Design Element	Design response
		connection with community upgrades (Inner North Play Space) by providing opportunities to share access to services. In time, and with further development of the AIE campus, these spaces will integrate seamlessly providing a progression of services for the Watson community. Gym and café services would likely be positioned overlooking the play space, adding to passive surveillance and encouraging activation of the bordering area.  The landscaped Student Boulevard with large canopy trees and understorey planting will create a main pedestrian spine for the campus. Strategically positioned spaces provide multiple seating arrangements within each space to allow opportunities for staff, student and visitors to interact in the outdoors and surrounding area. All other surrounding areas are urban residential that include residential housings with fencing, roads and traffic and infrastructure such as pathways, lighting and stormwater drainage. The existing access roads for the Project Area will be maintained, and no tree clearing within the road corridor is proposed for the project.

Theme	Design Element	Design response
		Topography and views The site is relatively flat and features subtle topography. There are no significant view corridors other than views off site to the adjacent play space, and Mount Majura beyond. The design of the campus has considered subtle transitions in topography between the proposed buildings and has integrated a mixture of soft and hard landscaping to add diversity and interest on the Student Boulevard for students and campus visitors moving between buildings. The separation of proposed buildings, AIE building, production hall and workshop enable the subtle gradient across the site to be considered. The Student Boulevard will also provide opportunity with articulating these subtle transitions in topography. The verge, median, and established trees will continue to provide adequate spatial and visual relief from the proposed volumes of the student production hall and workshop buildings on Phillip Avenue.
URBAN STRUCTURE AND NATURAL SYSTEMS	2.2 NATURAL SYSTEMS a. Connectivity and access b. Water Management c. Restoring ecology	**Connectivity and access** The site is located within an existing suburban context with an already developed pedestrian network. There is an active travel network along Phillip Avenue which extends from the light rail stop at the intersection of Northbourne Avenue and Phillip Avenue to the northeast. The planned route for the future Garden City Cycle network extends past the site along Windeyer Street. There are a total of three public transport routes which are expected to regularly accommodate trips to and from the site. The Traffic Impact Assessment conducted by Quantum Traffic details the Active Travel Network (Section 2.2) and the Public Transport Network (Section 2.3) in the surrounding area of the project site. The following two images show the Strategic Active Travel Network and the Public Transport Network that connects with the site.  *Figure 4: Strategic Active Travel Network (source: ATPT)*

Theme	Design Element	Design response

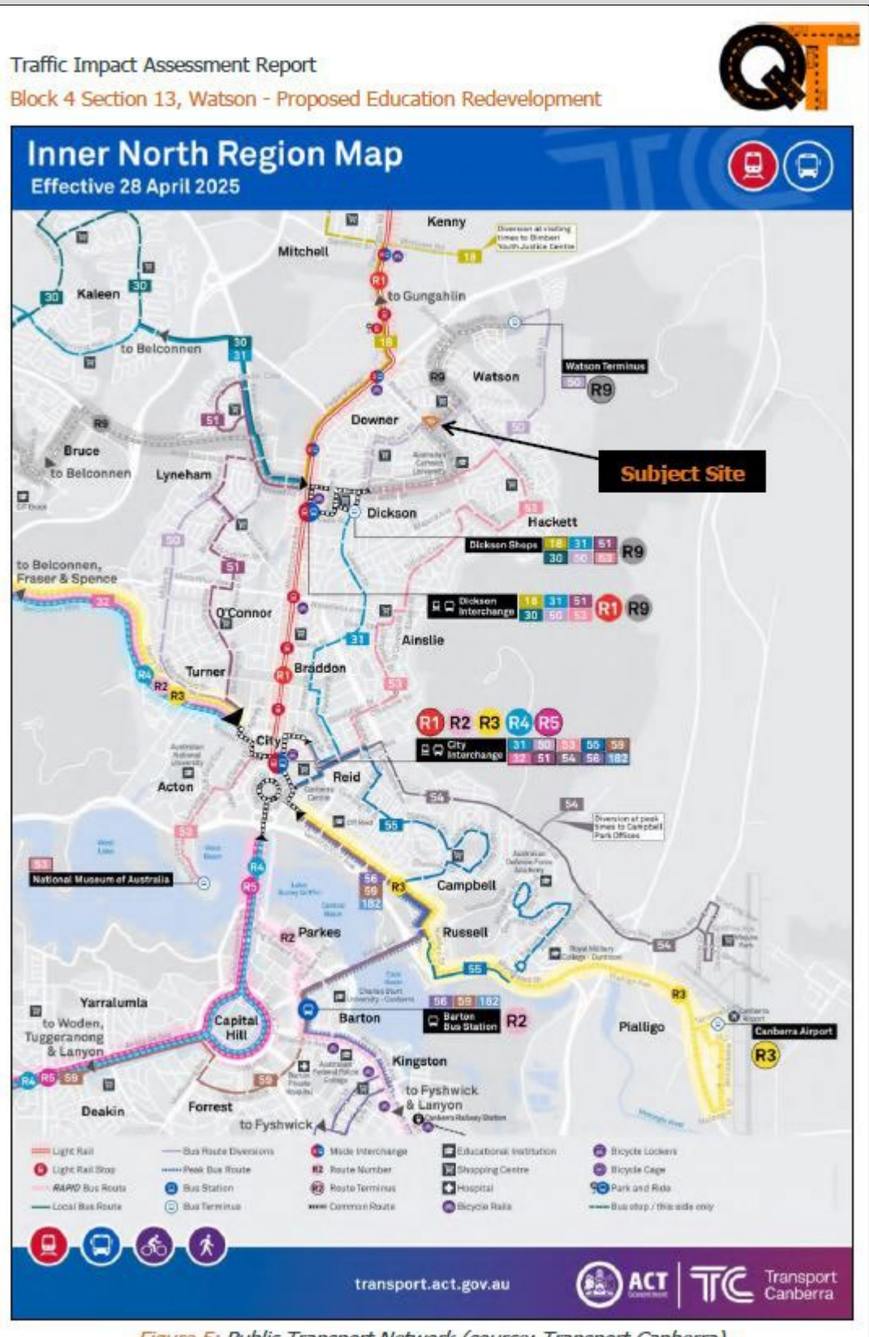
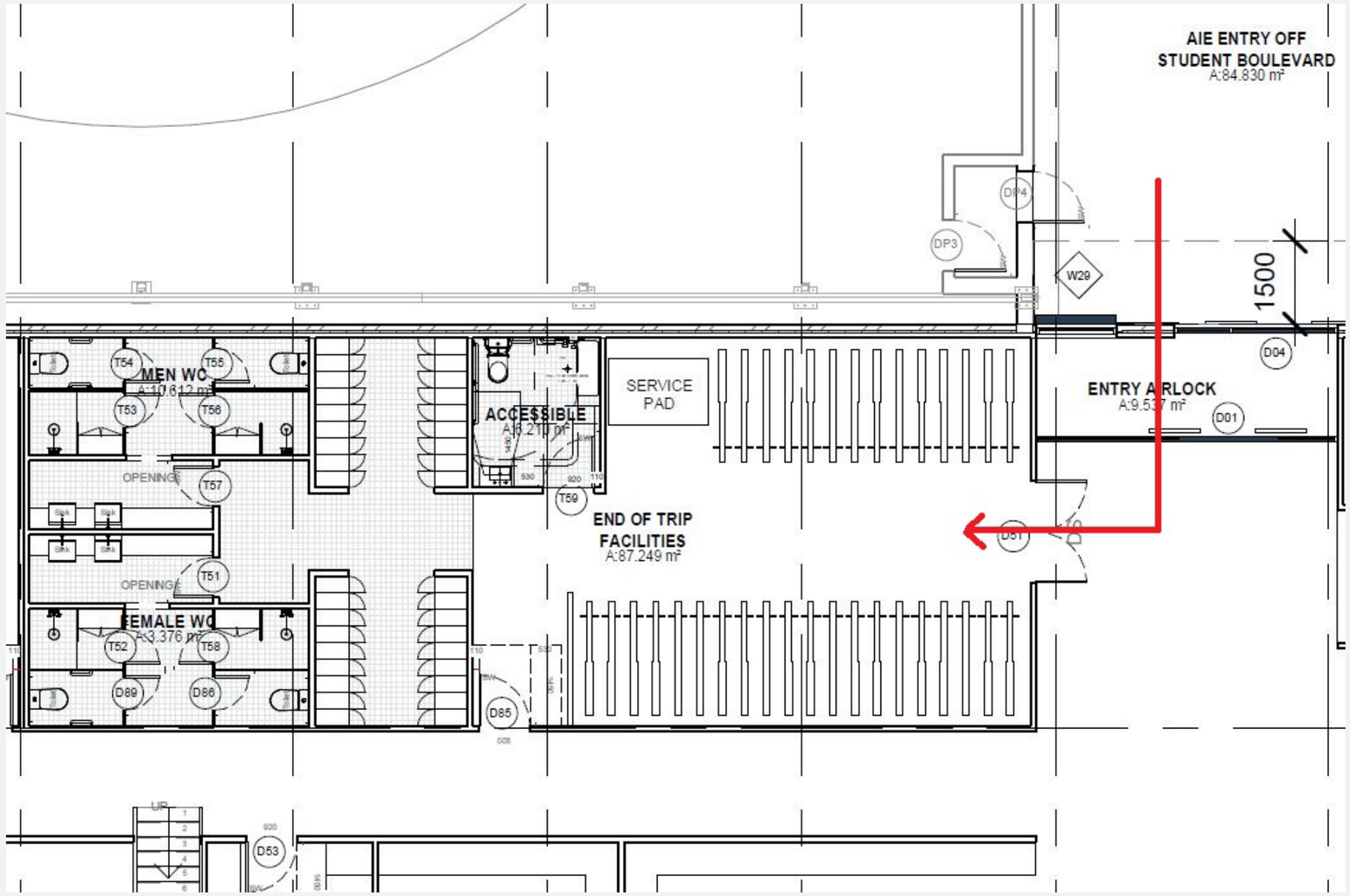


Figure 5: Public Transport Network (source: Transport Canberra)

Theme	Design Element	Design response
		AIE's proposal implements end of trip facilities for the anticipated increase in demand resulting from active travel to the site. This can be seen on the ground floor plan of the AIE building positioned to the right-hand side of the student entry which is accessed off the Student Boulevard (see figure C below). It is also accessible via the corridor from the main visitor entry which is located towards the centre of the internal carpark.  *Figure C: Access to end of trip facilities from student entry*

Theme	Design Element	Design response
		The adjoining Block 3 (Inner North Play Space) provides urban relief from the built form on Block 4, and as highlighted in the design response to Natural Systems above, significant design effort and re-planting has been incorporated into this proposal to improve the Phillip Avenue Green Corridor and further extend it up Windeyer Street on the border of the development site. **Water Management** Detailed water management considerations are contained within the Biodiversity Urban Design (BSUD) Response. The site is quite flat and does not have significant blue networks nearby or through the site. Water sensitive urban design (WSUD) principles have been considered in the landscape design and passive design elements have been incorporated, primarily, maximising canopy coverage and designing pavements to crossfall into planting beds. The proposed design incorporates a predominantly native planting palette to support connectivity and natural ecological systems. There are no watercourses directly adjacent to the project site. The project site does not contain any permanent water bodies or drainage lines. All stormwater from the site would enter the piped stormwater system. Stormwater will be managed on site via a Storm Water Management Statement which includes Water Sensitive Urban Design principles. The water quality leaving the Project Area will be managed via Sediment and Erosion Control Plan (SECP) throughout construction and via considered landscaping. **Restoring ecology** Biodiversity threats have been assessed in the BSUD. The project site is subject to several threats associated with urban environments, including weeds, contamination, urban light and noise, and traffic. The site currently has limited natural values and supports only transitory use by common urban birds. Steps have been implemented in the submitted plans to improve the ecological value of the site. Improving landscaping through the selection of appropriate species, and creation of a mid and understorey with plantings will create a more resilient environment against climate change and potentially attract species that require greater habitat complexity. As detailed above, ecological connectivity has been considered throughout the project design and proposes to improve the existing street corridor and establish new minor corridors throughout the site. The canopy cover across the whole site will be enhanced through new plantings, which will replace trees removed. The Landscape Plan aims to connect internal plantings with existing trees within the road verges and neighbouring blocks to enhance internal and external corridors within the broader landscape. Mid and understorey plantings, which are currently absent from the site, are proposed to be introduced around the bases of retained trees and new trees. This will create layered vegetation to provide habitat and protection for wildlife. Through plant selection, the garden beds may also provide food and habitats for pollinators such as birds, bees, butterflies, and bats. The landscape design enhances the urban ecological corridor along Phillip Avenue by introducing trees and introduced plantings parallel with this corridor. The planted trees will increase the tree canopy, connect retained tree canopies and create corridors into the project area. The additional introduced plantings will provide understorey and midstory layers which provides a buffer between the buildings and the corridor. It also increases the available habitat and resources in the area. Overall, the enhancements will aim to increase biodiversity in the corridor and create more resilient ecological values, noting the spatial constraints of the site.
URBAN STRUCTURE AND NATURAL SYSTEMS	2.3 URBAN STRUCTURE a. Hierarchy of centres b. Precinct structure and layout c. Diversity of lot sizes	**Hierarchy of centres** Educational Establishment is permissible in the Community Facilities Zone Policy and is consistent with the former, current and proposed site usage, making it well suited to the locality and in support of the precinct's planned built form and land use arrangement. A desired policy outcome for the Inner North and City District Strategy is the development of innovation precincts including the AIE in Watson. The development will contribute towards greater economic, social and cultural activation of the Watson Local Centre and surrounding innovation and education precinct. The building design encompasses student amenities and ancillary services to minimise impact on the Watson local centre and offer future opportunities for shared services with the Watson community (e.g. food and beverage). Public transport and active travel connections are well established, and end of trip facilities are contained within the projects implementation to leverage these opportunities. **Precinct structure and layout** The project site is an educational campus and has been designed with the contemporary needs of a campus in mind. The design has allowed for connected access to existing and proposed active and public transport networks, leveraged off existing pedestrian paths and networks to connect the campus to these networks and leveraged off existing vehicular access connected to Phillip Avenue to minimise impacts on surrounding residences. The campus is sufficiently permeable and cycle-friendly to facilitate ease of movement and encourage active travel. All on-site

