

NCA MINOR WORKS APPLICATION – DEMOLITION
DESCRIPTION OF THE PROPOSED WORKS
BLOCK 26 SECTION 8 BRUCE (AUSTRALIAN INSISUTE OF SPORT)
10 APRIL 2026

StewartArchitecture

**NCA MINOR WORKS APPLICATION - DEMOLITION
DESCRIPTION OF THE PROPOSED WORKS**

10 April 2026

Overview

Prepared to accompany the Minor Works Application submitted to the National Capital Authority.

Project Address:

26 Leverrier Street, 30 Battye Street

Block 26 Section 8 Bruce

Contact

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Stewart Architecture

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Note

This Description of the Proposed Works has been prepared to accompany the Minor Works Application for Block 26 Section 8 Bruce and is to be read in conjunction with all architectural documentation, and all supporting consultant documentation and reports.

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Acronyms & Notes:

| | | |
|-----|---|-------------------------------|
| AIS | - | Australian Institute of Sport |
| ASC | - | Australian Sports Commission |
| NCA | - | National Capital Authority |
| NCP | - | National Capital Plan |
| SA | - | Stewart Architecture |
| WA | - | Works Application |

INTRODUCTION

This report has been prepared by Stewart Architecture (SA) on behalf of the Australian Sports Commission (ASC) for the Minor Works Application associated with demolition of the existing AIS Athlete's Village (Building 16) and ACT Academy of Sport (Building 20) at Block 26 Section 8 Bruce.

A meeting was held with the National Capital Authority (NCA) on 20 October 2026 to discuss potential Works Applications associated with development within the AIS campus. At this meeting it was agreed that a Works Application should be submitted for demolition. Demolition forms 'Early Works' which allows the site to be cleared and prepared while plans and approvals for future building works are resolved.

Subsequently NCA provided email advice on 21 October 2026 confirming that the Works Application for demolition would be considered 'Minor Works' and outlining all documentation requirements.

This submission therefore fulfils all requirements of the Minor Works Application.

PROJECT BACKGROUND

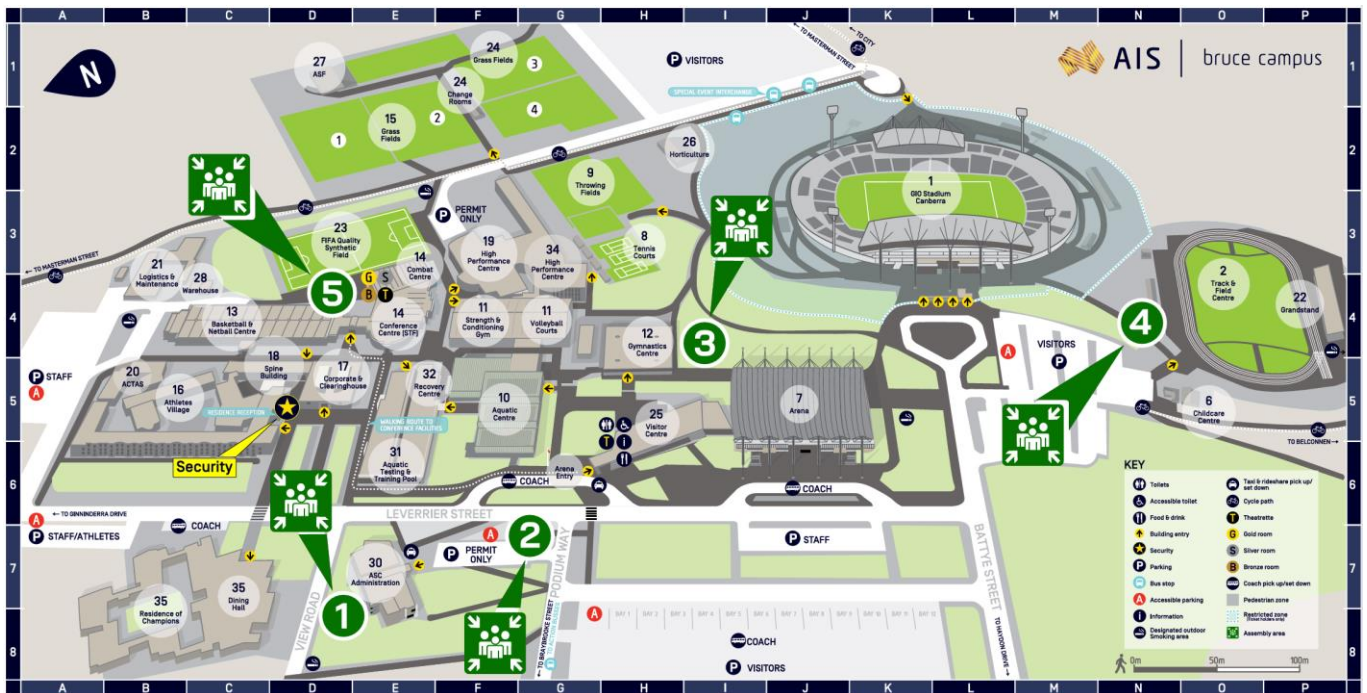
The ASC is the Australian Government’s leading sporting agency that develops, supports and invests in sport at all levels. The AIS campus creates and maintains the physical environment that supports the ASC’s objectives to make Australian sport stronger.

