

NCA WORKS APPLICATION – ATHLETES ACCOMMODATION
PLANNING REPORT AND SCHEDULE OF PROPOSED WORKS
BLOCK 6 SECTION 46 BRUCE (AUSTRALIAN INSTITUTE OF SPORT)
15 OCTOBER 2026

StewartArchitecture

NCA WORKS APPLICATION – ATHLETES ACCOMMODATION
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Overview
Prepared to accompany the Works Application submitted to the National Capital Authority.

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Note
This Planning Report and Schedule of Proposed Works has been prepared to accompany the Works Application for Athletes Accommodation and is to be read in conjunction with all architectural documentation, and all supporting consultant documentation and reports.

CONTENTS

INTRODUCTION

PROJECT BACKGROUND

THE AIS MASTER PLAN

THE AIS PODIUM PROJECT

SCHEDULE OF PROPOSED WORKS

THE SITE

CONNECTING WITH COUNTRY

PLANNING CONTEXT

NATIONAL CAPITAL PLAN – OBJECTIVES

NATIONAL CAPITAL PLAN – DETAILED CONDITIONS

REFERENCE DOCUMENTATION

WORKS APPLICATION 5 – ATHLETES ACCOMMODATION

WORKS APPLICATION 5 – DOCUMENTATION

ATTACHMENT A – COMMUNITY CONSULTATION

ATTACHMENT B – EPBC REFERRAL DECISION

ATTACHMENT C – ACT ESA / ACT F&R CORRESPONDENCE

ATTACHMENT D – EVOENERGY CORRESPONDENCE

Acronyms & Notes:

AIS	-	Australian Institute of Sport
ASC	-	Australian Sports Commission
CED	-	City and Environment Directorate (ACT Government)
HPTTC	-	High-Performance Testing and Training Centre
NCA	–	National Capital Authority
NCP	–	National Capital Plan
POP	-	Populous
RCC	-	Richard Crookes Construction
ROC	-	Residence of Champions
SA	-	Stewart Architecture
WA	–	Works Application

INTRODUCTION

This report has been prepared by Stewart Architecture (SA) on behalf of the Australian Sports Commission (ASC) and Richard Crookes Construction (RCC) for the Works Application associated with new Athletes Accommodation.

A meeting was held with the National Capital Authority (NCA) on 20 October 2025 to discuss Works Applications associated with development within the AIS campus.

Minor Works Application #1 (WA-002066) for Demolition has been approved (work is underway on site) and includes:

- demolition of the Athletes Village
- associated tree removals

Minor Works Application #2 (WA-002250) for Early Works is in assessment and includes:

- demolition of existing hardstand
- removal of trees to allow future building
- relocation of sheds
- construction of a new driveway and carparking

Minor Works Application #3 (WA-002277) for Site Establishment is in assessment and includes:

- site establishment
- geotechnical investigations
- civil works (TTM, strip topsoil, bulk excavation and remediation, build up ground levels)

Works Application #4 for Leverrier Street Upgrades is submitted concurrently and includes:

- Civil upgrades
- Landscape upgrades
- Electrical upgrades

Major Works Application #5 for new Athletes Accommodation is this application and includes:

- New 3 storey accommodation building over undercroft parking
- Links to existing accommodation building and architectural elements within Leverrier Street
- Associated services and landscaping

Major Works Application #6 for new High-Performance Testing and Training Centre (HPTTC) is submitted concurrently and includes:

- New 2 storey building
- Links to new Sports Dome (refer below)
- Associated services and landscaping

Major Works Application #7 for new Sports Dome is submitted concurrently and includes:

- New single storey building
- Links to new HPTTC (refer above)
- Associated services and landscaping

This submission fulfils all requirements of a Major 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 MASTER PLAN

Developed in 2025, The AIS Campus Masterplan set out a transformative vision for the future of the Australian Institute of Sport, positioning the campus as a contemporary, inclusive, and globally recognised high-performance sports precinct. The reactivation and enhancement of the AIS's home at Bruce will be vital to securing the precinct's ongoing viability. The developed masterplan provides an important strategic framework to guide investment, development, and renewal, ensuring the campus remains responsive to the changing demands of sport, athlete wellbeing, and community engagement.

Over the next 40 years, the Masterplan will support the evolution of the AIS as a local Canberra community asset and a nationally significant destination that fosters sporting excellence, innovation, and collaboration to meet the needs of Australia's elite athletes and para-athletes in a continually evolving sports landscape. The AIS Podium Project represents the first step in realizing the long-term vision for the Bruce Campus Masterplan.