Theme	Design Element	Design response
		services are ancillary to the education establishment. Proposed ancillary services (food and beverage, fitness and wellbeing etc.) on the ground floor can face the future Inner North Play Space increasing their visibility to passing foot traffic and in doing so, improving their viability to continue servicing the needs of AIE's student and staff population. They are also within proximity to service AIE's multi-purpose function room, meeting room and any visiting film productions. The below image extracted from AIE's Future Intentions Plan demonstrates placemaking opportunities. The black diagonal line shows the Stage 1 buildings on the project site.  **Diversity of lot sizes** The entire block is zoned Community Facility, and the Purpose of the lease is for an Educational Establishment. No subdivisions are proposed, however, there is a future intention to consolidate Block 4 with block 2 to enable stages 2 and 3 of the AIE's Campus Masterplan implementation (as outlined in AIE's Revised Future Intentions Plan). The future sale conditions and processes are guided by a Precinct Deed with the ACT Government. Extensive consideration has been given to the surrounding urban neighbourhood and how the campus interacts with the

Theme	Design Element	Design response
		community and local active and public transport networks. 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. Interaction with the adjoining Inner North Play Space has also been considered in terms of landscaping and pedestrian movement across the two sites. The AIE Campus masterplan image (see Additional Detail Section in *Introduction – The proposal and vision*) shows how the Stage 1 project site interacts with future stages as implementation of the campus masterplan progresses.
SITE AND LAND USE	3.1 CONTEXT AND CHARACTER a. Griffin legacy b. The Canberra Character c. Land use and zoning d. Urban growth and densification e. Precinct amenity	**Griffin legacy** Phillip Avenue is accessible off the Federal Highway main approach route to the National Capital; however, the project site is not included in the original Griffin Plan and does not fall in any areas defined as having special characteristics of the National Capital. The project site sits within the existing suburb of Watson and reinforces elements of the griffin legacy including boosting the presence of greenery visible from the street, boosting tree canopy in future stages, utilising local planting and vegetation, and through the inclusion of a Student Boulevard that extends through all three stages of the development. Main avenues have also been protected and the gid layout preserved. **The Canberra Character** AIE has been an important cultural and knowledge asset embedded in the Watson suburb since 1996. AIE has been identified as part of the Watson Innovation Precinct and significant employment precinct that can be further developed in the Inner North and City District Strategy Plan. The light rail corridor is within short walking distance, and the current rapid transit corridor also extends to the project site. Adjoining the site is the new destination play space in Watson (Inner North Play Space). A future stage of the Garden City Cycle route will also extend past the site. The AIE Campus is envisaged as a series of buildings which have a unified palette of materials, although 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 as pictured in figure D below that shows the proposed entry archway.

Figure D: Main entrance archway

The proposed development aims to add to the established character, whilst also forming its own cultural, educational and economic character and future direction. 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 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 (see Perspectives). This also enables the future character of the site to celebrate more modern design features in future stages towards 2040.

Particular attention has been paid to the landscape presentation at Windeyer St / Phillip Ave to create a visually appealing and functional interface at this prominent intersection, while enhancing the existing native tree canopy and ecological character of the area. 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, there will be further softening of the building interface. Figures E and F below show the overall quality improvement to the site and how it is envisaged that the new building will present at the Phillip Avenue and Windeyer Street intersection. The selection of native trees and an extensive understorey planting will seamlessly integrate with the surrounding verge, reinforcing biodiversity and much needed canopy coverage. Paved connections to active travel paths ensure smooth pedestrian movement and encourage engagement with the site. The incorporation of organic-shaped seating walls and high-quality prefabricated seating elements will activate the space, offering comfortable, inviting areas for public use.

Figure E: Corner of Phillip Avenu and Windeyer Street (proposed)

Figure F: Corner of Phillip Avenue and Windeyer Street (existing)

Land use and zoning

The project site is zoned CFZ – Community Facility Zone and the proposed development and use as an educational campus is permissible under the Crown Lease and site zoning. Block 2 on the northern side is also zoned CF and is held in reserve for future sale to the AIE under a Precinct Deed with the ACT Government. The future sale will enable AIE to undertake stages 2 and 3 of the AIE's Campus Master Plan. Block 3 on the eastern boundary is also zoned CFZ and has been developed by the ACT Government as the Inner North Play Space.

AIE has considered activation of the border between the play space and the campus to ensure pedestrian permeability and opportunities for shared use and access to campus facilities. AIE has also contributed to the facilities included in the play space (multi-use courts).

Urban growth and densification

AIE's Campus Vision is to provide an integrated living, learning, and working environment that will transform AIE's Watson campus into Canberra's principle destination for games and film education, research, and production. These on-site innovations will contribute to activation of the site and resilient urban growth. The AIE's campus development will help grow Watson as an innovation precinct and contribute to the cultural, educational and economic outputs of Canberra. Stage one construction is for a higher education campus to bring together games and film education; research opportunities and collaborative screen productions. The development will enable AIE to ensure business continuity whilst demolition and remediation of Canberra Technology Park takes place, which will make way for two additional stages of the AIE Campus Masterplan (see additional supporting information Revised Future Intentions Plan). The additional stages include capacity for student accommodation and additional campus and production buildings.

Precinct amenity

This development is limited to a single block; however, is part of a 3-stage Masterplan involving two blocks. The Campus Vision has been clearly defined, and this first stage will complete the development to be undertaken on the project site. Block 4 and 2 will be consolidated in a future Development Application once block 2 has been remediated by the ACT Government and purchased at market rate by the AIE.

As the site is zoned Community Facility, all onsite services are ancillary to services of the Education Establishment. However, throughout the design process, great consideration has been given to how the site could build on Watson as an innovation precinct and interact with the newly developed Inner North Play Space.

The green spines that stretch through the campus and connect to the residential travel networks reinforce the strength of Canberra's established network and the continuing development of active travel. The AIE building design takes into consideration ground plane activation, ensuring the landscape design responds to the detail of building entry and exit points and services that

Theme	Design Element	Design response
		may be accessible to the broader community. The design includes spaces for play, rest, gathering and celebration for the AIE (as highlighted above in the section that addresses Precinct Structure and Scale). As part of future stages, AIE has also suggested a large film screen for the purposes of public screenings of films, student works and public events (oriented towards the open space) to activate this area of the site. The image below, extracted from AIE's Future intentions plan shows the future Masterplan Concept and how it could interact with the public realm once future stages are delivered.

Theme	Design Element	Design response
ACCESS AND MOVEMENT	4.1 CITY WIDE MOVEMENT NETWORK a. Contextual movement network alignment b. Community proximity to transit infrastructure c. Diverse transport modes	**Contextual movement network alignment** There are no main movement or road corridors proposed in this application, however, the Traffic Impact Assessment (TIA) Report undertaken by Quantum Traffic summarises the various traffic engineering and transport planning assessments undertaken in relation to the project site. As this analysis was initiated prior to 1 July 2025, it has been undertaken with reference to the Guidelines for Transport Impact Assessment (2016). A key element of the 'vision-and-validate' paradigm, that is in the early stages of adoption by the Territory, is the movement and place framework. The movement and place framework considers the two (2) conflicting roles that the road reserve plays; the movement of people and goods (not vehicles), and its value as a destination (a 'place') in its own right. By defining the strategic significance of these characteristics, the relative prioritisation of space within the road reserve for transport or placemaking can be justified. The report examined existing conditions, active travel and public transport networks, intersection performance, car parking conditions, parking and vehicular access design review, parking assessments and post development conditions. The report concluded that there are no traffic engineering reasons why the proposed development should not be approved, subject to the appropriate conditions. **Community proximity to transit infrastructure** There is an extensive existing path network in the vicinity of the subject site, which is suitable for pedestrians and low-speed cycling. There are three public transport services which serve stops located within close walking distance of the project site. No new transport nodes or interchanges are proposed. The detailed TIA was undertaken to provide confidence that the existing road network has capacity to support the site post development. Additionally, sustainable transport alternatives have been planned for in this application including the inclusion of end of trip facilities and EV ready parking. **Diverse transport modes** The campus interacts with the established public transport and active travel network. Traffic and parking demand rates have been calculated based on estimates of future mode shares. Sufficient end of trip facilities has been considered as part of the project's implementation. The Southern entry off Phillip Avenue is the principle entry to the campus. With various options for set down, park or to utilise pedestrian pathways. Student Boulevard has been extended to flow through to the student entry of Building A to ensure logical pedestrian circulation and connection. Pedestrians entering through the southern entry will also connect with the boulevard where they can head north or south. Paved connections to active travel paths ensure smooth pedestrian movement and encourage engagement with the site. The incorporation of organic-shaped seating walls and high-quality prefabricated seating elements will activate the space, offering comfortable, inviting areas for public use.
ACCESS AND MOVEMENT	4.2 BALANCING MOVEMENT AND PLACE DRIVERS a. User needs b. Movement, network hierarchy and function c. Local framework of places	**User needs** The proposal is for an educational campus with student production facilities. Students will learn from teachers and industry mentors in educational buildings that facilitate a combination of learning facilities and industry co-working spaces. The new facility will be purpose built to meet the needs of the campus population. User needs have been considered for production and non-production days, and bicycle parking and end of trip facilities have been included in the design to encourage and allow for active travel. Access and mobility needs have been considered and are detailed in the Access and Mobility Report compiled by SQC Group. The project has been reviewed against the access provisions of the National Construction Code (NCC) 2022 and applicable Australian Standards. The site provides compliant Designated Accessible Parking Spaces (DAPS) as part of the proposed layout. An accessible route is demonstrated from parking areas to building entries. Ramps, thresholds, and circulation zones have been indicated to achieve compliance with AS1428.1:2009. Principle entrances are located on accessible paths of travel, consistent with Clause D4D4 and D4D5, ensuring equitable access into each building covered under the NCC. Where required, Tactile Ground Surface Indicators will be provided in accordance with Clause D4D9 and AS 1428.4.1, particularly at key decision points, stairs, and ramps. These will be documented in further detail during the BA design stage. **Movement, network hierarchy and function** The project site is supported by existing public transport facilities and active travel networks including a future stage of the Garden City Cycle route that passes via Windeyer Street. The existing road network is detailed in section 2.4 of the Traffic Impact Assessment (TIA). The TIA indicated acceptable delays and acceptable queue lengths under existing and future traffic

Theme	Design Element	Design response
		demands. The parking assessment does not rely on the availability of off-street parking and provides parking which sufficiently caters for the development. Active travel is also accommodated in the design with the provision of appropriate end of trip facilities. Ground floor activations primarily face the adjacent Inner North Play space and do not interfere with traffic movement functions. Servicing of waste is towards the rear of the site and waste truck entry and clearance lines have been checked to ensure collection needs are facilitated. More detailed information is available in the TIA. **Local framework of places** The development proposal does not change the hierarchy of the Watson local centre. The Stage 1 development will operate at a similar capacity to the existing AIE Campus site. Both typical weekdays and production days have been considered. Future campus expansion relies on acquisition of Block 2, Section 13, which is guided by a Precinct Deed with the ACT Government. Future expansion and user needs will be met through two future stages of development on the adjoining block.
ACCESS AND MOVEMENT	4.3 PEDESTRIAN FOCUSED STREETS a. Safe, inclusive and legible streets b. Permeability and ease of movement c. Comfort, convenience and amenity d. Attractive, active and distinct	**Safe, inclusive and legible streets** The design has considered and incorporated safe, inclusive and legible access for pedestrians. The campus will generate some specific ancillary use retail that is not serviced by local outlets. Retail is also an effective method of activating the ground plan and improving group surveillance at key locations as was highlighted in advice from the National Capital Design Review Panel during early consultations regarding AIE's Future Intentions Plan. The building exterior will provide ambient and directional lighting to safety and encourage night-time activation in targeted areas for students and staff. On campus lighting will be to Australian standards and CPTED principles that allows safe access between campus buildings, to carparks and bus stops and adjacent streetscapes. Lighting will also complement the signage wayfinding strategy to ensure safe and legible access. Inclusive design has been considered and where required, tactile ground surface indicators will be provided in accordance with Clause D4D9 of the NCC and AS 1428.4.1, particularly at key decision points, stairs, and ramps. These will be documented in further detail during the Building Approval design stage. All exterior pathways are made clear and are shaped by designed with purpose landscaping. Combinations of tall mature trees coupled with low lying garden beds provide clear distinction between shade and respite areas and those of foot traffic. Bollards are utilised to prevent unauthorised vehicle access at the site entry, and these are clearly visible and do not obstruct pedestrian access. A singular internal pedestrian crossing is proposed in Stage 1 located in the forecourt. It is provided for the purpose of linking the production hall with the workshop and creating an opportunity for pedestrians arriving from either the north or the west to cross safely. Future stages of the campus masterplan will see the pedestrian traffic increase as the boulevard will connect stages 2 and 3. The crossing is managed with clear signage, changes in colour and textures to raise awareness of the shared zone. In addition to the ambient building lighting, typical 24-hour CCTV cameras will be in operation to provide further security and ongoing surveillance of the campus and surrounding pedestrian and vehicular pathways. Using graphics and AIE specific branding, signage is proposed to clearly identify pathways and specific faculties within the campus precinct. Exterior signage will illustrate various uses found at each threshold, either undermount or side mount of the primary awning for pathways along Philip Avenue and Windeyer Street façades, with more awning focused signage addressing the newly completed Inner North Play Space. Locations of disabled and accessible parking are in optimal locations for students, staff and site visitors, as depicted further below in the section addressing vehicle access and parking. **Permeability and ease of movement** Permeability of the forms onsite is encouraged, and pedestrian permeability is maintained between buildings throughout the site ensuring ease and convenience of moving about on foot or by bike to encourage active modes of transport. Pedestrian colonnades that provide cover on the perimeter of buildings and covered entries encourage pedestrian comfort and wayfinding.