The AIS campus is designed to provide a place that actively facilitates world leading outcomes for high performance sport and great participation in sport for the wider community. The campus must be planned, built and maintained in a manner that enhances the AIS’s leadership of sport.

The AIS campus enables the delivery of activities consistent with the Australian Sports Commission Act 1989 and provides a range of land uses that support the AIS’s sporting intent. This includes the following sports related functions:

- Daily training environment for high performance sport
- Research and Innovation
- Scientific capability and support services
- Learning
- Residential accommodation
- Commercialisation including events
- Administration
- Site infrastructure
- Support services
- Community activities.

The AIS was opened in 1981. The campus rapidly expanded to include world class athletic and scientific facilities, but over time these have become dated. The campus is currently undergoing significant redevelopment titled the ‘Podium Project’ including new athlete’s accommodation, testing and training facilities; all with focus around best practice design for para-athletes.



THE AIS PODIUM PROJECT

The AIS Podium Project is a once-in-a-generation redevelopment of the Australian Institute of Sport campus in Canberra and the most significant upgrade to the site since it was established in the 1980s.

The project aims to enhance Australia's high-performance sports infrastructure in preparation for the Brisbane 2032 Olympic and Paralympic Games and beyond.

It will deliver three new state-of-the-art, fully accessible facilities including new on-campus athletes' accommodation, an indoor Sports Dome and High-Performance Testing and Training Centre (HPTTC).

The new facilities replace aging facilities and enhance the AIS's capabilities aligning with Australia's High Performance 2032+ "Win Well" Sport Strategy, focusing on sustainable success in high performance sport.

The Project will be delivered in two packages, under separately procured contracts for:

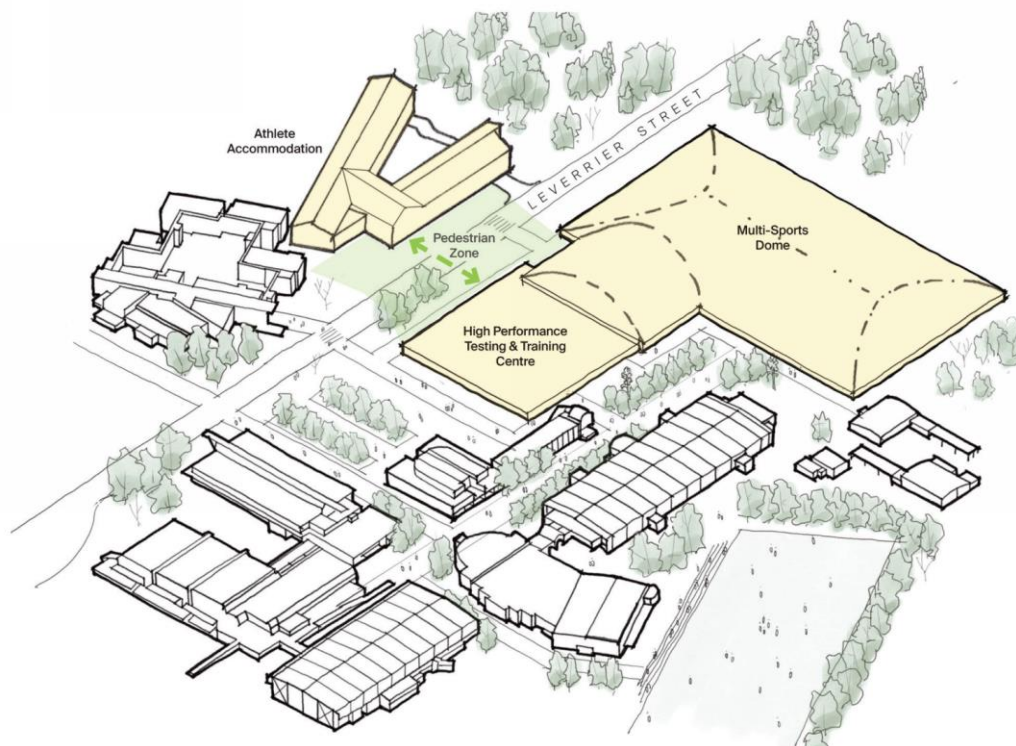
- Early Works and Enabling Works; and
- Main Works