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.

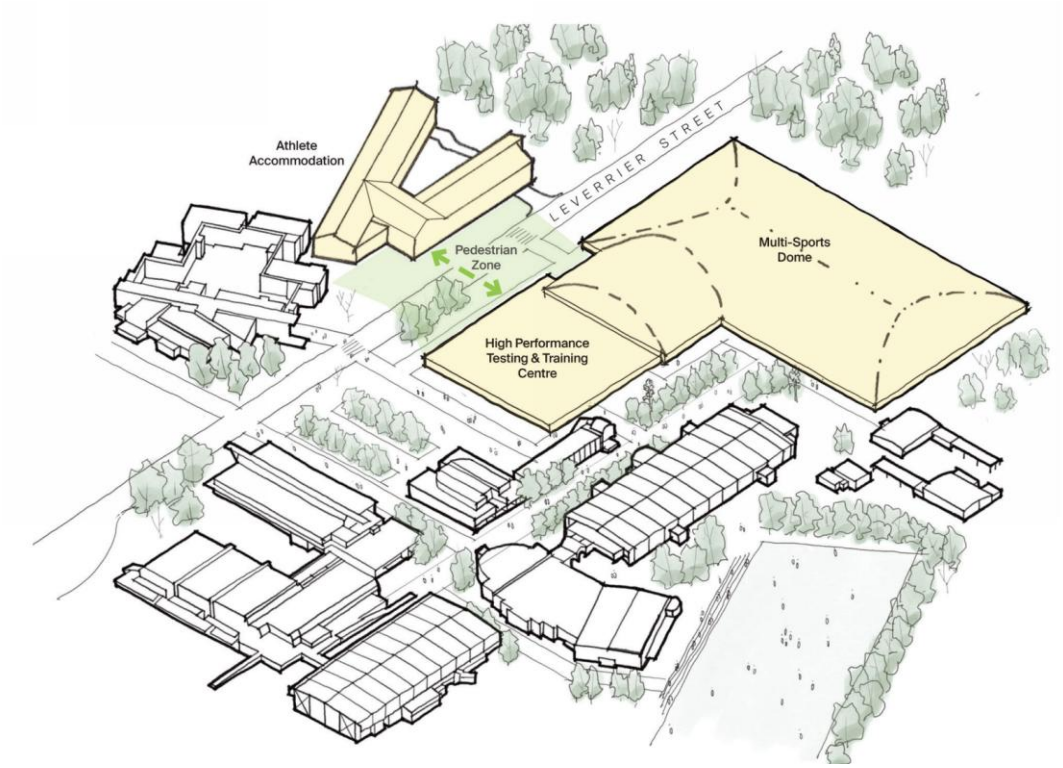
The Project will be delivered progressively, in accordance with a series of Minor and Major Works Applications:

Early Works and Enabling Works (Minor Works Applications)

- Demolition of the Existing Athletes' Village (Building 16) and ACT Academy of Sport (Building 20)
- Removal of existing hardstand and trees, relocation of sheds, construction of a new driveway and parking
- Geotechnical investigations, site accommodation, TTM, strip topsoil, bulk excavation and remediation, build up ground levels.

Main Works (Major Works Applications)

- Upgrades to Leverrier Street
- Construction of new Athletes' Accommodation
- Construction of High-Performance Training and Testing Centre (HPTTC)
- Construction of Multi-Sports Dome



LEVERRIER STREET UPGRADES

The Leverrier Street upgrades will create a formal pedestrian dominated environment allowing safe movement between accommodation and training. Slow speed vehicular movements will be maintained. Parking will be provided for buses and visitors including accessible spaces near building entries. The streetscape design includes gathering spaces which foresee the opportunity for temporary road closures for community events, or future full road closure to create an entirely pedestrianised space. Along Leverrier Street, new planted street-tree islands and WSUD measures contribute to a stronger landscape character and improved campus connectivity.

ATHLETES ACCOMMODATION

The new Athletes Accommodation is conceived as a distinct, pitched-roof residence — modest in character yet distinct in identity. Its roof form and scale draw on the familiarity of a residential building, allowing the accommodation to nestle into Country and the existing landscape rather than read as a large institutional object. At the same time, its strong frontage establishes a clear and legible edge to Leverrier Street.