Theme	Design Element	Design response
		Students and site visitors have separate entries post student orientation. This enables students to easily access classrooms via a dedicated entrance from the Student Boulevard, and site visitors and contractors to be greeted on entry at a main entrance. This also enhances security and safety monitoring of the site. Foot and bicycle pedestrians can cross the main internal access road safely at the internal courtyard crossing. Pedestrian pathways transverse the site from key contact points with Phillip Avenue, Windeyer St and the Inner North Play Space. During operational hours, the site access points clearly show how to traverse the site with a mixture of internal and external pathways. After operational hours, key contact points close and disable the sites pedestrian transparency to discourage entry to the campus forecourt. A pedestrian pathway east-west remains on the opposite side of the campus access road to allow direct access between the North Play Space and Phillip Avenue. The singular internal pedestrian crossing with clear road markings and road textures activating on vehicular approach, coupled with a 10 km/h onsite speed limit, will guide pedestrian and vehicles to safely integrate at obvious pace and speed. **Comfort, convenience and amenity** The comfort and usability of the campus environment has been improved through the incorporation of organic-shaped seating walls and high-quality prefabricated seating elements that will activate the space, offering comfortable, inviting areas for public use. The campus will provide facilities to accommodate the needs of persons utilising the site including students, staff and campus visitors. Bin locations will be provided at entry and exit points, and externally where designated seating and garden areas along the boulevard. The forecourt bin enclosure is a secure location for waste collection. Its openness location and surveillance will discourage any illegal dumping or loitering. The campus pathway design responds to the expected pedestrian volume and provides clarity through width and scale the expected path of travel. For example, pedestrian pathways are narrower where a higher volume of vehicle activity is expected, between the production hall and workshop, and wider where expected pedestrian pathways to access the campus main entrance. Perimeter pedestrian pathways are at balance and run parallel with existing verge pathways. Paved connections to active travel paths also ensure smooth pedestrian movement and encourage engagement with the site. The campus primary vehicle entrance is utilising an existing site verge crossing; no other site crossings are proposed in Stage 1. Kerbs have been widened to allow for swept paths. A detailed Landscape Plan has been developed that boosts the presence and coverage of the street canopy once plantings have matured with the inclusion of low and midstory plantings (refer to the Landscape Plan). **Attractive, active and distinct** Given the site context and active corner of Phillip Avenue and Windeyer Street, the built form edge is a positive vertical element which features AIE branding and announces the site. The projected awning provides pedestrian cover for those traversing the immediate intersection. The east – north play space elevation features sustainable glass openings for the ancillary use retail spaces which will ultimately invite interaction from those using the play space with the AIE campus precinct. Student needs and preferences have been prioritised. Through thoughtful design, the AIE Campus has embedded flexible spaces and strategic integration of technology. This will make it possible for hosting events that showcase AIE's capabilities through leveraging technology to enhance the physical and digital learning environment within (this supports both on campus and remote participation in events). Multipurpose spaces enable configurations for different uses such as classrooms that can transform into theatre spaces or social areas. Inviting outdoor spaces (on the campus boulevard and the border between the AIE Building and Inner North Play Space) will also expand the capacity for informal gatherings and encourage social interaction. The strategic placement of health and wellness supportive services, internal ancillary use retail, training and events facilities found within the campus building can increase participation and create a sense of community, especially when considering the direct access to the Inner North Place Space. This supportive environment will enable students to fully participate in campus life and events. As future stages of the campus masterplan are activated, there will be further opportunities to showcase AIEs strengths and resources that will attract a diverse community audience and create vibrancy and excitement around the campus.

Theme	Design Element	Design response
		Indigenous 5 senses plants have been incorporated into the landscaping plan, these include sight, sound, touch, smell and taste. There is further opportunity (subject to additional funds being secured) to incorporate informational signages to share stories about the indigenous plants that are now included within the landscape masterplan, and the future possibility to incorporate Ngunnawal language into the Student Boulevard pavement. These were discussed in more details in Indigenous country and place further above. The landscape design incorporates spaces for public art. The design enhances legibility by incorporating clear visual connections between origins and destinations and incorporating spaces for public art to serve as memorable orientation cues and improving navigability. The landscape design has also created spaces for art and interpretive elements which may be inclusive of culturally appropriate indigenous art or installations. The vocational and higher education campus is primarily for adult learners. It is adjacent to the Inner North Place Space which provides opportunity for school aged visitors to utilise the adjacent facilities. For example, visiting school groups as part of VET in Schools and children participating in school holiday courses, or introductory courses.
ACCESS AND MOVEMENT	4.4 ACTIVE TRAVEL a. Safe, inclusive and legible active travel network b. Comfortable and convenient active travel routes c. Supporting infrastructure for active travel	**Safe, inclusive and legible active travel network** The AIE campus is supported by existing public transport facilities and active travel networks including a future stage of the Garden City Cycle route that passes via Windeyer Street as detailed in several sections above. Active travel is accommodated in the design with the provision of appropriate end of trip facilities. The campus is sufficiently permeable and cycle-friendly to facilitate ease of movement and encourage active travel. The campus pathway design responds to the expected pedestrian volume and provides clarity through width and scale the expected path of travel. There is a pedestrian pathway on either side of the main entrance. The singular internal pedestrian crossing with clear road markings and road textures activating on vehicular approach. Coupled with a 10 km/h onsite speed limit, both pedestrian and vehicles will integrate at obvious pace and speed. Signage will clearly identify pathways and specific faculties within the campus precinct. Exterior signage will illustrate various uses found at each threshold, either undermount or side mount of the primary awning for pathways along Philip Avenue and Windeyer Street façades, with more awning focused signage addressing the newly completed Inner North Play Space. Locations of disabled and accessible parking are in optimal locations for students, staff and site visitors, as depicted further below in the section addressing vehicle access and parking. **Comfortable and convenient active travel routes** As detailed in the Traffic Impact Assessment, active travel infrastructure in the vicinity of the site comprises an existing network of paths, which parallel the road network. This path network provides off-road pedestrian and (low speed) cyclist connections between the subject site and the surrounding land uses. Safety, comfort and accessibility have been considered throughout the campus design to encourage and support continued active travel to the AIE Campus. Existing verge trees on Phillip Avenue provides shade coverage and new mid and understorey plantings have also been introduced (see Figure G below), which also shows positioning of mature verge trees).

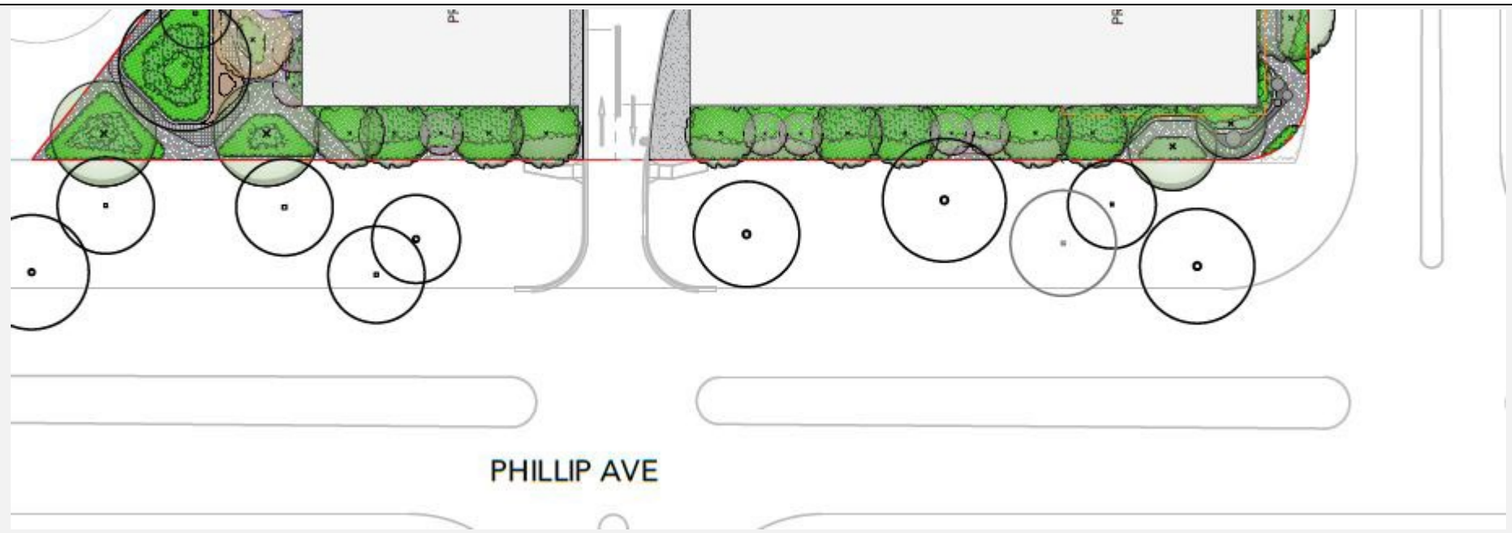


Figure G: Landscape Plan extract (Phillip Avenue)

New landscape plantings will be introduced as part of the landscaping plan on Windeyer Street (See Figure H below). The selection of native trees and an extensive understorey planting will seamlessly integrate with the surrounding verge, reinforcing biodiversity and much needed canopy coverage. On maturity, this will improve the overall experience for active travel commuters along this route.

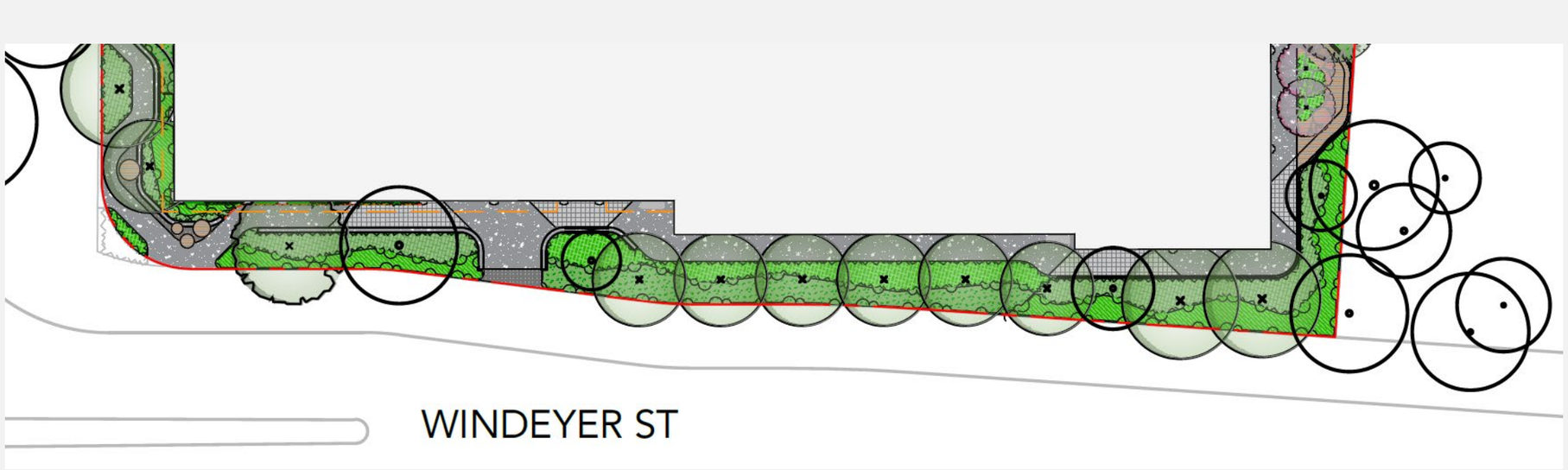
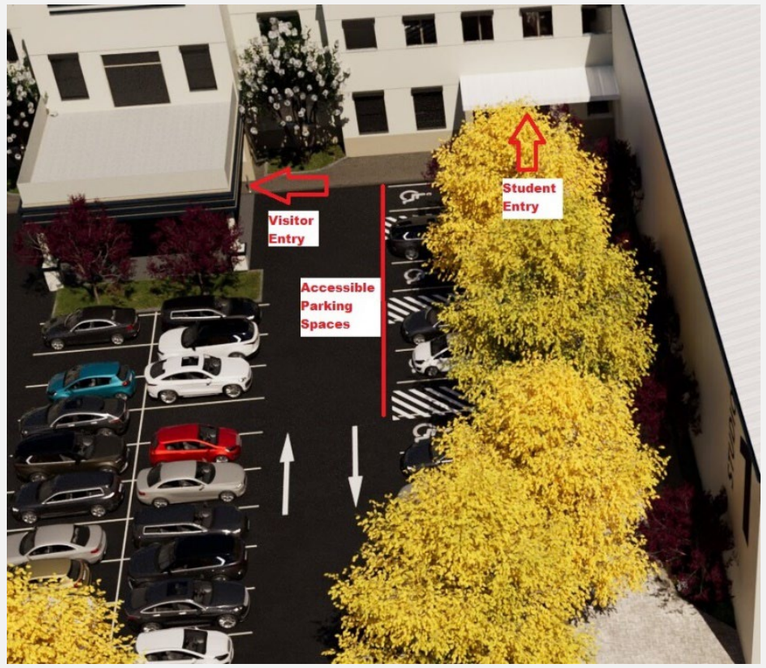


Figure H: Landscape Plan extract (Windeyer Street)

The Campus has met the desired number of long and short stay end of trip facilities provided in the main campus building. Within these facilities, items such as bike racks, repair stations, changes rooms with showers, lockers and vending machines are included. Charging stations for electric vehicles are provided in the forecourt parking area. A total of 5 showers, 72 lockers and 33 long stay bicycle spaces have been included. The development also includes sufficient electrical capacity to accommodate 12 Type 2 electric vehicle charges, with 2 that will be immediately

Theme	Design Element	Design response
		available on completion of stage 1. The forecourt provides a circular motion to avoid congestion with a primary awning covered way provided for pick and set down. This area could also double as a micro-mobility set down area, alternatively, there is ample space for an allotted area on the Student Boulevard.
ACCESS AND MOVEMENT	4.5 PUBLIC TRANSPORT a. Public transport infrastructure separation b. Inclusive and accessible public transport infrastructure c. Servicing key destinations and populations d. Transport modal change	**Public transport infrastructure separation** Public transport networks are within close walking distance of the site and are further detailed below. **Inclusive and accessible public transport infrastructure** Separate public transport infrastructure is not included in this proposal as there is already well-established public transport infrastructure within close walking distance as detailed below. Further information is also in the Traffic Impact Assessment conducted by Quantum Traffic. **Servicing key destinations and populations** There is an extensive existing path network in the vicinity of the subject site, which is suitable for pedestrians and low-speed cycling. There are three (3) public transport services which serve stops located within close walking distance of the AIE Campus. These include: 1) Light rail route 1, between Alinga Street and Gungahlin Place, which serves the Phillip Avenue light rail stops, located approximately 770m walking distance northwest of the subject site in the median of Federal Highway, 2) Bus route 9, between Belconnen Interchange and Watson, which serves the Windeyer St after Phillip Av and Phillip Av opposite Shirley St stops located on the southeast frontage of the site on Windeyer Street and located approximately 270 m walking distance southeast of the subject site on Phillip Avenue, respectively, and 3) Bus route 50, between Watson and City Interchange, which serves the Windeyer St after Phillip Av and Phillip Av before Bradfield St stops located on the southeast frontage of the site on Windeyer Street and located approximately 30 m southwest of the site on Phillip Avenue, respectively. Additionally, electrical capacity allows for 20% of spaces being EV ready and sufficient end of trip facilities are provided on the ground floor of the AIE Building as detailed above. **Transport modal change** The AIE campus is well positioned to support anticipated transport modal changes, as demonstrated in the above information which details accessibility of the site. Further information is in the TIA.
ACCESS AND MOVEMENT	4.6 VEHICLE ACCESS AND PARKING a. On-street parking	**On-street parking** The proposed development is not expected to impact the on-street car parking conditions within the surrounding area (See Appendix D of the Traffic Impact Assessment). If required in the future, time limits could be imposed by the ACT Government on nearby streets.