Early Works and Enabling Works

- Demolition of the Existing Athletes' Village (Building 16) and ACT Academy of Sport (Building 20)
- Removal of Hazardous Materials and relocation of other amenities

Main Works

- Construction of new Athletes' Village and housekeeping services
- Construction of High-Performance Training and Testing Centre (HPTTC)
- Construction of multi-Sports Dome



PLANNING CONTEXT

Land use within the AIS campus is National Capital Use.

The National Capital Plan includes a Precinct Code for the AIS campus. This code provides detailed conditions of planning, design and development to ensure the campus will reflect the emerging needs of sport in Australia and the AIS facilities will be recognised as a world-class Centres of Excellence. The Precinct Code ensures that the AIS Bruce campus will provide:

- A consistent urban design character which expresses national sporting endeavour, achievement and lifestyles through a positive use of contemporary Australian design, which is innovative, cost effective and energy efficient.
- A continuity of a campus style development of individual pavilion type buildings based mainly on orthogonal plan form geometry aligned with the north-east orientation of the Main Pedestrian Spine. Variations in this site planning and built form may be approved to meeting specific functional needs.
- Functional relationship between uses which are considered while siting buildings / facilities on the site. Guidelines are provided for possible development.

Detailed conditions of planning, design and development include requirements for:

- Building design, materials and colour
- Landscape design
- Traffic circulation and parking provision
- Environmental considerations
- Temporary / short term uses
- Lighting

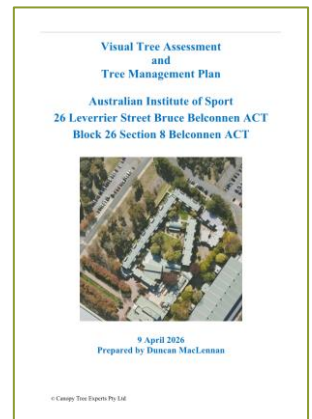
The campus is divided into five distinct precincts, each with specific requirements / controls. It was noted in discussions with the NCA that the definition of each precinct has evolved over time, and variation within each precinct can be considered in accordance with ongoing master planning of the campus. Additionally, it was noted that the area to the west of Leverrier Street was not included in the original precinct plan and therefore development outcomes appropriate to the contemporary context can be considered.

This Minor Works Application for demolition does not contradict any aspect of the National Capital Plan.

Visual Tree Assessment and Tree Management Plan

AIS

Canopy Tree Experts (9 April 2026)



Cultural Heritage Assessment

AIS Podium Project, Bruce ACT

Navin Officer (27 March 2026)



WORKS APPLICATION 1 - DEMOLITION

This Application for Early Works is to allow preparation of the site for future construction of the proposed High-Performance testing and Training Centre (HPTTC) and Sports Dome. The Application includes demolition of Building 16 (Athlete's Village) and Building 20 (ACT Academy of Sport). Functions contained within these buildings will be consolidated within other parts of the AIS campus as required. All athlete accommodation will be provided in the existing Residence of Champions (ROC) to the west of Leverrier Street until new athlete's accommodation is constructed to the north of the ROC.