The 180 rooms are arranged around a central landscaped garden, with rooms oriented to the east and west to optimise outlook, daylight and aspect. Shared communal spaces form the social heart of the building, positioned to encourage interaction and connected directly to the landscape. Warm, inviting interiors and views to the surrounding landscape create a sense of home and retreat for athletes. All rooms are accessible to enable maximised flexibility for all athletes.

The accommodation is closely connected to the existing ROC through a covered walkway, providing a direct and weather-protected connection to the existing dining hall. Its strategic position also brings the accommodation closer to the HPTTC and other training facilities, helping to create a more compact and connected campus. Awnings extend into the Leverrier Street verge for the shelter of athletes and other users.



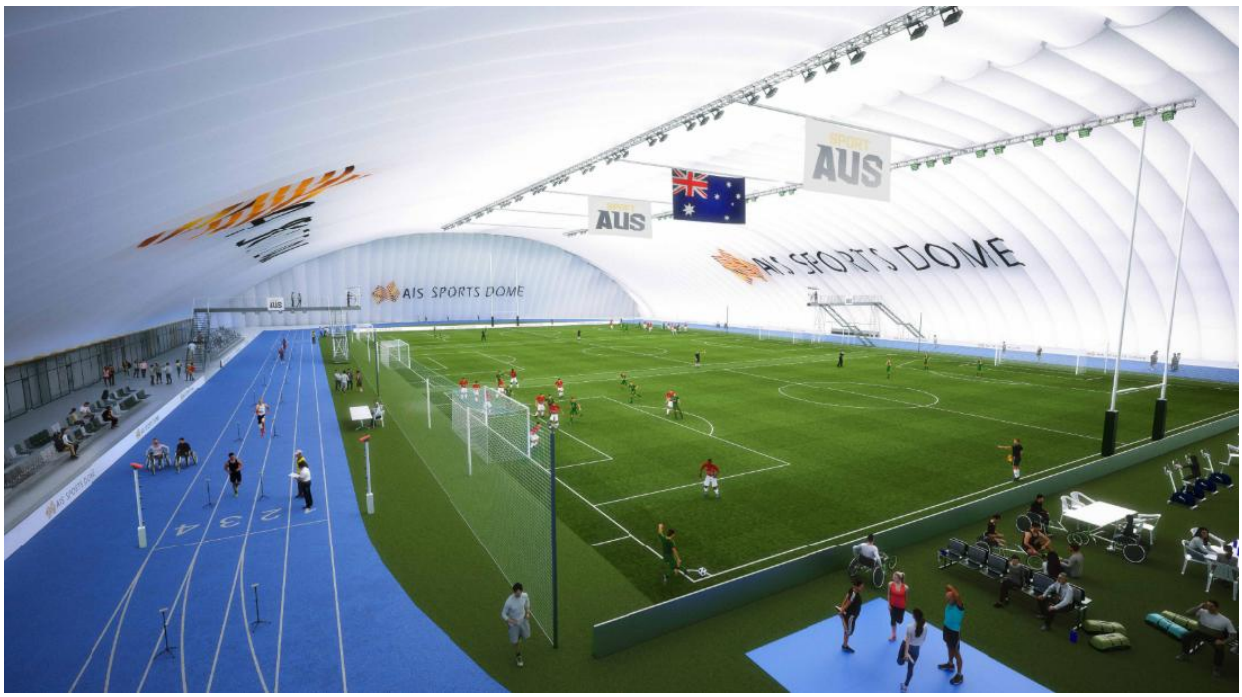
THE HIGH-PERFORMANCE TESTING AND TRAINING CENTRE

The High-Performance Testing and Training Centre (HPTTC) will be a cornerstone of the AIS Podium Project, designed to elevate the Australian Institute of Sport's capacity to deliver world-class athlete development. As the AIS continues to lead national high-performance sport, the HPTTC will provide a cutting-edge environment for training, testing, and performance analysis across a wide range of disciplines. This facility will integrate advanced sports science, biomechanics, physiology, and rehabilitation spaces, enabling athletes to train and be assessed in real-time under competition-like conditions. It will support both able-bodied and para-athletes, with inclusive design features that ensure accessibility and adaptability for diverse user needs are integrated into every aspect of the facility.