Theme	Design Element	Design response
	b. Parking access and entries c. Flexible parking structures d. Underground parking e. Parking and accessibility f. Surface parking areas g. Electrification and zero emission vehicles h. Access to buildings and parking i. On site access j. Green accessways on lots	However, the proposed development includes a total of 216 car parking spaces, comprising 62 new on-site spaces (on Block 4), and 154 existing off-site spaces within 200 m walking distance of the site (on Block 2). This level of car parking provision is sufficient to continue accommodating car parking at the same unconstrained rate as under the existing AIE Campus conditions on both typical weekdays and production days as per the below extract from the overall carparking assessment in the TIA Report. *Table 7: Overall Car Parking Assessment* **User Group** | **Size / Number** | **Overall Car Parking (Benchmark)** – **Rate** | **Overall Car Parking (Benchmark)** – **Spaces** | **Proposed Provision** | **Surplus** **Staff**, **Students**, **Visitors** | 177 to 207 persons on-site | (Subject to individual assessment)[1] | (137 to 161 car spaces) | 216 car spaces[2] | 79 to 55 car spaces **Notes:** [1] Individual assessment reflects the existing unconstrained car parking demand rate observed on the subject site. By constraining the provision of on-site car parking, it is estimated that a 12.5% reduction in car parking demands is achievable. [2] 216 car parking spaces comprising 62 new spaces on Block 4 and 154 existing spaces on Block 2. A series of car parking surveys identified a total of approximately 541 public car parking spaces located within approximately 200 m walking distance of the subject site and AIE's existing Canberra Campus (See Traffic Impact Assessment). At least 239 of these car spaces (including at least 103 spaces within approximately 100 m walking distance) were observed to be vacant at any given time, The internal courtyard design allows for pick-up and set-down within the site, thus discouraging short term parking for drop-off and pick up along Phillip Avenue. Where possible, permeable surface materials have been selected. For example, Pavement Type 5 in the landscaping plan is a permeable paver. Other permeable services include the tree surrounds (p6), Mulch (MU) garden beds and grass areas. The Landscape Plan depicts neutral impacts, positive impacts and negative impacts of landscaping selections. The internal access road and parking forecourt is asphalt concrete as it is a serviceable area. **Parking access and entries** The former vehicle access to the subject site (Block 4) via Phillip Avenue, located opposite Bradfield Street, is proposed to be reconstructed and reopened to traffic. Kerbs have been widened to allow for swept paths and a pedestrian crossing further along the entrance road in-line with the Student Boulevard enables a safe crossing point. The permitted speed will be 10 km/h. No other changes are proposed to the existing vehicle access. Active travel infrastructure in the vicinity of the site comprises an existing network of paths, which parallel the road network. This path network provides off-road pedestrian and (low speed) cyclist connections between the subject site and the surrounding land uses. There are no obstructions to visibility proposed to be located within the pedestrian sight triangle, as set out in Figure 3.3 of AS2890.1 (measuring 2.5 m into the subject site parallel to the accessway and 2.0 m along the boundary of the site), on the southeast side of the southeast vehicle access. The proposed development includes a total of 34 bicycle parking spaces located within the end of trip facility, adjacent to the main pedestrian entrance. This provision satisfies benchmarks for bicycle parking associated with the proposed development. Most traffic accessing the site is coming from the direction of the Federal Highway or Northbourne Avenue, as such right-hand turns into the site are minimal. A pedestrian path on either side of the driveway also allows for safe pedestrian access into the site. The service area is at the rear of the entrance way.

Theme	Design Element	Design response
		Flexible parking structures There are no flexible parking structures proposed as part of this development. **Underground parking** There is no underground parking proposed as part of this development. Stages 2 & 3 of the development can accommodate underground parking if demand warrants. **Parking and accessibility** Access and mobility needs have been considered and are detailed in the Access and Mobility Report compiled by SQC Group. The project has been reviewed against the access provisions of the National Construction Code (NCC) 2022 and applicable Australian Standards. The site provides compliant Designated Accessible Parking Spaces (DAPS) as part of the proposed layout. An accessible route is demonstrated from parking areas to building entries as pictured in Figure I below.  *Figure I: Accessible route to main entrance from parking* Ramps, thresholds, and circulation zones have been indicated to achieve compliance with AS1428.1:2009. Principle entrances are located on accessible paths of travel, consistent with Clause D4D4 and D4D5, ensuring equitable access into each building covered under the NCC. Where required, Tactile Ground Surface Indicators will be provided in accordance with Clause D4D9 and AS 1428.4.1, particularly at key decision points, stairs, and ramps. These will be documented in further detail during the BA design stage. The proposed development includes a total of five (5) accessible car parking spaces, comprising three (3) new on-site spaces (on Block 4), and two (2) existing off-site spaces on Block 2. On this basis, the proposed development satisfies the relevant requirement with respect to accessible car parking as per the below table extracted from the TIA.

Theme	Design Element	Design response

Table 8: Accessible Car Parking Assessment

User Group	Size / Number	Accessible Car Parking Requirement (Benchmark)		Proposed Provision	Surplus
		Rate	Spaces		
Staff **Students** **Visitors**	216 car spaces	1 accessible space per 100 total car spaces (No minimum benchmark)	5 accessible car spaces (-)	5 accessible car spaces[1]	-

Notes:

[1] Five (5) accessible car parking spaces comprising three (3) new spaces on Block 4 and two (2) existing spaces on Block 2.

Surface parking areas

The design of the on-site parking and vehicle access arrangements has been reviewed against the requirements of the relevant standards (See Traffic Impact Assessment). The design review found that the proposed development generally accords with the relevant design requirements. Parking assessments have been undertaken in accordance with requirements of the NCC 2022 and the benchmarks suggested in the Technical Specifications documents which support the Territory Plan.

There is a small surface level parking area in the internal forecourt of the stage 1 buildings to achieve a functional stage 1 development and to meet parking-self assessment and other relevant specifications outlined in the Traffic Impact Assessment report. The parking is not visible from Phillip Avenue or Windeyer Street; however, the entry is clearly identifiable by a signature entrance archway.

This parking allocation is a necessity based on AIE's assessment and the recommendations from our updated Traffic Impact Assessment Report which focuses on the Stage 1 Development to ensure it can operate as an interim standalone campus.

The new forecourt also incorporates a designated off-street parking area to complement the more extensive parking on the adjacent block which AIE licences through an agreement with the ACT Government. When stages 2 and 3 are developed, vehicles will be able to continue around the site to a second entry/exit.

Deciduous canopy trees have been included to add visual amenity and to reduce urban heat effect (see detailed information in Landscape Plan and Figure J below which provides an indication of the parking once trees reach maturity).

Figure J:Shade trees in carpark

Theme	Design Element	Design response
		Secondary placemaking opportunities exist on weekends and term breaks to utilise the surface parking (figure K) as a small film backlot for outdoor location shooting that is not suitable for the virtual production facilities in the student production hall, as pictured in Figure L and M below).  *Figure K: Carpark – secondary placemaking opportunity as film backlot*  *Figure L: Film backlot example 2*  *Figure M: Film backlot example 1*

Theme	Design Element	Design response
		Additionally, the parking lot may be made available on non-production weekends for use by visiting patrons of the Inner North Play Space. The carpark is directly accessible from the main vehicular and pedestrian entry off Phillip Avenue. The Student Boulevard runs alongside the carparking which promotes passive surveillance and safety. There is a further pathway that leads from the carpark to the boundary of the Inner North Play Space. As per the electrical layout provided with this application, the campus lighting will comply to CPTED principles and Australian Standards including: • The building exterior will provide ambient and directional lighting to safety and encourage night-time activation in targeted areas for students and staff. • On campus lighting will be to Australian standards and CPTED principles that allows safe access between campus buildings, to carparks and bus stops and adjacent streetscapes. • Lighting will also complement the signage wayfinding strategy to ensure safe and legible access. **Electrification and zero emission vehicles** Sufficient switchboard capacity is included to accommodate the electrical demands associated with Type 2 chargers for 12 car parking spaces, satisfying the requirement for electric car parking (as per the below extract from the Traffic Impact Assessment).

Table 10: Electric Car Parking Assessment

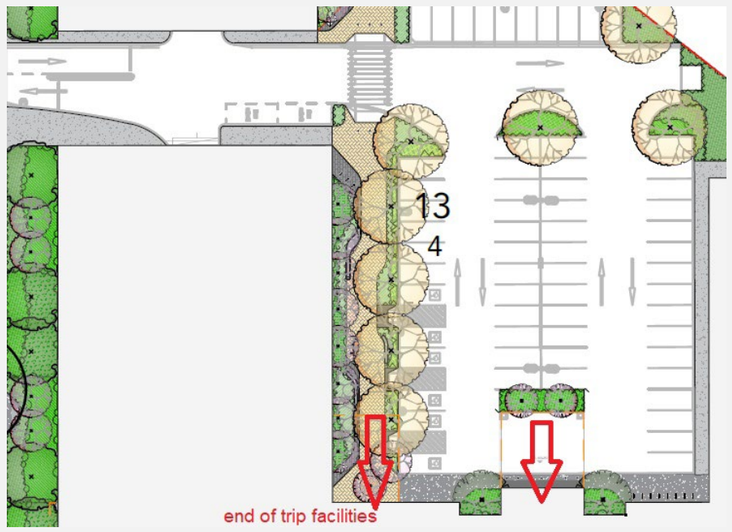
User Group	Size / Number	Electric Car Parking Requirement (Benchmark)		Proposed Provision	Surplus
		Rate	Spaces		
Staff Students Visitors	62 car spaces[1]	20% of car spaces (20% of car spaces to be 'EV ready')	12 car spaces (12 'EV ready' car spaces)	12 car spaces	-

Note:
[1] 62 new car parking spaces proposed on Block 4.

Initially, two EV charging stations will be installed ready for immediate use (as per figure N below). Additional stations will be activated as demand increases.

Figure N:EV charging stations (2 of 12)

Theme	Design Element	Design response
		Access to buildings and parking An internal forecourt is proposed with a signature access pathway defined by a large entry awning and clear architectural break between the production hall and workshop. This enables the campus building to front both Philip Avenue and Windeyer Street connecting directly to public on street amenity. The proposal utilises an existing verge crossing maintaining expectations of current vehicular activity around the precinct. Scale and site constraints require an at level open carpark for stage 1. Future stages (on Block 2, Section 13) will feature underground car parking. There is potential for future adaptability in the design. The initial forecourt carpark could be remediated to campus landscaping and student amenities if needed to meet future campus operational requirements. The existing verge crossing is in a low pedestrian active area. The proposal separates vehicles and pedestrians by not activating the primary vehicle arrival area for pedestrians. The primary pedestrian arrival either on bike or scooter, will utilise the Windeyer Street entry given the location of the Garden City Cycle route. Pedestrians arriving on foot will initially utilise the pedestrian pathways on either side of the Production Hall and Workshop. After future stages are complete, pedestrians will enter via a secondary entrance planned on Block 2 which is closer to the Phillip Avenue light rail station and continues along an extended Student Boulevard. The pedestrian crossing intersects with the Student Boulevard (beyond the Production Hall and Workshop), and this travel pattern remains intact for pedestrians entering the site at an earlier point once future stages are complete. Pedestrians utilising the pick-up and set down area at the forecourt awning will immediately be within the campus building. The provision of 34 bicycle parking spaces within the Stage 1 development satisfies the suggested benchmarks for bicycle parking as per the below extract from the Traffic Impact Assessment. *Table 11: Bicycle Parking Assessment* **User Group** | **Size / Number** | **Bicycle Parking (Benchmark)** – **Rate** | **Spaces** | **Proposed Provision** | **Surplus** **Staff** | 89 staff[1] | (1 long-stay space per 10 staff) | (9 long-stay spaces) | 34 bicycle spaces | - **Students** | 118 students[2] | (2 long-stay spaces per 10 students) | (24 long-stay spaces) | | - **Visitors** | | (1 short-stay space per 100 students) | (1 short-stay space) | | - **Notes:** [1] 29 AIE staff, plus 30 industry partners, plus 30 production staff. [2] Number of students anticipated to be on-site at any given time. The provision of five (5) showers and 72 lockers exceed the suggested benchmarks for end of trip facilities as per the below extract from the Traffic Impact Assessment. *Table 12: End-Of-Trip Facility Assessment* **User Group** | **Size / Number** | **End-of-Trip Facility (Benchmark)** – **Rate** | **Facilities** | **Proposed Provision** | **Surplus** **Staff** | 33 long-stay spaces | (Varies)[1] | (4 showers) | 5 showers | 1 shower **Students** | | (2 lockers per long-stay space) | (66 lockers) | 72 lockers | 6 lockers **Visitors** | - | (No benchmark) | (-) | - | - **Note:** [1] Minimum of one (1) shower for the first five (5) long-stay bicycle parking spaces, or part thereof, plus one (1) additional shower per 10 long-stay bicycle parking spaces thereafter. Number of showers to be rounded up to the nearest even number such that an equal number of male and female showers are provided. Entrances are clear and legible for pedestrians, and short stay bike parking is accommodated within the comprehensive end of trip facilities, with signage to assist with wayfinding. Multiple safe and clear paths have been included to lead pedestrians from the street, with bike storage contained within the end of trip facilities.