Heritage Status (refer Navin Officer Cultural Heritage Assessment)

The buildings proposed for demolition have no documented heritage value. The immediate surrounds of the buildings have no documented heritage value. The Navin Officer assessment concludes that there are no aboriginal or historic sites within the Study Area and therefore there is no impact to heritage from the Podium project. There is are no further heritage assessment or approval requirements.

Moral Rights

The original architect of Buildings 16 and 20 is Allen Jack and Cottier (now AJC Architects). In accordance with NCA advice and moral rights requirements, the ASC notified AJC Architects of the intent to demolish the buildings on 6 February 2026. AJC Architects acknowledged receipt on 9 February 2026 and advised that a response would be provided by 16 March if necessary. No further correspondence was received.

Refer Attachment A – Moral Rights

Consultation

In accordance with NCA advice, the ASC has conducted consultation to ensure the community is aware of the intended demolition of the existing Athlete's Village (Building 16) and ACT Academy of Sport (Building 20), and the construction of the new facilities. A flyer was letterbox dropped to neighbours of the AIS campus. Information sessions were held on Wednesday 11 March 2026. Approximately 50 people attended the two sessions that were held.

Refer Attachment B – Community Consultation

Traffic Management (refer SALT3 Parking and Traffic Management Strategy report)

The strategy for construction traffic management (inclusive of the demolition phase) includes partial closure of Leverrier Street to facilitate safe access and movement of construction vehicles. Construction vehicle access will be facilitated at the northern end of Leverrier Street to allow access from the wider road network (including Ginninderra Drive) whilst avoiding construction vehicles traversing the rest of the campus. Other vehicles, cyclists and pedestrians will be able to access the campus from the southern end of Leverrier Street. This strategy ensures public safety within the campus and minimises disruption to users of the campus and the wider Bruce neighbourhood.

Contamination (refer Agon Environmental report)

This document provides Preliminary Site Investigation (PSI) of potential for contamination by undertaking a limited soil assessment completed in conjunction with geotechnical investigation. The data does not indicate a high contamination risk, but this must be supported by future Detailed Site Investigation (DSI). Conditions are provided for the Works.

Hazardous Materials (refer Robson reports)

These reports provide findings of inspection of Buildings 16 and 20. The report provides the following recommendations:

- Asbestos Containing Materials (ACM) were identified in some locations which require removal prior to demolition. Commensurate with the age of the building it is presumed there may be further ACMs to be identified, and these must also be confirmed and removed prior to demolition.
- Lead paint has been identified in some locations which must be managed during demolition.
- Synthetic Mineral Fibre has been identified in ceilings and plant rooms which must be managed during demolition.

Polychlorinated Biphenyls (PCBs), Ozone Depleting Substances (ODS), and Fuel Storage Tanks were not identified within the buildings or surrounds.

Tree Removal

The proposed demolition includes removal of a series of regulated trees. An arborist report is provided to provide assessment of the health of these trees. Whilst all trees to be removed are in fair to good health, the removal of these trees is necessary to achieve the ambitions of the AIS Podium Project.

All design options have been considered to retain trees, but the necessary scale of the future HPTTC and Sports Dome, and the spatial relationship to other buildings within the campus to achieve a high-performance sporting environment, requires tree removal.

Tree offset planting for the tree removals proposed as part of this submission will be explored as part of the wider campus master plan. This will include planting of native trees aligning with proposed future ecological / open space corridors. This alignment with the wider campus master plan will ensure the offset tree plantings are planted outside future development areas and can grow into mature trees.

Landscape Management and Protection

Landscape Management and Protection will be prepared by the selected demolition contractor, and endorsement will be sought in conjunction with Building Approval prior to commencement of the Works. Tree protection will be in accordance with the recommendations of the Tree Management Plan (Canopy Tree Experts – 9 April 2026).

Sediment and Erosion Control

Sediment and Erosion Control will be prepared by the selected demolition contractor, and endorsement will be sought in conjunction with Building Approval prior to commencement of the Works.