THE SPORTS DOME

The Sports Dome will provide the AIS with a climate-controlled, fully accessible indoor facility that supports multidisciplinary training, testing, and performance analysis. For the first time, athletes and para-athletes will have access to year-round training on competition-compliant athletics facilities and multi-sport courts, independent of weather and seasonal temperature conditions. As a leading high-performance and research environment, the Dome will incorporate integrated testing, monitoring, and performance technologies, enabling the roll out world-class sports science, athlete recovery, and performance support services.



SCHEDULE OF PROPOSED WORKS

	WA#4 Leverrier Street	WA#5 Athletes Accommodation	WA#6 HPTTC	WA#7 Sports Dome
GFA	NA	11,687 sqm	6,410 sqm	21,290 sqm
Site Coverage (Footprint)	NA	3,772 sqm	5,170 sqm	20,820 sqm
Building Height	NA	3 storey over undercroft 18.2m from undercroft	2 storey 11.0m	1 storey 30.0m
Boundary Setbacks (Refer Drawings)	NA	West NA North 9.6m East 0m South NA	West 9.5m North 155.2m East 216.5m South NA	West 5.1m North 18.5m East 30.9m South NA
Parking On-Site	NA	19 spaces (18 accessible)	13 spaces south of Dome (3 accessible) 19 spaces east of Dome	
Parking Off-Site	25 spaces (5 accessible)	Refer Leverrier Street	Refer Leverrier Street	

THE SITE

The AIS campus is located in Bruce within the broader Bruce sports, health and education precinct. The campus accommodates a range of high-performance sporting, training, research, administration and athlete accommodation facilities.

The AIS campus consists of approximately 75 hectares and is bound to the north and east by Masterman Street, to the west by Braybrooke Street and to the south by Battye Street and the hills and ridges that abut Gungahlin Drive. Leverrier Street is a public road that extends through the campus but essentially services the AIS only. The Podium project is focussed on the northern end of the campus and integrates with both Leverrier Street and the campus' Main Pedestrian Spine.

The campus is characterised by a combination of large-scale sporting buildings, open playing fields, internal roads and pedestrian connections, and an established landscape setting. The built form varies in scale and character, reflecting the incremental development of the campus over time. The campus is strongly influenced by the natural topography, with buildings and sporting facilities distributed across a gently undulating landscape and framed by established vegetation and open space. The relationship between the campus and the surrounding landscape is a defining characteristic and provides an important opportunity for new development to strengthen the campus identity while responding sensitively to its landscape setting.

The campus consists of the following Blocks:

- Block 25 Section 8
- Block 26 Section 8 (the site of the new HPTTC and Sports Dome)
- Block 28 Section 8
- Block 36 Section 8
- Block 37 Section 8
- Block 2 Section 30
- Block 6 Section 46 (the site of the new Accommodation Building)
- Block 7 Section 46

The topography of the site is generally flat with a low level of around RL604 at the north of the campus rising to a high level of around RL616 at the south of the campus. Vegetation across the site is largely native, with areas of exotic planting along the ceremonial address to Leverrier Street, the central pedestrian spine, and immediately around buildings. A large number of trees are regulated due to size. There are some services easements within the campus, but none in the vicinity of proposed works.



Block 26 Section 8 Bruce



Block 6 Section 46 Bruce

CONNECTING WITH COUNTRY

We acknowledge as a combined design team that this project is located in an ancient landscape that has been cared for by aboriginal people for thousands of years. We acknowledge the Traditional Custodians, the Ngunnawal people, elders past and present and their continuing connection to land, waters and sky.

The AIS campus is located in what was once a grass plain to the north of Black Mountain and east of Gossan Hill. Tributary creeks run into the AIS Campus from Ginninderra Creek, nurturing the landscape.

The design team is committed to a project which cultivates and restores native landscapes which are derived from an understanding of the original landscape of the site, promoting biodiversity and habitats for non-human kin. We are guided by inputs from Ngurra Advisory and from elders who have been consulted as part of this project.

Walk On Country
Our Walk on Country with Uncle Wally Bell and Aunty Karen Denny across the AIS campus offered a deeper understanding of the site and its key natural features, revealing Country in ways that could not be understood through drawings or mapping alone.

The walk has informed a commitment to restoring and strengthening Country through the design of the HPTTC and new athlete accommodation. Despite the landmark scale of these buildings, the ambition is for them to nestle into the landscape as much as possible, responding to the landform, vegetation, water and broader character of Country.