Theme	Design Element	Design response
		As already stated above, where possible, permeable surface materials have been selected. There are no residential inclusions for the stage one development. **On site access** The driveway access which doubles as the service lane has been designed to ensure safe flow of pedestrians on either side and will perform as a pedestrian friendly accessway. As stated previously there is a pedestrian connection to the adjoining Inner North Play Space. There are also building exits leading onto the Inner North Play space and Windeyer Street to connect with nearby bus services. The future continuation of the Student Boulevard will also connect stages 2 and three on block 2 to enable student flow between campus buildings. Stage 1 has a dedicated visitor entry and student entry from the internal parking forecourt to ensure clear wayfinding and appropriate monitoring of campus visitation. A robust Landscape Plan has been developed to maximise the use of outdoor space, and features a tree lined Student Boulevard as the central connecting feature between campus buildings. Additional landscaped areas between the AIE building and Inner North Play Space provide activation on the periphery between the two sites. Landscape planters and mid and understorey plantings surrounding all buildings have been included (refer to Landscape Plan for detailed information). The Student Boulevard (connecting future stages), internal parking forecourt and pedestrian connections to the Inner North play space are all open air and north facing providing for appropriate winter solar access. The Student Boulevard and the interior east west access hallway/spine is directly parallel to both Phillip Avenue and Windeyer Street. This mimics the same pathways as vehicular movement at a pedestrian scale. The interior east west hallway/spine is essentially an arcade with all primary uses of the campus connected to this spine, classrooms and lecture spaces, student services, ancillary use retail, function rooms, primary campus entry and the student breakout area. Primary public access points are offered North, East and South of the AIE Campus building with vehicles only accessing the site from the West. **Green accessways on lots** There is a singular access route which leads to the tree lined Student Boulevard and internal parking forecourt. Paved areas and planter beds have been utilised to clearly define the pedestrian route and provide a welcoming green access way which leads to the primary visitor and student entries of the main campus building where end of trip facilities are located (as depicted in Figure O below).  *Figure O: Access to end of trip facilities from Student Boulevard*

Theme	Design Element	Design response
PUBLIC SPACE AND AMENITY	5.1 QUALITY OF PUBLIC SPACES AND PLACES a. Solar access and orientation b. Accessibility c. Active travel infrastructure **d.** Building interface	**Solar access and orientation** The proposed design considers all solar access and orientation. The Masterplan (depicted in the Revised Future Intentions Plan) has been designed to achieve no overshadowing of adjacent residential lots at 9 am, 12 pm and 3 pm on the winter solstice (June 21). The production hall and workshop provide a high screened internal solar envelop which in mid to late summer afternoons will organically screen and overshadow common areas such as the boulevard and forecourt. This will provide respite from direct sunlight, excessive hard sunlight to proposed flora, and shelter a majority vehicles from late western sunlight prior to use at the conclusion of the day. The design proposal features North, East and West openings with little objects/structures to the North. There is an expectation that adequate natural airflow will benefit the site. The production hall and workshop will provide desired shading over the forecourt and East wing of the AIE building during the hottest months of the year. Maximum sun exposure is considered for winter and staff wellbeing. However, in summer the aids of double glazing, efficient mechanical systems, and natural ventilation provided by the set out of internal spaces will reduce the requirements for external energy to meet the needs of operation. The main building also features an awning rooftop courtyard on level 1 for catching sun on winter mornings and late afternoons. The production hall provides near half shadowing over forecourt during a typical day. There is ample sunlight for tree survival and protection for vehicle dashboards in any given day. The landscape selection has been specified by qualified landscape architects Made LA (founded in 1997 as Enviro Links Design). AIE's Game Plus and Film Plus suites on Level 1 will overlook the Inner North Play Space, providing passive surveillance of the public assets. **Accessibility** The AIE campus includes privately owned public spaces that are designed and intended for public use such as the walkway that traverses through the site from the direction of the Inner North Play Space and the Student Boulevard which acts as a key connecting design feature for students, staff and campus visitors to traverse the length of the site which runs past all stage 1 and future stage campus buildings. There are no public streets, however the campus has been designed to encourage interaction with the community through integrating its design with surrounding public streets and pedestrian networks. The multi-street positioning of education buildings, production halls and amenities along Phillip Avenue and Windeyer Street promote visibility and access. The buildings are designed to be 9b compliant for educational purposes and the main campus building includes a lift. As stated previously in relation to access and movement, access and mobility needs have been considered and are detailed in the Access and Mobility Report compiled by SQC Group. The project has been reviewed against the access provisions of the National Construction Code (NCC) 2022 and applicable Australian Standards. The site provides compliant Designated Accessible Parking Spaces (DAPS) as part of the proposed layout. An accessible route is demonstrated from parking areas to building entries. Ramps, thresholds, and circulation zones have been indicated to achieve compliance with AS1428.1:2009. Principle entrances are located on accessible paths of travel, consistent with Clause D4D4 and D4D5, ensuring equitable access into each building covered under the NCC. Where required, Tactile Ground Surface Indicators will be provided in accordance with Clause D4D9 and AS 1428.4.1, particularly at key decision points, stairs, and ramps. These will be documented in further detail during the BA design stage. Clear signage, visual cues and logical navigation aid access to and from public spaces. This ensures intuitive connections to Windeyer Street, Phillip Avenue, campus buildings and nearby supporting transport networks. Direct and safe campus access is further supported through connecting bicycle paths, end of trip facilities (in the main building) and links with public transport. With the newly completed North Play Space, the precinct embodies ample public space of which the AIE campus will assist in providing service through facilities and ancillary use retail offerings. The Landscape Masterplan contained within the Revised Future Intentions Plan has considered how the built form of the site interacts with the surrounding suburb and offers welcoming edge conditions and places to relax and connect. The interface with the adjacent play space (Watson Section 13 Block 3) is strengthened by the proposed pedestrian connections and soft landscape treatment to the interface, which provide 3 pedestrian connection points and opportunities for seating and gathering.

Theme	Design Element	Design response
		Active travel infrastructure The Student Boulevard serves as the main pedestrian spine, lined with canopy trees and planting, connecting key spaces through the campus heart and linking directly to surrounding streets, shops, open spaces and the broader neighbourhood. The path network provides off-road pedestrian and (low speed) cyclist connections between the AIE campus and the surrounding land uses. Safety, comfort and accessibility have been considered throughout the campus design to encourage and support continued active travel to the AIE Campus which includes green spaces along walking and cycling paths. The forecourt provides a circular motion to avoid congestion with a primary awning covered way provided for pick and set down. This area could also double as a micro-mobility set down area, alternatively, there is ample space for an allotted area on the Student Boulevard. Eucalyptus mannifera, small-medium native trees and native understorey plantings are proposed along the street frontage and extending along Windeyer Street to connect the Urban Ecological Network with the adjacent play space (Watson Section 13 Block 3). The design principles applied to the application emphasise building on existing pedestrian networks, creating vital connections to public transport and linking landscaped areas of the campus to wider pedestrian systems to create a welcoming campus environment compliant with CPTED standards. Paths have been designed with purpose to ensure connectivity with building entrances, exits and places of interest including the Inner North Play Space and nearby public transport infrastructure. Pedestrians seeking to cut across the corner of Phillip Avenue and Windeyer Street will still be able to do so through adjusting their travel route to go directly through the main entry archway of the site and continue onwards past the internal forecourt, along the main building side and into the inner north Play Space, or vice-versa. **Building interface** The Student Boulevard and the interior east west access hallway/spine is directly parallel to both Phillip Avenue and Windeyer Street. This mimics the same pathways as vehicular movement at a pedestrian scale. The interior east west hallway/spine is essentially an arcade with all primary uses of the campus connected to this spine, ancillary use retail, classrooms and lecture spaces, student services, function rooms, main campus entry and the student breakout area. Primary public access points are offered North, East and South of the AIE Campus building with vehicles only accessing the site from the West. Ancillary retail spaces to the eastern section of the campus building address the Inner North Play space offering large column free spaces and hallways. Interior seating, food and beverage offerings along with alfresco seating located under the proposed awning create the ideal transition between inside and outside. The student breakout area, associated awing, landscaping and feature seating opportunities provide public interface with the ground floor. This will provide an ideal setting where people can gather in small social groups, meet with their study groups or peers and create lasting friendships, aligning with the Urban Design Guide's emphasis on creating active and inclusive public spaces. The interior hallway/spine features a generous width visually demonstrating a primary pathway within the building. small spines and hallways offshoot, and together with interior built form, textures and wayfinding signage will illustrate and define each facility or learning space within the campus building. The campus building provides all necessary education facilities to meet the requirements of a vocational and higher education provider. Consistent with contemporary education campuses and universities, the campus design integrates opportunities for ancillary hospitality/retail services, student support services, and in-line with the AIE's work-integrated-learning initiatives, industry grade film production facilities. All of which are incorporated for the primary benefit of the student population. In future stages of the development where student accommodation is envisaged, these offerings will become even more critical to ensure the wellbeing of the student population, achieving the vision for students to be able to live, learn and work on-site. Service providers are located on the East wing and integrate seamlessly with the outdoors featured in the recently completed Inner North Place Space. This is achieved using full height glass and clear access pathways to the interior spine of the campus building. Several of the built form elements are designed to support the human-scale experience of the public space. In particular, the main campus building is limited to 2 storeys to minimise visual impact on the surrounding neighbourhood and to allow the landscape to dominate once new tree plantings have matured. Furthermore, the stepped setbacks along Windeyer Street introduce subtle variations in building edges and this creates opportunities for public engagement through features like seating, artworks and textured landscapes that can be seen in more detail in the landscape masterplan. The design draws from 1920s Hollywood art deco influences, using geometric accents to add interest without dominating the suburban space. AIE colours are utilised for building accents, however the remaining colour pallet stays true to the design principles of neutral tones that can be seen through the suburb. Public spaces are enhanced

Theme	Design Element	Design response
		through the landscaped boulevard and the integration of understorey plantings to support the tree canopy cover and to create shaded areas for rest and small gatherings. The incorporation of deciduous trees, and mixture of exotic and native species including culturally resonant elements such as Ngunnawal-inspired features, further add to the dynamic and human responsive layers of the campus. The plant selections contribute to reducing urban heat and encouraging year-round activities within the AIE campus buildings and grounds. Collectively, the design creates a welcoming, human-scale atmosphere by balancing built forms with soft landscapes to ensure public spaces feel intimate, safe and connected with the surrounding community.
PUBLIC SPACE AND AMENITY	5.2 FUNCTIONALITY a. Flexibility, adaptability and activation capacity b. Responsive design and programming c. Pedestrian comfort, urban amenities and conveniences	**Flexibility, adaptability and activation capacity** As an educational facility with a 20-year Campus Masterplan, flexibility, adaptability and activation capacity have been driving forces for the design and delivery of the revitalised AIE Campus. The design prioritises futureproofing through modular and adaptable built forms that enable adjustments to accommodate business requirements, community feedback and emerging technologies. The new buildings feature flexible layouts to support future modifications. For instance, changes to classroom layouts based on partner commitments and evolving educational needs. The plan also supports flexible staging, where development can occur in various sequences to form a cohesive precinct that can respond to shifts in priorities over time. One such example is sustainability integration. Targets will be reviewed and updated at each stage to provide opportunity to incorporate new technologies like low-carbon materials. This flexibility extends to the public realm, where the landscape design can evolve to improve the permeability of boundaries with adjacent spaces, allowing for reprogrammed uses like additional pedestrian links. The proposed Landscape Plan revitalises the public realm to foster collaboration among students, residents, staff and visitors. The placemaking strategy shown above in the Urban Structure section illustrates gateways to connect, gather, reflect and play. There are spaces capable of performing a variety of functions, for example, during term breaks and non-scheduled academic use of the production hall and workshop, alternative activations such as industry productions will take place. It is also envisaged that this will provide opportunities for AIE students/alumni to gain hands on experience and observation opportunities on commercial productions. Additionally, the incorporation of three-phase power to run temporary lighting installations and to host other special events such as live screenings will boost AIE's capacity to showcase student work and create a sense of pride amongst students and strengthen AIE's cultural and educational significance amongst the broader community. **Responsive design and programming** Stage one of the AIE Campus has been designed with community compatibility in mind. It aims to reduce the scale of the Stage 1 development to two storeys and enhance the landscaping buffer to create a balanced campus renewal, whilst taking into consideration the site constraints to ensure it can operate as an interim standalone campus. Initial design principles were highlighted in AIE's Future Intentions Plan (see Section 2.3 Design Principles – Public Spaces and Natural Environment of AIE's Revised Future Intentions Plan). This included: • Create a campus with 30% tree canopy cover and 30% permeable surfaces (24 % and 18% achieved as part of stage 1), • Create a connected campus, • Activate the adjacent open space, • Provide a green pedestrian spine, • Value existing views and sightlines, • Create views and site lines, • Provide a variety of places to meet and study, • Create an active and vital campus,

Theme	Design Element	Design response
		• Utilise existing landscape edges, • Celebrate the existing trees and landscape; and, • Create a porous boundary to the adjacent open space. The submitted design achieves most of the above, apart from ultimate tree canopy cover and permeable surfaces targets. A re-planting strategy has been developed for Stage 1 development due to spatial constraints because of the staged block sale process. However, on completion of the remaining two stages (when considering a whole of site context under the full Masterplan delivery outlined in the Future Intentions Plan), it will be possible to achieve each of the above criteria. The production hall and workshop facilities will be utilised to produce feature films in partnership with AIE Studios. This creates opportunities for AIE to align itself with industry best practice and generate opportunities for alumni and for AIE to diversify revenue sources for improved course offerings and future growth. The visitor entry and ground floor plan of the main AIE building has been designed to enhance the ability to hold red-carpet events to showcase AIE Film School's end of year student projects and industry showcase days for games students. Every year AIE film students celebrate the year of filmmaking by watching their work on the big screen to gain some real time feedback with an audience. The interior parking courtyard can be utilised as a filming backlot after hours and during term breaks. As part of future stages, AIE has also suggested a large projection screen for the purposes of public screenings of films, student works and public events (oriented towards the open space) to activate this area of the site. The landscape design of the Inner North Play space has incorporated a clear semicircle area facing future stage buildings that is ideally suited for community gatherings such as this. The landscaping design provides opportunities to celebrate indigenous connections through flora and fauna and possibly additional opportunities in future stages as discussed in the Ngunnawal Culture and Resonance section above. **Pedestrian comfort, urban amenities and conveniences** Whilst there are no dedicated public amenities provided, campus amenities primarily for students, staff and guests visiting the campus are incorporated. Occasional public use is also facilitated through onsite service offerings such as food and beverage. The east facing Inner North Play Space elevation features sustainable glass openings for the ancillary use retail spaces which will ultimately invite interaction from those using the play space with the AIE campus precinct. Interior seating, food and beverage offerings along with alfresco seating located under the proposed awning create the ideal transition between inside and outside. As mentioned in Active Travel above, items such as bike racks, repair stations, changes rooms with showers, lockers and vending machines are included within the end of trip facilities. Charging stations for electric vehicles are provided in the forecourt parking area. The pick-up / set-down areas in the forecourt can double as a micro-mobility set down area, alternatively, there is ample space for an allotted area on the Student Boulevard. The comfort and usability of the campus environment has been improved through the incorporation of organic-shaped seating walls and high-quality prefabricated seating elements that will activate the space, offering comfortable, inviting areas for public use. A comfortable outdoor environment has been created through the inclusion of shade trees along landscaped paths and on the Student Boulevard (see Landscape Plan). Additionally, there is a formal entry identifiable in the pick-up and set-down area of the internal parking forecourt, and an external awning projection is proposed over all entry ways. There is also a projected awning that provides pedestrian cover for those traversing the main campus building on the Phillip Avenue and Windeyer Street corner.
PUBLIC SPACE AND AMENITY	5.3 TREES, LANDSCAPING	**Boosting tree canopy and coverage** The proposed Landscape Plan maximises canopy cover providing predominantly native evergreen plantings to the southeast and southwest, while the landscape to the north of the buildings and around the carpark consists of native shrubs and deciduous tree plantings. The trees are supported by large volume deep soil areas. The southeast and southwest plantings are