Work Schedule and Proposed Timing

The following schedule is proposed following approval of this Works Application for demolition:

- Utility disconnection commencing 1 June 2026 (expected duration 2 weeks)
- Building demolition commencing 16 June 2026 (expected duration TBC)

WORKS APPLICATION 1 - DOCUMENTATION

| No. | Author | Document | Date / Revision |
|------------|-------------------------|--|------------------------------|
| | | Letter of Authorisation | 04/03/26 |
| | | Minor Works Approval Checklist | 20/03/26 |
| | SA | Description of the Proposed Works (This Document) | 10/04/26 |
| | Steger | Survey | Rev A |
| WA1 - 01 | SA | Plan - Locality | Rev A |
| AT-18-1001 | Populous | Plan – Demolition Overall – Early & Enabling Works | Rev C |
| AT-18-1010 | Populous | Plan – Demolition – Zone 1 -Early & Enabling Works | Rev C |
| AT-18-1020 | Populous | Plan – Building 16 Substation and Switchroom Demolition Works | Rev B |
| AT-16-1030 | Populous | Plan – Intermediate – Early & Enabling Works | Rev B |
| | SALT 3 | AIS Campus Parking and Traffic Management Strategy | Version D01 3 March 2026 |
| | Robson Environmental | AIS Building 16 Hazardous Materials Reinspection Survey and Updated Management Plan | Rev 1 23 January 2026 |
| | Robson Environmental | AIS Building 20 Hazardous Materials Reinspection Survey and Updated Management Plan | Rev 1 20 January 2026 |
| | Agon Environmental | AIS Campus Preliminary Site Investigation – Contamination | Version 01 20 March 2026 |
| | Canopy Tree Experts | AIS Visual Tree Assessment and Tree Management Plan | Version 1.1 9 April 2026 |
| | Navin Officer | AIS Podium Project Cultural Heritage Assessment | Version 1.2 27 March 2026 |

ATTACHMENT A – MORAL RIGHTS

Marcus Graham

From: Anthony Di Cristo <Anthony.DiCristo@architectsajc.com>
Sent: 09 February 2026 09:35
To: Jayne Garzotto
Cc: Saskia Gordon; Michael Heenan; Rodney Drayton; Adrian Bowen; AISPodiumProject
Subject: RE: AIS - Notification to Moral Rights Owner – Proposed Demolition of Building 16 & 20 Leverrier Street Bruce ACT 2617

EXTERNAL EMAIL Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good morning Jayne,

Thank you for your email and for formally notifying us of the proposed demolition of Buildings 16 (Athletes Village) and 20 (ACT Academy of Sport) at the AIS Bruce site. I acknowledge receipt of the signed notification on behalf of Michael, Brian and John as the recognised moral rights owners. We will review the information provided, including the nature and timing of the proposed works and the options outlined for access, consultation, and the provision of comments or representations.

Should we wish to request access to the buildings, consult further with the AIS, or provide written comments in response to the proposal, we will do so in writing by Monday, 16 March 2026, as noted.

Thank you for the clear communication and for outlining the process.

Kind regards,

Anthony Di Cristo

Practice Lead

AJC

Dir +61 2 9311 8209 M +61 490 512 427

From: Jayne Garzotto <Jayne.Garzotto@ausport.gov.au>
Sent: Monday, 9 February 2026 9:22 AM
To: Anthony Di Cristo <Anthony.DiCristo@architectsajc.com>
Cc: Saskia Gordon <Saskia.Gordon@architectsajc.com>; Michael Heenan <Michael.Heenan@architectsajc.com>; Rodney Drayton <Rodney.Drayton@architectsajc.com>; Adrian Bowen <Adrian.Bowen@ausport.gov.au>; AISPodiumProject <AISPodiumProject@ausport.gov.au>
Subject: AIS - Notification to Moral Rights Owner – Proposed Demolition of Building 16 & 20 Leverrier Street Bruce ACT 2617

OFFICIAL

Good morning Anthony,

I am writing to formally notify Michael, Brian and John, as the recognised moral rights owners of Building 16 (Athletes Village) and Building 20 (ACT Academy of Sport), located on Leverrier Street, Bruce ACT 2617, that these properties are scheduled for demolition, with works commencing in June 2026.

Please find attached the signed notification regarding the proposed works. This notice outlines the nature of the demolition, the reasons it is required, and your opportunity to access Buildings 16 or 20 to make a record of your work, to consult with the AIS about the proposed demolition, or to provide any written comments or representations you may wish to make in relation to this proposal.

If you wish to respond, request access, or provide comments, please do so in writing by Monday, 16 March 2026.