Following the walk, we held an ideas workshop with Uncle Wally and Aunty Karen, exploring how Ngunnawal language, imagery, stories and cultural knowledge could be meaningfully embedded within the project. This conversation has helped establish a design approach that seeks not simply to sit within Country, but to contribute to its ongoing story and renewal. Our team has compiled shared observations from site which has informed our design development and approach to Country.

2.2 Walking Country

Site Observations



Presence of Water

On Country, waterways are lifelines — deeply embedded in the cultural, spiritual, and ecological fabric of the land. The tributaries of Ginninderra Creek that flow through the AIS site are part of a broader network of water systems that have sustained life in the ACT region for countless generations. These creeks carry the stories of Ngunnawal Country, shaping the land and connecting communities across time. Today, their flow has been altered by roads, drains, and development — yet their presence still speaks to the enduring relationship between water, land, and people.

Recognising and restoring these waterways is part of respecting Country and listening to what it continues to teach.



Geology

The geology of the AIS site sits within the deep time of Ngunnawal Country, shaped by ancient volcanic forces and sedimentary processes. The landscape lies on the northern edge of the Deakin Volcanics, formed over 400 million years ago during the Silurian period. These rocks — primarily purple and green-grey rhyolite and ignimbrite — appear across the site in the form of rocky ground, exposed outcrops, and scattered surface stone.

Just to the east, Gossan Hill rises as a prominent geological and ecological feature, its stony slopes and weathered ridgelines revealing the same ancient volcanic origins. This connection to Gossan Hill strengthens the site's geological identity and ties it to a broader story held in the land — one of shifting earth, fire, and time. Though the surface has been reshaped by development, the rocks remain as a visible reminder of Country's deep history and continuing presence.



A Campus Within The Trees

A defining feature of the AIS campus is the bushland that surrounds and weaves through the site, creating a strong sense of connection to the natural landscape. Buildings often emerge gently from behind stands of eucalypts and native vegetation — glimpsed rather than imposed — in a way that is distinctly characteristic of Canberra. This blending of built form and bushland reflects the planning legacy of the city and the values of Ngunnawal Country, where nature is not something separate but something to live within. Preserving this bushland character is essential to maintaining the identity of the site — not just as a place of sport and performance, but as part of a living landscape.



Distinct Colours

The AIS site is defined by a rich and expressive natural colour palette — soft greys and greens of native foliage, warm earthy hues from rocks and tree sap, and bursts of vibrant red from seasonal leaves and understorey plants. These colours shift gently with the light and the seasons, creating a landscape that is both grounded and dynamic.

This palette offers a meaningful departure point for future buildings and landscapes — an opportunity to echo and respond to the tones of Country, rather than overpower them.

By drawing on these existing hues and textures, new interventions can sit lightly within the site, enhancing the sense of place and deepening the connection between built form and natural landscape.



Non-Human Kin

As you walk through the AIS site, the presence of bushland and biodiversity is unmistakeable — this is a place that continues to support a rich community of non-human kin. Birds, insects, reptiles, and small mammals find food, shelter, and movement corridors among the trees, grasses, and rocky outcrops.

This living web is not just a backdrop to human activity — it plays a vital role in the health of Country. And when Country is healthy, people are healthy too. Recognising and protecting this ecological richness is part of respecting the interconnectedness of all life here, and ensuring that future development continues to nurture the delicate balance between human use and natural systems.



Site Materials

During on-site discussions with Uncle Wally Bell, Aunty Karen Denny, and members of the design team, the importance of treating trees with respect and care was a central topic.

Where tree removal is necessary, the approach will be guided by a commitment to not wasting resources, but instead finding meaningful ways to repurpose timber and organic material within the new buildings and landscapes. Whether through structural elements, furniture, pathways, or interpretive features, these trees can continue to tell their story and remain part of the place. This approach reflects cultural values of sustainability and respect for Country, ensuring that what is taken is not lost — but transformed with purpose and care.

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 Works Application for Leverrier Street does not contradict any aspect of the National Capital Plan.

NATIONAL CAPITAL PLAN - OBJECTIVES

SPORTING INTENT - Compliant
The proposed new buildings within the AIS campus are provided to maintain AIS's leadership of sport. Each building actively facilitates world leading outcomes for high-performance sport and greater participation in sport for the wider community including emphasis on facilitates appropriate for para athletes. Buildings are arranged in close proximity which is necessary for high-performance training. The relationship to the existing AIS pedestrian spine allows interaction with existing campus facilities. The upgrade of Leverrier Street ensures safer pedestrian movement throughout the campus.