Theme	Design Element	Design response
	AND NATURAL FEATURES *a.* Boosting tree canopy and coverage *b.* Local planting and vegetation species *c.* Positive engagement with nature d. Biodiversity habitats	contiguous shared soil volume spaces which also connect with the adjacent verge soils. The deciduous tree species have been selected for their compatibility with paving but are typically located in planting beds providing sufficient soil volume to support full healthy growth of the trees. 24% canopy coverage has been achieved (See Tree Management Plan), however, on completion of the remaining stages, it will be possible to increase the overall site canopy coverage of the two blocks once they are combined to 30%. Refer to the Landscape Plan for detailed information on species and mature sizes. **Local planting and vegetation species** Native species comprise most plantings in the design. All species proposed are suitable to the climate and are (once established) resilient to hot dry conditions and frosts. **Positive engagement with nature** The proposed Landscape Plan fosters positive engagement with nature, the trees and shrubs soften the built form, provide views of nature from within the building and surrounding urban environment, offer incidental connections to naturalistic environments along paths of travel and provide spaces to sit and gather while surrounded by soft landscape. **Biodiversity habitats** The project supports biodiversity and habitat creation primarily through reinforcement (and extension) of the Urban Ecological Network running along Phillip Avenue. Eucalyptus mannifera, small-medium native trees and native understorey plantings are proposed along the street frontage and extending along Windeyer Street to connect the Urban Ecological network with the adjacent open space (Watson Section 13 Block 3). The plant species provide habitat for native fauna and include flowering plants that support native bees and insects. Refer to the Proposed Biodiversity Plan which shows tree retention, proposed plantings, birds connected habitat and a how the built form interacts with the landscape design for further information.
PUBLIC SPACE AND AMENITY	5.4 GREENING THE STREETS a. Street planting and canopy b. Landscaped building interface c. Optimise services	**Street planting and canopy** Steet tree planting is supported by new Eucalyptus mannifera plantings to the Phillip Avenue verge. New landscape plantings will be introduced as part of the landscaping plan to compensate for existing trees impacted by the building footprint. Detailed design levels for the building and civil infrastructure developed during design development of the Future Intentions Plan towards DA has necessitated the removal of most trees within the stage 1 boundary. The retention of existing copses of trees will more likely be successfully applied to stages 2 and 3 of the development (on Block 2), where fewer removals are envisaged. Proposed finished floor levels (FFLs) of the Stage 1 buildings and finished surface levels (FSLs) of the carpark essential for feasible construction, differ significantly from the existing levels, preventing the retention of trees in the central carpark and surrounding areas. As mentioned above, this will be rectified through a replanting strategy. Efforts have been made to maximise canopy replacement, with extensive tree planting integrated throughout the landscape. Planting is concentrated along the central Student Boulevard to provide shade for high-traffic pedestrian areas and around the building facades to enhance the development's landscape frontage. Particular attention has been paid to the landscape presentation at Windeyer Street / Phillip Avenue to create a visually appealing and functional interface at this prominent intersection, while enhancing the existing native tree canopy and ecological character of the area. Also refer to the Water Sensitive Urban Design Statement. **Landscaped building interface** The frontages incorporate soft landscape buffers which support trees to develop full mature canopy cover. Refer to the Landscape Plan for detailed information. **Optimise services** The development will be provided by underground LV consumer mains under the internal roadway. During the final design phase, services will share common trenching throughout the development. If above-ground power lines cannot be avoided, they will be bundled to avoid any large street trees.

Theme	Design Element	Design response
PUBLIC SPACE AND AMENITY	5.5 SAFETY AND INCLUSIVITY a. Crime Prevention through Environmental Design (CPTED) b. Inclusive design elements c. Promote gender sensitive urban design principles d. Legibility and wayfinding e. Lighting	**Crime Prevention through Environmental Design (CPTED)** The design has considered CPTED principles. The design caters for a range of different user groups promoting use of the open spaces through seating, gathering nodes, shading, inclusion of facilities for basketball and active use. The vegetation consists of low shrubs and trees which provides views and site lines through the midstorey and minimise potential for hiding/obscured views. The minimal depth of the façade articulation where the building steps in and out also prevents the risk of hidden places and blind spots. Paths of travel and building entries are clearly defined by the landscape and visible from car parks and pedestrian entries. Passive building facades are collocated with outdoor areas of high activity, for example, allocated space for service providers on the ground floor of the AIE building and coworking spaces on level 1 overlook the Inner North Play Space. Architectural façade lighting will 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. **Inclusive design elements** The campus pathways are all accessible and provide direct connections between building entries, car parking and pedestrian entries. Compliant kerb ramps are designed at all kerb entries. The seating areas include accessible tables and path widths have been designed to allow for sufficient room for passing. Access and mobility needs have been considered and are detailed in the Access and Mobility Report compiled by SQC Group. The project has been reviewed against the access provisions of the National Construction Code (NCC) 2022 and applicable Australian Standards. The site provides compliant Designated Accessible Parking Spaces as part of the proposed layout. An accessible route is demonstrated from parking areas to building entries. Ramps, thresholds, and circulation zones have been indicated to achieve compliance with AS1428.1:2009. Principle entrances are located on accessible paths of travel, consistent with Clause D4D4 and D4D5, ensuring equitable access into each building covered under the NCC. Where required, Tactile Ground Surface Indicators will be provided in accordance with Clause D4D9 and AS 1428.4.1, particularly at key decision points, stairs, and ramps. These will be documented in further detail during the BA design stage. The landscape design includes an opportunity to include an additional basket-ball hoop fixture on the side of the Workshop to provide opportunities for a quick one on one game on the way to or from Campus, or between classes. There are also ample places to gather and relax. Other inclusive design elements such as play equipment are on the adjacent Inner North Play Space. **Promote gender sensitive urban design principles** AIE is committed to providing and maintaining an inclusive learning environment for all AIE students, staff and the broader campus community. Physical and digital learning environments are accessible, inclusive and safe. Accessible bathrooms, lecture theatres, game labs and study and social spaces are provided for. Accessible learning and library resources are available online and on-campus. The design promotes a welcoming and sociable environment for all users, including women, children, seniors, and gender-diverse individuals, through accessible pathways, seating areas, and flexible furniture arrangements. Clear sightlines are maintained with low shrubs and trees, ensuring visibility and reducing blind spots to enhance safety. Pathways and ramps are designed with suitable widths and surfaces to ensure equitable access, while the urban space offers easy movement between key locations, car parking, and amenities. The space also includes areas for sun, shade, shelter, and child-friendly play, with strategic lighting to activate the area and promote safety in the evening. **Legibility and wayfinding** The design enhances legibility by incorporating clear visual connections between origins and destinations and incorporating spaces for public art to serve as memorable orientation cues and improving navigability. A well-structured, logical pedestrian network improves the user experience by supporting a clear sense of direction. The incorporation of high-quality, visually prominent wayfinding signage that includes a campus map were appropriate will ensure clear wayfinding. Some indicative examples are below as depicted in figures P, Q, R and S.

Figure P: Indicative Verge / Street Frontage Signage (1.8 w x 1.11 h = 2m 2)

Figure Q: Indicative wayfinding signage (2.4 m h)

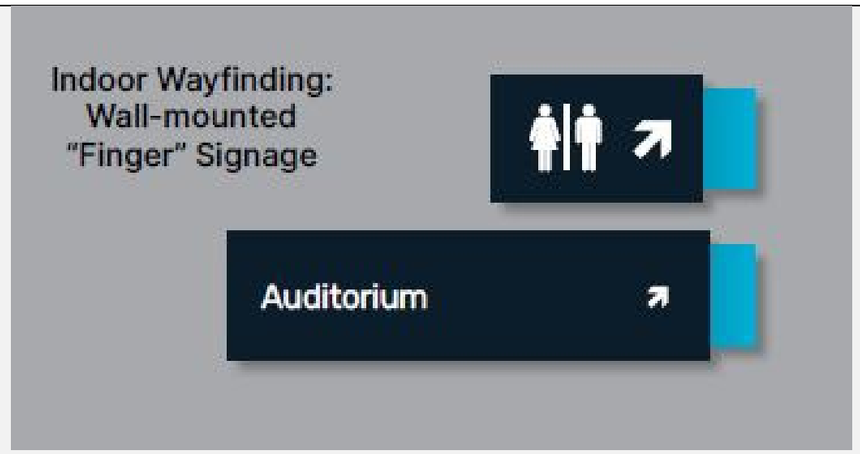


Figure R: Indicative Indoor wayfinding

Door plaques and painted building signage will also feature on the production facilities with the possibility of QR codes to integrate with AIE's booking systems.

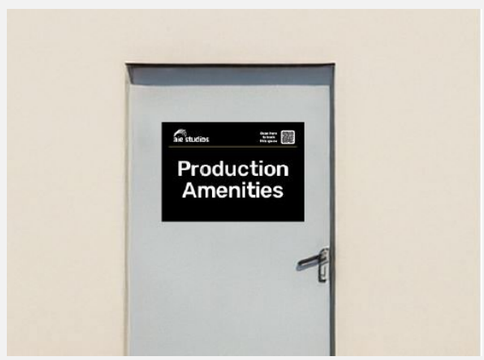


Figure S: Door signage - bookable via QR code

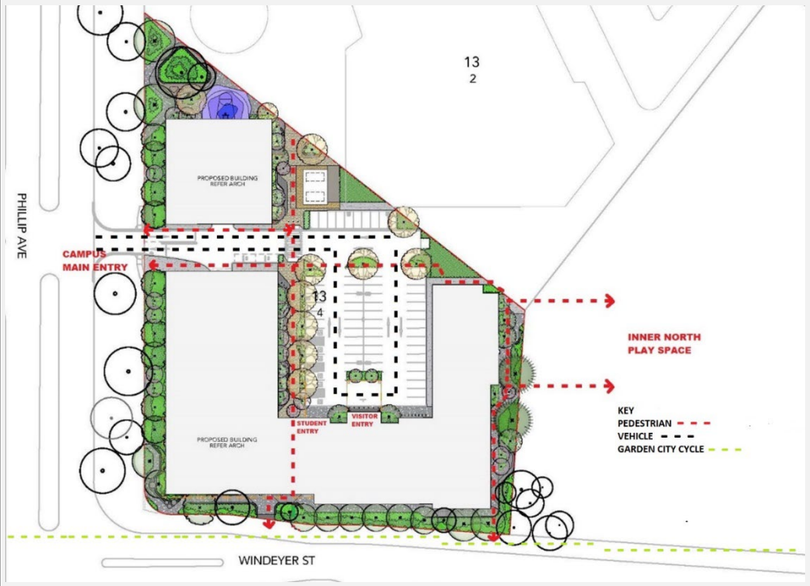
Lighting

The current Transport Canberra City Services (TCCS) network covers existing roadways. Internal lighting has been designed to meet local campus requirements.

The design is very energy-efficient, and LEDs are used throughout the entire site. The external lighting design complements the signage wayfinding strategy and provides adequate light levels to meet Australian standards and CPTED principles to allow safe access between campus buildings, to carparks and bus stops and adjacent streetscapes. The building exterior will provide ambient and directional lighting to safety and encourage night-time activation in targeted areas for students and staff members. Entrance spaces will be illuminated to show wayfinding between building entities. During the design phase façade lighting will be provided to highlight architectural elements providing a visual feature to the site. Use of any dynamic lighting is not suited to all areas of the site and will have local control to reduce unwanted distractions.

Carpark lighting has been designed in accordance with Australian Standards. Activity lighting will be provided during the design phase with local controls.

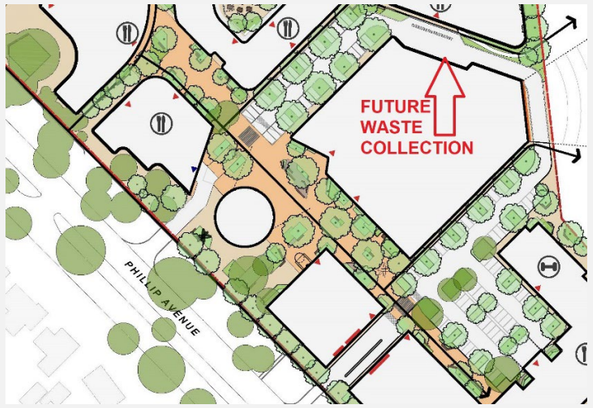
Refer to the Electrical Services Site Plan for the lighting layout.