Thank you

Regards,

Jayne

Jayne Garzotto

Project Manager - Podium Project
Australian Sports Commission

M +61 413 877 292

E jayne.garzotto@ausport.gov.au

W www.ausport.gov.au

Sport has a place for everyone and delivers results that make Australia proud.



The Australian Sports Commission pay our respects to the Traditional Owners of Country throughout Australia. We pay our respects to Elders past and present, and acknowledge the valuable contribution Aboriginal and Torres Strait Islander people make to Australian society and sport.



Moral Rights Notification - Proposed Demolition of Building

6 February 2026

ATT: Michael Heenan

Directors & Nominated

Architects (NSW)

AJC Architects Pty Ltd
Michael Heenan
Brian Mariotti
John Whittingham

ABN 53 003 782 250
+61 2 9311 8222
Architectsajc.com

Gadigal Country
79 Myrtle Street
Chippendale NSW 2008

Dear Michael, Brian and John

Moral Rights Notification - Proposed Demolition of Building 16 Athletes Village and Building 20 ACT Academy of Sports (ACTAS), AIS Bruce ACT 2617.

The Australian Sports Commission (ASC), trading as the Australian Institute of Sport (AIS), writes to formally notify you, in accordance with the Copyright Act 1968 (Cth), of a proposed action that may affect your moral rights as an author of the architectural works known as Building 16 (Athletes Village) and Building 20 (ACTAS) located at the AIS campus, Leverrier Street, Bruce ACT 2617.

AIS acknowledges that you were involved in the design of the above referenced buildings, which were completed in or around 1981.

The AIS is undertaking a broader redevelopment initiative to modernise its facilities and ensure they continue to meet the future needs of high-performance sport. A key element of this work is the AIS Podium Project, which will deliver new high-performance testing facilities, a state-of-the-art performance dome and upgraded athlete accommodation to better support Australia's elite athletes.

As part of this redevelopment program, the AIS proposes to demolish buildings 16 and 20 subject to all required regulatory approvals. The proposed demolition is driven by operational, functional, and strategic considerations associated with the long-term planning of the AIS campus. It is not intended to reflect adversely on the quality, merit, or professional standing of the original architectural work.

This letter is provided to notify you of the proposed action and to offer you the opportunity to access building 16 or 20 during business hours to make a record of your work or to consult with the AIS about the proposed demolition, or otherwise make any written comments or representations you may wish to provide in relation to this proposal, should you choose to do so.

If you wish to respond, please request access or otherwise provide any comments in writing by Monday 16 March 2026, addressed to:

Brooke De Landre



Executive General Manager
Australian Sports Commission
brooke.delandre@ausport.gov.au

If no response is received by this date, AIS will proceed on the basis that you do not wish to make any comment in relation to the proposed demolition.

AIS thanks you for your contribution to the built history of the AIS campus and for your consideration of this notification.