FUNCTIONAL ELEMENTS - Compliant
The proposed new buildings support the delivery of activities consistent with the Australian Sports Commission Act 1989 including the following sport related functions:

- **Daily training environment for high-performance sport** – the HPTTC and Sports Dome allow for climate controlled fully accessible indoor training. For the first time, athletes and para-athletes will have access to year-round training on competition-compliant athletics facilities and multi-sport courts, independent of weather and seasonal temperature conditions.

- **Research and Innovation** – the HPTTC and Sports Dome will provide a cutting-edge environment for training, testing, and performance analysis across a wide range of disciplines. This facility will integrate advanced sports science, biomechanics, physiology, and rehabilitation spaces, enabling athletes to train and be assessed in real-time under competition-like conditions.

- **Scientific capability and support services** – As a leading high-performance and research environments, the HPTTC and Sports Dome will incorporate integrated testing, monitoring, and performance technologies, enabling the roll out world-class sports science, athlete recovery, and performance support services.

- **Residential accommodation** – the new Athletes Accommodation provides for 300 able bodied and para-athletes in a mix of rooms and apartments, designed to suit individuals and teams. Lounges and breakout spaces provide a comfortable and homely environment.

- **Administration** – New buildings include administrative spaces for the functioning of the campus.

- **Learning** – New buildings provide a variety of educational spaces including multi-purpose tutorial rooms and a teaching kitchen for education in diet and food preparation.

- **Community Activities** – the upgrade of Leverrier Street with a focus on pedestrian movement includes a landscaped gathering space which can be used for community activity. It is envisaged that Leverrier Street can be periodically closed to traffic to allow for community events.

INFRASTRUCTURE - Compliant
The new proposed buildings include appropriate upgrades to infrastructure to support the functional requirements of the campus with capacity and flexibility for future growth.

- **Environmentally sustainable landscaping, reflecting contemporary design and environmental standards** – The new landscape will exemplify world's best practice in the design of environments that promote health, wellbeing, connection and performance. The landscape will strengthen connections between key campus spaces and the region's significant natural landscapes, while protecting and enhancing existing ecological values and biodiversity. Through a landscape response, the campus will provide diverse, inclusive and restorative environments that support the physical, social and mental wellbeing of all campus users. Landscape design will respond to Canberra's climatic conditions through wind mitigation, solar access, and seasonal shelter.

- **Energy efficient utilities** - The project will achieve 5-star Greenstar Design and As-Built Rating. The sustainability targets for the project relating to utilities include rainwater harvesting, energy and water metering and monitoring systems.

- **Safety elements such as security, lighting and wayfinding** - The project includes emphasis on provision of a safe and clearly defined pedestrian environment. The new buildings address Leverrier Street and the campus' Main Pedestrian Spine. All outdoor spaces will include appropriate lighting, wayfinding signage and security cameras.

- **Roadways, Footpaths and Hardstandings** – The upgrade of Leverrier Street will provide will promote pedestrian movement and safety. The streetscape will include reduced extent of hard paving and increased soft landscaping and street tree planting. Formal bus and carparking bays will be provided with emphasis on accessibility. The new driveway around the Sports Dome will allow necessary maintenance and emergency vehicle access within the northern part of the AIS campus.

BUILT FORM - Compliant
The proposed new buildings and associated Leverrier Street upgrades provide a welcoming address to the northern part of the campus integrated with the natural landscape, and with a clear sporting focus appropriate to the AIS. The buildings maintain architectural elements of the original campus including clear structural logic and coloured lightweight panelised cladding, but reflecting a contemporary architectural style.

LANDSCAPE - Compliant
The landscape will strengthen connections between key campus spaces and the region's significant natural landscapes, while protecting and enhancing existing ecological values and biodiversity. Through a landscape response, the campus will provide diverse, inclusive and restorative environments that support the physical, social and mental wellbeing of all campus users. The resulting landscape will be distinctive to the AIS — grounded in its bushland setting, connected to Country and place, and providing a unique Australian experience for athletes, staff, visitors and the broader community.

TRANSPORT AND MOVEMENT - Compliant
The upgrade of Leverrier Street will improve pedestrian safety, promoting safe movement and carparking for athletes, staff and visitors. The design has been informed by the project Traffic Assessment.