Theme	Design Element	Design response
PUBLIC SPACE AND AMENITY	5.6 ELEMENTS, FURNITURE AND MATERIALS a. Urban furniture b. Public spaces and places material treatment c. Public art	**Urban furniture** The design incorporates seating spaces for individuals, small groups and larger gatherings. The arrangement of seating and gathering spaces provides flexibility for use with amenities including tables and lounging decks in both shaded and sunny positions. The materials have been considered and chosen for durability and comfort. **Public spaces and places material treatment** The landscape design has carefully curated the extent and materiality of paving to facilitate movement and activities while minimising extent and allowing for shading. Permeable pavers have been strategically incorporated around retained trees to support the health of the existing root systems and promote water infiltration. The design also includes specific pavement treatments to clearly define the Student Boulevard, ensuring it is both visually distinct and optimised for its intended level of use. **Public art** The landscape design incorporates spaces for future private artwork, commissioned for private land accessible to the public. The commissioning of art installations will rely on funding and more detailed stakeholder consultation to ensure appropriate stakeholder and cultural context. Where appropriate, AIE will consult with its First Nations advisory committee and/or artsACT for any specialist guidance, dependent on the nature of the work being commissioned or installed. Additional pop-up activations such as lighting installations programmed by AIE staff and students are planned once the new campus is established.
BUILT FORM AND BUILDING DESIGN	6.1 RESPOND TO URBAN CONTEXT a. Block permeability b. Scale and massing transitions c. Orientation d. Overshadowing e. Setbacks and separation f. Layering uses g. Integrating housing types and choice h. Infill	**Block permeability** The proposed AIE campus is designed to enhance block permeability by aligning its configuration with the surrounding urban context, ensuring seamless integration with the hierarchy of streets, laneways, and pedestrian movement pathways. Figure T shows vehicle bicycle and pedestrian travel modes.  *Figure T: layered travel modes*

Theme	Design Element	Design response
		This approach facilitates improved connectivity and creates intentional enclosure between buildings, fostering vibrant and functional public realms. The campus, accommodating approximately 177 - 207 concurrent staff, students, ancillary visitors, and professionals on a typical day, will experience temporary increases in occupancy during on-site film production, with additional personnel including actors and support staff. Contextual analysis identifies Windeyer Street as the primary pedestrian linkage to Watson's existing infrastructure and amenities, aligning with the ACT Urban Design Guide's (UDG) emphasis on prioritising pedestrian connectivity. Consequently, the two-story campus is strategically oriented to front Windeyer Street, optimising accessibility and visibility while adhering to appropriate scale considerations for the locality. Internally, the design employs a network of entry points, corridors, and ancillary retail spaces that interface with proposed and future pathways, particularly those connecting to Inner North Play Space, in line with the UDG's focus on creating integrated movement networks. The proposed ancillary retail component enhances the Inner North Play Space by providing complementary services and acts as a "bookend" to the existing retail precinct at Watson shops. This design ensures that the campus contributes to a cohesive urban fabric, promoting connectivity, enclosure, and enhanced community offerings in Watson. Drawing further on the principles of the UDG, the proposed AIE campus establishes new pedestrian connections through the site, fostering a permeable urban environment and reducing walking distances. The design strategically introduces pathways that enhance accessibility and connectivity to surrounding amenities, aligning with the Guide's focus on integrated and efficient movement networks. While the adjacent Inner North Play Space could have offered a more direct route to Watson shops to further minimise walking distances to existing amenities, its internal pathway network provides immediate pedestrian connections and clear wayfinding, supporting intuitive navigation. Within the campus site, the AIE Student Boulevard serves as a central organising element, seamlessly linking arrival zones with key facilities, including the workshop, production hall, and other educational spaces, to create a concise and navigable internal network. Additionally, a formal entry point, marked by a pickup and set-down awning, facilitates functions, events, student's games industry showcases and film premieres, reinforcing the campus's role as a vibrant community hub. This approach to block permeability ensures the AIE campus enhances pedestrian connectivity, reduces walking distances, and contributes to a cohesive and accessible urban fabric in Watson. A direct and internal street is proposed parallel to Windeyer and the Student Boulevard intersecting and transversing the site. The boulevard being parallel to Philip Avenue begins a journey of future connections to stages 2 and 3 of the AIE Campus where laneways will make further connections to surrounding side streets and avenues. The proposed workshop and production halls provide inline and a direct and progressive pathway across the site. Opportunities for the pedestrian journey to engage with live film production, landscaping of various scale and indigenous connections through landscaped flora and fauna. The forecourt arrival and primary entry pathways provide direct connections with the AIE Campus administration and educational facilities. Secondary entrances are for professional suites, ancillary use retail and temporary visitation for events and training rooms. Public amenity such as integrated landscape seating, courtyards and foyers provides spaces for students, staff and campus visitors to provide passive surveillance. An additional awning rooftop courtyard over the main entry will provide ongoing surveillance of the forecourt throughout any given day. Ancillary use retail spaces which integrate with the Inner North Play Space activate the northern façade of the campus building while also serving the local community with likely food and beverage offerings. **Scale and massing transitions** Refer to the Elevations and Sections provided. In alignment with the UDG, the AIE campus employs scale and massing transitions to define building edges that establish an appropriate urban scale while incorporating architectural elements to create a human-scale experience at the street level. The design strategically positions the building to maximise the internal forecourt area, providing functional amenity to the site while ensuring compliance with urban design objectives. This approach results in a facade that visually articulates the campus's activities, enhancing its identity as a computer games and film production educator. The two-story AIE campus building is deliberately scaled to harmonise with the adjacent two-story attached dwellings on the opposite side of Windeyer Street, maintaining contextual coherence in accordance with the Guide's emphasis on appropriate scale transitions. The larger volumes of the workshop and production hall are mitigated by the screening provided by established trees along the Phillip Avenue verge and the generous width of the avenue, which offers adequate separation and visual buffering. The front Windeyer Street courtyard integrates seamlessly with internal breakout spaces, fostering an inviting interface that supports pedestrian activity without disrupting the layered traffic arrangement at the Phillip Avenue and Windeyer Street corner, which accommodates vehicular, Garden City Cycle Route, and pedestrian movement. The prominent exterior AIE

Theme	Design Element	Design response
		artwork banners further activate the streetscape and enhance the campus's cultural identity, contributing to an engaging and vibrant precinct that aligns with the Guide's goal of creating dynamic urban environments. The proposed campus building, where most of the pedestrian traffic accesses a 2-story brick building flanked by 2 separated volumes, diffuses internal wind aspects. The proposed landscape design and existing verge trees also assist with mitigating wind aspects within the courtyards, Student Boulevard, and forecourt design. This aspect and Setout, also favours the progression of virtual film production by minimising the amount of set contamination brought on by airborne debris generated by existing and proposed floral species. No excessive heights to buildings are proposed. The two storey AIE building directly addresses the 2-storey attached residential development on Windeyer Street. The two larger volumes are broken by 4 lanes, median and established gum tress off Philip Avenue. The AIE Building responds to the Inner North Play Space through the inclusion of ancillary retail spaces to the Eastern section of the campus building that address the Inner North Play space offering large column free spaces and hallways. Interior seating, food and beverage offerings along with alfresco seating located under the proposed awning create the ideal transition between inside and outside. As previously covered in this response, particular attention has been paid to the landscape presentation at Windeyer St / Phillip Ave to create a visually appealing and functional interface at this prominent intersection, while enhancing the existing native tree canopy and ecological character of the area. The 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, there will be further softening of the building interface. The design includes extensive soft landscaping along the periphery and the Student Boulevard to form visual buffers between the campus and surrounding residential areas to frame and maintain site lines where possible. Stepped building edges along Windeyer Street help to create subtle variations without impeding views towards the Watson Local Centre. The two-storey building height helps the natural landscape to remain the dominant element when viewed from adjacent streets. The Inner North Play Space and long view corridors to Mount Majura are visible from the eastern boundary of the site. View corridors into the site are from the entry archway on Phillip Avenue, and from the Inner North Play Space looking back towards the internal road. Also from the adjoining Block 2, which will be consolidated for future stages 2 and 3 developments once demolition of the Canberra Technology Park occurs. **Orientation** Refer to the Site Plan. The built form and building design are oriented to enhance passive surveillance and create engaging building edges along primary and secondary street frontages, public spaces, and pedestrian cross-block connections, in accordance with the UDG. The design prioritises orientation toward the northern forecourt, optimising solar passive design to maximise natural light and thermal comfort. This northern orientation facilitates access to daylight through thoughtfully positioned staff amenities, quiet rooms, meeting spaces, and internal glass partitions complemented by perforated screens, which filter light while maintaining visual connectivity. South-eastern office outlooks are moderated by existing and enhanced verge tree canopies, which, together with landscaped verges, provide ample visual and spatial separation from adjacent residential and public sites. This approach ensures a cohesive interface with the surrounding urban context, fostering safe, active, and visually appealing public realms. This is not a multistorey development, and no adjacent developments or outlooks have been compromised. The AIE Campus requires several low lit and completely dark rooms. The campus design has considered these functional requirements and integrated such areas strategically into the internal portion of the floor layout. Therefore, AIE classrooms, auditoriums, libraries and specific task rooms are screened either by deliberate orientation of other buildings/areas, production hall or the campus building to achieve this operational requirement. Breezes and wind tunnel effects are mitigated through the inclusion of airlocks and foyer spaces.

Theme	Design Element	Design response
		Overshadowing Built form has been articulated to optimise solar access to public spaces and to meet the requirements of certain areas to have low light or darkness for their functional use, as outlined above and in the previous section on Public Space and Amenity regarding Solar Access and Orientation. The height currently permissible for the site is 15 m or 4 storeys, however, AIE have shown design restraint in a 2-storey building height along Windeyer Street that is sympathetic to the surrounding area and optimises sunlight penetration to the street. The wider verge and road on Phillip Avenue have allowed for the production hall and workshop heights to be more prominent without impacting on the visual amenity of the area. The Masterplan was initially designed to achieve no overshadowing of adjacent residential lots at 9 am, 12 pm and 3 pm on the winter solstice (June 21). The production hall and workshop provide a high screened internal solar envelop which in mid to late summer afternoons will organically screen and overshadow common areas such as the boulevard and forecourt. This will provide respite from direct sunlight, excessive hard sunlight to proposed flora, and shelter a majority vehicles from late western sunlight prior to use at the conclusion of the day. **Setbacks and separation** Refer to the Site Plan. The proposed siting of the AIE Building along Windeyer Street is not aggressive within required setbacks of the technical specifications, allowing 6 m of egress pathing, landscaping of various scale including trees, and plant beds. 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. Along Phillip Avenue where the building height and bulk is greater, the wider verge and four lanes of road with centre medium provided excellent buffering. Additional planting has been included in the Landscape Master Plan between the AIE building and the Inner North Play space. No towers are proposed as part of the development. **Layering uses** The design of the AIE campus responds to the principles of layering uses outlined in the UDG by co-locating community services, facilities, and future residential density to foster a vibrant, mixed-use neighbourhood that sustains activity throughout the day. The two-story main campus building strategically integrates educational functions with complementary uses on the lower ground floor, accommodating internal and external events, ancillary retail, and adaptable spaces to support future student residences on the adjacent Block 2. These offerings, including function spaces and food and beverage services, are designed to operate beyond standard educational hours, particularly upon completion of campus stages 2 and 3, enhancing the vitality of the Watson local precinct. In synergy with the Inner North Play Space and the existing Watson commercial precinct, the campus supports a diverse range of community activities, reducing reliance on the local centre while promoting self-sufficiency. By enabling extended operational hours, the design facilitates passive surveillance of both the campus, and the Inner North Play Space, contributing to the safety and security of public and private assets in alignment with the guide's objectives for active and inclusive urban environments. As already established in this report, the site is for an educational establishment. The campus will include ancillary services such as a café. These services are near public transport and active travel routes. In particular, the future Garden City Cycle Route and the Phillip Avenue Tram Stop. Bus stops on Windeyer Street and Phillip Avenue are also easily accessible from the ground floor plan of the main campus building. The site has been used for educational purposes since 1965 when it first operated as a High School. It was then transformed into the Watson campus of the Canberra Institute of Technology (CIT), and later, the founding campus of The Academy of Interactive Entertainment who have been on the site for almost 30 years. Minimal change is envisaged to operational hours; however, it already has excellent buffering from surrounding residences because of the surrounding verge and road network. Additionally, external eating areas are located facing the internal forecourt, and the Inner North Play space to help manage any potential noise impact to the neighbourhood. The production hall is a soundproofed structure, so there will be no noise transfer because of filming. **Integrating housing types and choice** This guide has not been addressed because the development does not contain residential housing. Future stages of the campus development on Block 2 (stages 2 & 3), may contain student accommodation as indicated in the Revised Future Intentions Plan. Student amenities and services on the site will be scaled at that time to meet the needs of the residential community.

Theme	Design Element	Design response
		Infill This development does not contain residential housing, however, the campus is located in an area that minimises the need for parking due to its close proximity to public transport corridors and its inclusion of end of trip facilities to encourage the utilisation of the active travel network, including the future Garden City Cycle Route that will pass by the campus on Windeyer street. The design has also focused on an improved relationship to the public domain through activating the street frontages on Phillip Avenue, Windeyer Street and facing the Inner North Playground. Community amenity will be improved through active surveillance of the playground and community access to relevant campus facilities such as food and beverage providers servicing the student population. The architectural character of the buildings which are inspired by 1920s Hollywood will add character to the composition of the street scape and more clearly establish a sense of place as a film school, whilst still maintaining a balanced composition to the urban environment. The building interface on the corner of Windeyer Street and Phillip Avenue has been taken to the boundary and this improves walkability and street activation at this intersection.
BUILT FORM AND BUILDING DESIGN	6.2 INTEGRATED SERVICES a. Waste collection, loading and delivery areas b. Vehicle access and driveways c. Ground floor services and infrastructure d. Sleeved podium parking and services	**Waste collection, loading and delivery areas** Adequate access for waste collection services is provided. The waste enclosure with roof (to reduce impact on street and pedestrian amenity) is located centrally and is toward the side of the block 4/2 boundary as pictured in figure U and V below. This location is considered temporary following progression of stages 2 and 3 developments on the adjoining block 2. In future stages, the internal access road will be continued, and the permanent location will be implemented (figure W below). The interim location has been selected to ensure compliance with government waste regulations (referral to TCCS for endorsement required). This enables appropriate circulation and compliance to service the campus as a stand-alone outcome for Stage 1. Most of the onsite collection waste will be produced by ancillary offerings which are accessed via internal and external pathways. Waste calculations for stage 1 development are based on the current waste requirements for the Canberra Technology Park where AIE is currently located. AIE intends on continuing its existing relationship with its current private waste contractor to service the site. These vehicles are smaller than the typical government waste vehicle. However, the indicative waste truck entry and exit paths show that a 12.5 m ACT front loading waste truck would still be able to service the site if required by safely conducting a 3-point turn into the parking lot aisle. Refer to the Site Plan in conjunction with the Waste Management Plan and Turning Template for waste truck entry and exit.  *Figure U: Stage 1 temporary waste collection location*  *Figure V: Bin enclosure – Stage 1 bin enclosure*  *Figure W: Stage 2/3 future waste collection location* **Vehicle access and driveways** Refer to the Site Plan and Driveway Plan. There is no basement parking as part of this development application. The existing site access has been maintained off Phillip Avenue via a single verge crossing opposite Bradfield Avenue. Entry is managed by a boomgate and access will be maintained for emergency services and required utility providers in accordance with required