Warm regards,

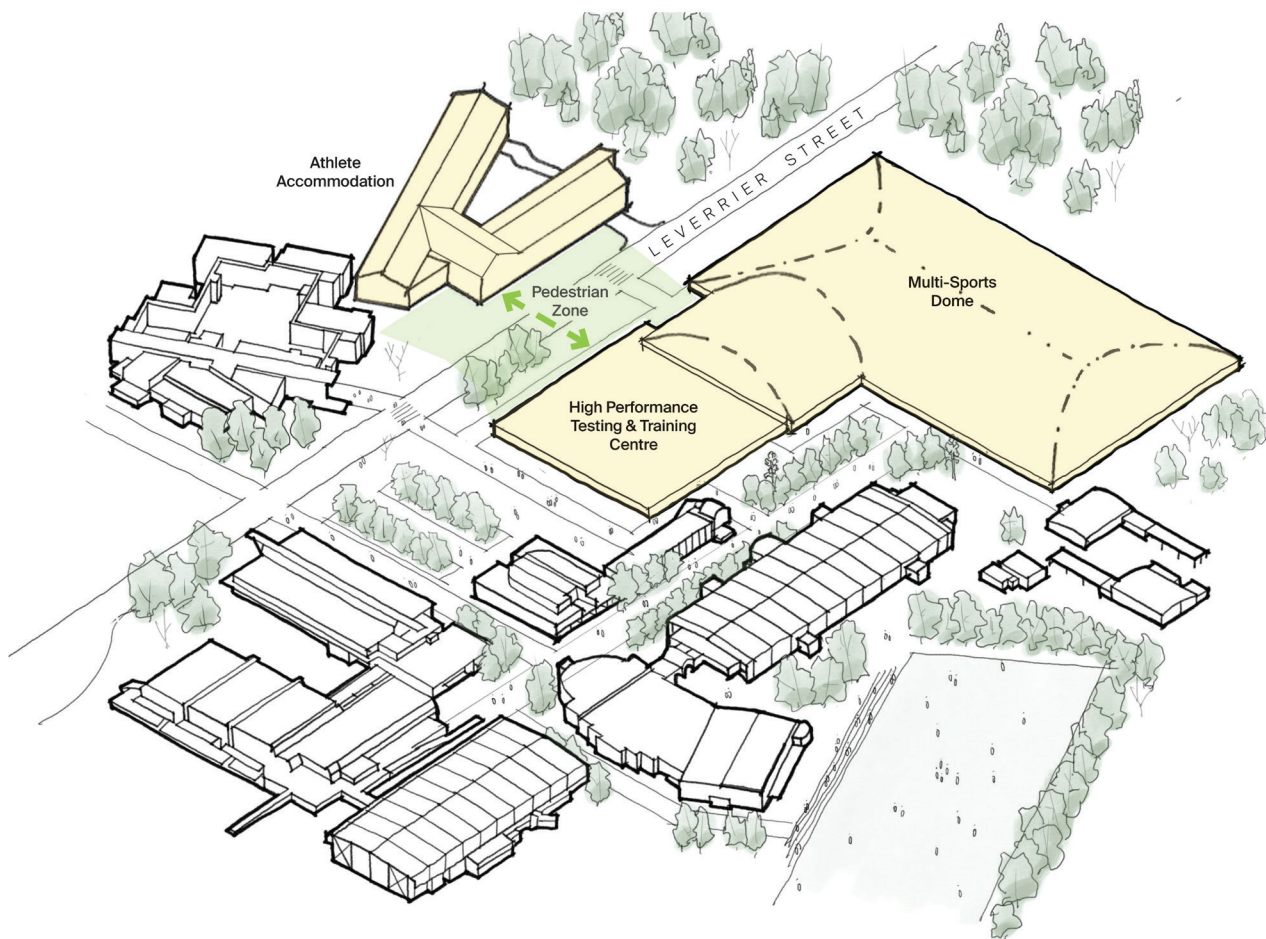
Kieren Perkins OAM

A handwritten signature in black ink, appearing to read 'Kieren Perkins', is located below the name. The signature is stylized and cursive.

Kieren Perkins OAM
CEO
Australian Sports Commission
Australian Institute of Sport

ATTACHMENT B – COMMUNITY CONSULTATION

THE AUSTRALIAN SPORTS COMMISSION (ASC) IS UNDERTAKING AN EXCITING REDEVELOPMENT OF THE AIS CANBERRA CAMPUS



Construction will soon begin on three new high performance sport facilities as part of the Australian Government funded AIS Podium Project to support athletes and sports on the road to Brisbane 2032.

Planning for this construction is underway.

To make way for the new buildings Athlete Accommodation facilities will be demolished, with the work expected to commence in June.

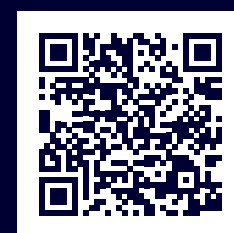
We invite you to attend one of the following information sessions to speak to our project managers to learn more about the construction projects, timelines and what can be expected.

Wednesday 11 March

12:30pm - 2:30pm

4:30pm - 6:30pm

AIS Visitors Centre
26 Leverrier Street, Bruce



Australian Government
Australian Sports Commission



AIS

For further information or to follow the progress of the Podium Project, scan the QR code.



The indoor Sports Dome will provide 24/7 all-weather training facilities for multiple sports.



A new Testing and Training Centre to provide state-of-the-art equipment and support for our athletes development.



A multi-story and fully Para-accessible accommodation building housing up to 200 people.

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Planning for this construction is underway.

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