SUSTAINABILITY - Compliant
The proposed new buildings and landscape provide high standards of environmental sustainability and social inclusion within the campus. The project will achieve 5-star Greenstar Design and As-Built Rating. The architectural and landscape response will ensure the campus provides diverse, inclusive and restorative environments that support the physical, social and mental wellbeing of all campus users.

HERITAGE - Compliant
The project *Cultural Heritage Assessment* (Navin Officer – March 2026) investigated the site of the proposed Works and concluded that there are no Aboriginal or historic sites within the project area and therefore there is no impact to heritage from the project.

NATIONAL CAPITAL PLAN – DETAILED CONDITIONS

GENERAL - Compliant
The proposal provides 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. The individual design of buildings reflects the intent of each building – a welcoming and friendly design for accommodation, a purposeful technical aesthetic for the HPTTC and an architectural form which results from the necessary clear internal spans for the Sports Dome.

The new buildings provide a continuity of campus style development based on the orthogonal plan form geometry aligned with the Main Pedestrian Spine. Some variation to this built form geometry occur in the western wing of the Athletes Accommodation which aligns with the angled geometry of the Residence of Champions allowing a central courtyard garden to be formed.

The functional relationship between uses has been carefully resolved in the siting of buildings to provide both separation of training and accommodation, but direct access between these functions which is necessary for high performance athletes, and the ease of movement for para athletes.

SPORTING INTENT - Compliant
The proposal reflects the needs of our national sporting organisations, allowing the AIS to again be recognised as a world-class Centre of Excellence. The project aims to enhance Australia's high-performance sports infrastructure in preparation for the Brisbane 2032 Olympic and Paralympic Games and beyond, focusing on sustainable success in high performance sport.

BUILDING DESIGN, MATERIALS AND COLOUR - Compliant
The new Athletes Accommodation and HPTTC respond to the architectural language of the AIS campus. Each building has clear structural expression and utilises lightweight coloured cladding consistent with other buildings within the campus. Detailing is considered and restrained, incorporating external shading. Both buildings are scaled to match surrounding development.

The Sports Dome has a variation in architectural design which expresses the specific function of the building where expansive clear internal spans are required. The building however maintains the geometry of the campus layout.

External materials compliment the existing range of types, finishes and colours within the campus. Off-form concrete is used in the base of buildings, prefinished fibre cement cladding with matching express battens and perforated metal screening provides external shading. Colours are subtle and reflect the surrounding natural environment.

Entries of buildings include more prominent design and colour including timber cladding to the Athletes Accommodation to ensure a welcoming warmth.

All external facades are of high quality durable low maintenance materials including prefinished fibre cement cladding and powder coated metal. No highly reflective materials are used.

LANDSCAPE DESIGN - Compliant
The AIS is a facility of national, regional and local significance. Its landscape should exemplify world's best practice in the design of environments that promote health, wellbeing, connection and performance.

Set within an established surrounding bushland setting, the AIS campus provides a unique opportunity to create a landscape that fosters this wellbeing, connection, safety and a strong sense of belonging. The landscape vision seeks to reinforce the distinctive character and setting of the AIS, creating an integrated campus experience that connects people, place and landscape.

The AIS campus is characterised by a combination of formal landscape elements and a broader native landscape setting. Established tree-lined avenues, formal planting beds and hedged gardens define key pedestrian routes, while native tree plantings and grassland provide a more natural character and connect the campus to surrounding remnant vegetation and nature reserves.

The landscape will strengthen connections between key campus spaces and the region's significant natural landscapes, while protecting and enhancing existing ecological values and biodiversity. Through a landscape response, the campus will provide diverse, inclusive and restorative environments that support the physical, social and mental wellbeing of all campus users.

The resulting landscape will be distinctive to the AIS—grounded in its bushland setting, connected to Country and place, and providing a unique Australian experience for athletes, staff, visitors and the broader community.

Landscape Design Principles
The landscape provides an important framework for connecting the new buildings with the wider AIS campus. Accessible pedestrian connections, shaded seating, gathering spaces and flexible lawn areas support movement, social interaction, relaxation and wellbeing, while establishing a clear hierarchy of paths and spaces.

The following landscape principles will underpin the design and delivery of the landscape associated with Leverrier Street and each new building. The principles establish a consistent landscape approach across the new facilities, reinforcing the broader AIS campus landscape vision while responding to the specific functional, environmental and wellbeing needs of athletes, staff and visitors.