Theme	Design Element	Design response
		standards and legislation. There is an internal circular forecourt proposed that includes arrival, drop off and exit via single lane and internal traffic arrangement. The parking provided is based on an individual needs assessment, details of which are contained within the Traffic Impact Assessment Report and are already discussed in the Access and Movement section above. Walkability of the street has been maintained and end of trip facilities including secure bicycle parking to promote active travel to the site are included. **Ground floor services and infrastructure** Service infrastructure is proposed to appropriately service the site. Refer to the Site Plan and Electrical layout for the position of the proposed twin-pad mount substation (2 x 1500 kva substations). Compliant screening and landscaping to reduce the visual impact of these inclusions will be undertaken following approval of locations. Waste is collected from the secure waste collection point as outlined above. Sleeved parking is achieved via the internal forecourt which prevents visibility from the street.
BUILT FORM AND BUILDING DESIGN	6.3 GROUND FLOOR EDGE CONNECTIONS a. Residential urban apartment b. Residential suburban townhouse c. Commercial active edges d. Commercial lobby / showroom e. Adaptable	**Residential urban apartment** The development application is for an educational campus. There is no residential component to this stage, so this guide is not addressed. **Residential suburban townhouse** The development application is for an educational campus. There are no suburban townhouses, so this guide is not addressed. **Commercial active edges** The development application is for a purpose-built educational campus; however, the design has considered the adjacent urban character and publicly permeable areas to create a welcoming and thriving environment. The proposed ancillary food service is situated to the northeast to best integrate with exiting Watson commercial precinct and to maximise connectivity with the Inner North Play Space and improve the viability of service offerings to the AIE campus. Phillip Avenue and Windeyer Street would be too segregated as they would not take advantage of the opportunity to connect with these elements of the Watson local centre. Situating classrooms and student breakouts to the southwest provides visual activity to these frontages during operational hours which will also contribute to the broader sense of activation of the site. The Landscape Plan shows plantings along street frontages that boost the green amenity of the street environment and provide welcoming edge conditions and places to relax and connect. External awning projections are also proposed over entryways which are clearly identifiable through built form. The building frontage includes stepping of the building and identifiable entry points to promote a visible indoor/outdoor connection. Space for ancillary service providers is located on the East wing providing opportunity to integrate with the outdoors facing the recently completed Inner North Place Space. This is achieved using full height glass, clear access pathways to the interior spine of the campus building, multilayered landscaping and hardscaping that also help to accentuate the integration of the landscape with the built form. The awning rooftop courtyard overlooking the internal forecourt, maximises the use of space at the pick-up and set-down area and offers opportunity for outdoor winter sun. The ceiling heights of the two-storey building are generous and allow for natural light. The ground floor plan and proposed entry and exit points all have double height ceilings to improve vertical spaciousness. Articulated entries, signage and expanses of glass announce public and permeable spaces. **Commercial lobby / showroom** A commercial lobby / showroom is not proposed for this application as it is an educational campus. **Adaptable** The campus is envisioned as a dynamic, future-proofed facility that supports evolving educational needs through flexible, modular, and durable design solutions. Multiuse spaces, and strategic placement of services ensure the campus remains functional and relevant for future educational needs, while quality finishes and efficient systems support long-term sustainability. Refer to the Site Plan, Sections and Floorplan layouts.

Theme	Design Element	Design response
		To ensure adaptability, all buildings incorporate flexible design principles, enabling reconfiguration to meet future demands. Key features include: • **Modular Structures and Floorplans**: Buildings are designed with modular layouts and appropriate floor-to-ceiling heights to facilitate future modifications. This allows for seamless expansion, reduction, or repurposing of spaces to accommodate diverse educational programs. • **Flexible Classrooms**: Classrooms are sized to support scalability, enabling expansion or contraction to optimise course offerings based on demand. This ensures the campus can adapt to changing academic requirements over time. • **Multiuse Function and Lecture Spaces**: The ground floor training room and function area are designed for flexibility, with the ability to be divided into two smaller spaces. Additional meeting and function rooms are strategically located to support varied activities. Function rooms are also designed to serve as lecture spaces, and vice versa, enhancing operational flexibility. Integrated campus timetabling strategies maximise space utilisation, ensuring long-term usability for decades. • **Efficient Partition Systems**: Co-working spaces and staff areas utilise adaptable office partition systems and ceiling grids, allowing for cost-effective reconfiguration. Public access areas feature durable finishes to ensure longevity and sustained aesthetic appeal. • **Spacious Ground Floor Design**: The ground floor incorporates double-height ceilings at entry and exit points, creating vertically spacious areas. These spaces are designed to remain adaptable for various uses, such as events or communal activities. • **Ancillary Services Placement**: All ancillary services are centralised on the ground floor to activate the space before and after scheduled class times. This placement enhances accessibility and supports extended usability, including bookable training and function rooms outside regular business hours. • **Secure and Scalable Building Layout**: The two-story AIE building features sectional design, allowing secure access to specific wings. This ensures adaptability for varied operational needs, such as restricted access for different user groups. This is particularly important for student only areas and when working with visiting productions. • **Corporate Fit-Out Flexibility**: The design incorporates opportunities for varied materials and textures in the corporate fit-out, enabling future updates to align with evolving aesthetic or functional requirements.
SUSTAINABILITY AND ENVIRONMENT	7.1 NATURAL RESOURCE CAPTURE AND MANAGEMENT a. Water sensitive urban design b. District energy systems and creation c. Food access and production	**Water sensitive urban design** Refer to the Site Plan, Landscape Plan, BSUD Response and Water Sensitive Urban Design Statement for more detailed information. Stormwater will be managed on site via a Storm Water Management Statement which includes Water Sensitive Urban Design principles. The water quality leaving the Project Area will be managed via Sediment and Erosion Control Plan (SECP) throughout construction and via landscape planning and architectural design. WSUD inclusion in the design includes considerations such as: • Minimisation of hard surfaces and inclusion of gardens to reduce runoff volume and speed, control soil erosion, increase infiltration and improve water quality by filtering pollutants. • Permeable pavements to reduce runoff, increase water infiltration while removing. • contaminants from stormwater, while also reducing urban heat island effect. • Rainwater collection for irrigation and reduce water volume leaving the site. The proposal includes onsite retention, onsite detention, treatment and a 40% reduction in potable water usage. Onsite retention has been increased to 190 kl to cover both retention and detention as a single system. The water reduction has been achieved through retaining rainwater for gardens and 4-star fixtures and 5-star toilets and urinals.

Theme	Design Element	Design response
		Permeable pavers have been strategically incorporated around retained trees to support the health of the existing root systems and promote water infiltration. A StrataVault system, lower carbon concrete, permeable car park pavement and bioswale are recommended as value-add options. **District energy systems and creation** The AIE Campus development aims to meet environmental requirements outlined in the UDG, with a focus on achieving climate-positive outcomes and advancing renewable energy integration. The design phase of the building will be in accordance with ACTs electrification requirements. To support the renewable energy grid, the project incorporates an allowance for a photovoltaic (PV) system, with solar panels installed on the workshop roof and select sections of the main AIE building to offset energy consumption. Due to roof load rating constraints on the production hall, this space cannot be utilised for solar. The lighting design is also very efficient, and LEDs are used throughout (refer to Electrical layout). The campus's electricity distribution system is designed with sufficient capacity to accommodate future electric vehicle (EV) uptake, including provisions for up to 12 EV charging stations integrated into the precinct to incentivise sustainable transport modes. In consultation with utility providers, battery storage infrastructure and other renewable energy technology will be considered when application for connection is made in accordance with power supply authority requirements. **Food access and production** Local food production is not an aspect of the educational campus which focuses on games and film development and there are no community gardens proposed as part of this development. However, some inclusions within the Landscape Plan do showcase urban and exotic food culture to encourage community connection through nature. Indigenous 5 senses plants have been incorporated into the Landscaping Plan, these include sight, sound, touch, smell and taste. Proposed are 400 Dianella Revoluta natives which feature bright blue edible berries that you can taste, and 320 Cassinia longifolia natives which feature a strong curry smell for flavouring foods. Additionally, the Landscape Plan includes two specimen exotic evergreen Pinus Pinea trees with a lifespan of approximately 100 years, which after 10 -15 years establishment may begin to reward locals with highly nutritious edible pine nuts. These two trees are proposed to be situated near the border between the 2 Storey AIE Building and the Inner North Play Space, providing an additional opportunity to engage and connect. Refer to the Landscape Plan.
SUSTAINABILITY AND ENVIRONMENT	7.2 GOVERNMENT MODELS AND PROCESSES a. Circular economy b. Procurement, construction, up-cycling and embodied carbon c. Certification d. Waste management	**Circular economy** The proposed development features value for money materials that can be constructed in an efficient manner. The development features materials that can be recycled or upcycled in future buildings if required. Whilst intended to be permanent installations, the production hall and workshop buildings can be fully dismantled and re-located if required, more information is provided in the Bondor Environmental Product Declaration. Shared amenities such as common kitchens are included within the design to reduce waste. An allowance for rooftop solar is included within the project to reduce emissions and improve resilience. Water efficient fixtures and rainwater re-use have been implemented as per the WSUD measures above to ensure water consumption is reduced. **Procurement, construction, up-cycling and embodied carbon** The project has considered its impact on the environment and value for money choices have been made to achieve the functional requirements of the development and where possible to minimise environmental impact. The project initially proposed to adapt, refurbish and reuse existing Canberra Technology Park buildings, however, due to asbestos contamination, the ACT Government has chosen to demolish the existing buildings. For the newly constructed building, the articulation parapet, awnings, and ornamental details will be a combination of recyclable materials such as Colourbond steel and Bondor or similar.

Theme	Design Element	Design response
		Recycled plastics will be considered for the outdoor prefabricated seating that features in the Landscape Plan. Mulch salvaged from tree removals will also be re-purposed on the site. The use of recycled bricks on the entry archway will be explored during the detailed construction costings. It is not envisaged that recycled bricks will be feasible for the main 2-Storey AIE building, however, the use of low carbon construction materials will be further explored prior to BA as part of the detailed cost plan and in further efforts to help reduce the ongoing effect of the development. The construction methodology of the Production Hall and Workshop are prefabricated. Dismantling and re-assembly of these two buildings for future use is possible within the products lifecycle. Additionally, the exterior cladding utilises Bondor insulated wall cladding (leaders in thermal and architectural building solutions). The Bondor Environmental Product Declaration has been provided as supporting evidence for the Equitilt exterior cladding. **Certification** Relevant certifications such as NABERS, Watermark/Wells etc. will be obtained. **Waste management** Refer to the Site Plan in conjunction with the Waste Management Plan submitted with this proposal. Waste calculations for stage 1 development are based on the current waste requirements for the Canberra Technology Park where AIE is currently located. AIE intends on continuing its existing relationship with its current private waste contractor to service the site. Additionally, liquid trade waste approval may be required for the workshop spray booth, pending further assessment from ICON.
SUSTAINABILITY AND ENVIRONMENT	7.3 CLIMATE CHANGE RESILIENCE a. Climate change resilience b. Urban heat island effect c. Flood mitigation d. Bushfire mitigation e. Robust, low maintenance materials and planting	**Climate change resilience** Refer to the site plan, floor plans and Landscape Plan. The buildings are designed to withstand Canberra's four distinct seasons and encourage indoor and outdoor activation year-round through a mix of spaces to relax, gather, play and reflect. Maximum sun exposure is considered for winter. However, in summer the aids of double glazing, efficient mechanical systems, and natural ventilation provided by the set out of internal spaces will reduce the requirements for external energy to meet the needs of operation. The main building also features an awning rooftop courtyard on level 1 for catching sun on winter mornings and late afternoons. Public transport and active travel connections are well established, and end of trip facilities are contained within the projects implementation to leverage these opportunities and for the anticipated increase in demand resulting from active travel to the site. Connectivity to the existing bus stop will be improved, with the addition of seating walls to create a welcoming environment and encourage the use of public transportation. To further support sustainable travel and reduce carbon emissions, bike racks and a repair station will be strategically installed across the campus, promoting active travel. A thoughtfully curated mix of native and exotic trees will provide ample shaded outdoor spaces, enhance comfort and encourage outdoor activity while contributing to the campus's aesthetic and ecological value. Onsite water capture and management to water garden beds will reduce vulnerability to drought and improve water system resilience (refer to the Water Sensitive Urban Design Statement). **Urban heat island effect** We have proposed the introduction of 9 new native tree species along the verge (refer to Landscape Master plan). Across the campus, we have maximised tree planting, expanded garden beds, and incorporated permeable paving to increase canopy coverage and improve surface permeability. Climbing plants have been strategically integrated to boost vertical green coverage, mitigating the urban heat island effect. Additionally, cool zones will be established along key pathways, including the Student Boulevard, main street, and the path adjacent to the northern playground, creating shaded, comfortable spaces for students and visitors. **Flood mitigation** The site is not mapped as being subject to risks associated with flooding as per Figure X from ACTMAPi (accessed June 2025).

Figure X: Flooding risk

Bushfire mitigation

The site is not mapped as being within a bushfire prone area as per figure Y from ACTMAPi (accessed June 2025).

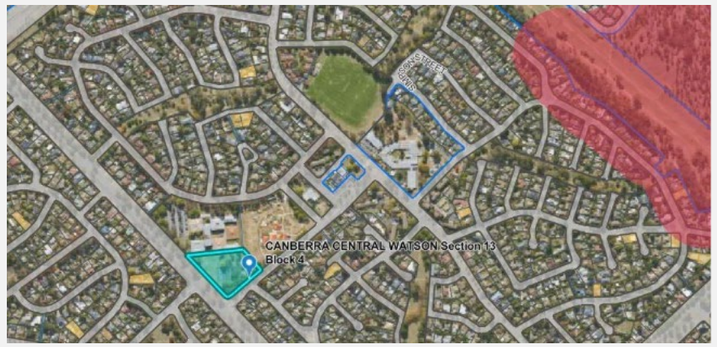


Figure Y: Bushfire risk

Robust, low maintenance materials and planting

To create a more resilient environment against climate change, the Landscape Plan proposes to enhance the existing trees by additional planting to increase tree canopy cover, and introducing a midstorey of high and low shrubs, an understorey of grass and groundcovers, and a protection zone to the base of the new and existing trees. The planting will include a mix of native, exotic and exotic deciduous species. Landscaping will enhance the understorey and midstory to encourage smaller fauna species and pollinators. Coarse woody debris, salvaged from tree removal, will be relocated strategically into garden beds to provide habitat, enhance amenity, and deter trampling particularly while vegetation is being established. Refer to the Landscape Plan.

Bondor Equitilt has been selected for the production hall, workshop and building façade. Insulated sandwich panel buildings are long lasting, buildings built in the 1960s are still operational in Australia today. Insulated panel buildings can be deconstructed and reassembled at another location, or entire buildings can be transported to another location. The Bondor Environmental Product Declaration has been uploaded as a supporting file to show the sustainable environmental performance, recyclability and reusability of the product.

The main construct of the AIE building will be masonry, steel and glass, with high quality and durable finishings being used in highly trafficked areas to reduce maintenance and provide longevity. Energy consumption will be off set through the inclusion of solar. The inclusion of low energy building design choices such as double glazing, efficient mechanical systems, and natural ventilation provided by the set out of internal spaces to reduce the requirements for external energy to meet the needs of operation.