1. Comfort & Climate Responsiveness
Create comfortable, climate-responsive outdoor environments that support year-round use, recovery, social interaction, and movement across the campus.

- Provide covered and weather-protected pedestrian connections between key buildings and campus destinations.
- Incorporate landscape responses that enhance thermal comfort and solar protection, including shade, vegetation, and appropriate material selection.
- Provide sheltered, comfortable outdoor seating and gathering spaces, including opportunities for heated or enclosed seating where appropriate.
- Respond to Canberra's climatic conditions through wind mitigation, solar access, and seasonal shelter.
- Integrate landscape elements that support outdoor recovery, relaxation, and informal activity.

2. Campus Connectivity & Identity
Strengthen physical and visual connections across the AIS campus, creating a cohesive and legible network of movement and spaces.

- Celebrate Canberra's distinctive landscape character and relationship to the surrounding region.
- Provide generous, and accessible pedestrian connections between facilities.
- Establish covered and weather-protected connections to key training and high-performance facilities.
- Reinforce connections to the wider campus network and central campus spine.
- Integrate landscape elements with wayfinding, supporting intuitive movement through the campus.
- Create a consistent landscape language that contributes to a strong and recognisable AIS campus identity.

3. Practicality, Durability & Ease of Maintenance
Develop robust, functional and enduring landscapes that support the operational requirements of a high-performance sporting campus.

- Provide appropriate storage and maintenance infrastructure integrated within the landscape and built form.
- Adopt a low-care, resilient and resource-efficient landscape approach.
- Provide appropriate infrastructure for outdoor use, including general power outlets, water connection points and maintenance access.
- Select materials, furniture and planting that are durable, robust and appropriate to a high-use institutional environment.

4. Spaces to Disconnect & Recharge

Provide a diverse network of high-quality outdoor spaces that support wellbeing, social connection, recovery and moments of respite from high-performance environments.

- Create opportunities to engage with the borrowed landscape, visually connecting users with the surrounding bushland character.
- Provide high-amenity outdoor spaces that support informal occupation and everyday wellbeing.
- Incorporate spaces for informal social interaction, recreation and games.
- Provide a variety of seating environments, ranging from social gathering spaces to more intimate settings.
- Establish quieter spaces for reflection, recovery and respite.
- Use planting, topography, shade and landscape elements to create a sense of enclosure, calm and refuge.
- Provide opportunities for users to connect with nature as part of the broader health, wellbeing and recovery experience.

5. Bushland Character & Connection to Place

Reinforce the distinctive Australian bushland setting of the AIS and create an authentic landscape response that reflects Canberra's natural environment and cultural context.

- Establish a predominantly native and locally appropriate planting palette, reflecting Canberra's regional landscape character.
- Draw upon Ngunnawal Country, cultural narratives and themes to inform landscape character and interpretation, developed in consultation with appropriate Traditional Custodians.
- Explore opportunities to incorporate bush food and culturally significant plant species where appropriate.
- Strengthen flora and fauna habitat through diverse, layered and ecologically responsive planting.
- Enhance existing ecological values and contribute to biodiversity, habitat connectivity and landscape resilience.
- Create a landscape that feels distinctively Australian and connected to its Canberra setting, rather than a generic institutional landscape.
- Use planting, materials, landform and landscape elements to create a strong sense of place, identity and belonging.

TRAFFIC CIRCULATION AND PARKING PROVISION - Compliant

The links between new facilities have been fundamental in the design of upgrades to Leverrier Street to improve the safety and functionality of the Street by slowing vehicle movements and increasing pedestrian activity. The positioning of new buildings ensure that both Leverrier Street and the Main Pedestrian Spine will play an increased role in the pedestrian network of the campus.

The proposal is supported by a *Transport Assessment* (Ason Group – October 2026).

ENVIRONMENTAL CONSIDERATIONS - Compliant

Design for economy is equally central to the approach for both proposed buildings. The project is defined by buildings where environmental performance, operational efficiency and architectural quality work together delivering a sustainable and economical residence that feels generous, comfortable and connected to Country.

For the Athlete's Accommodation, a simple, legible building form, efficient room planning, repetition and rational structural and servicing systems are intended to deliver a robust and durable building without compromising the quality of the athlete experience. Materials are selected for longevity, low maintenance and their ability to create a warm, domestic environment.

The project is designed to achieve a 5-Star Green Star outcome, with sustainability embedded in the planning, architecture and landscape from the outset.

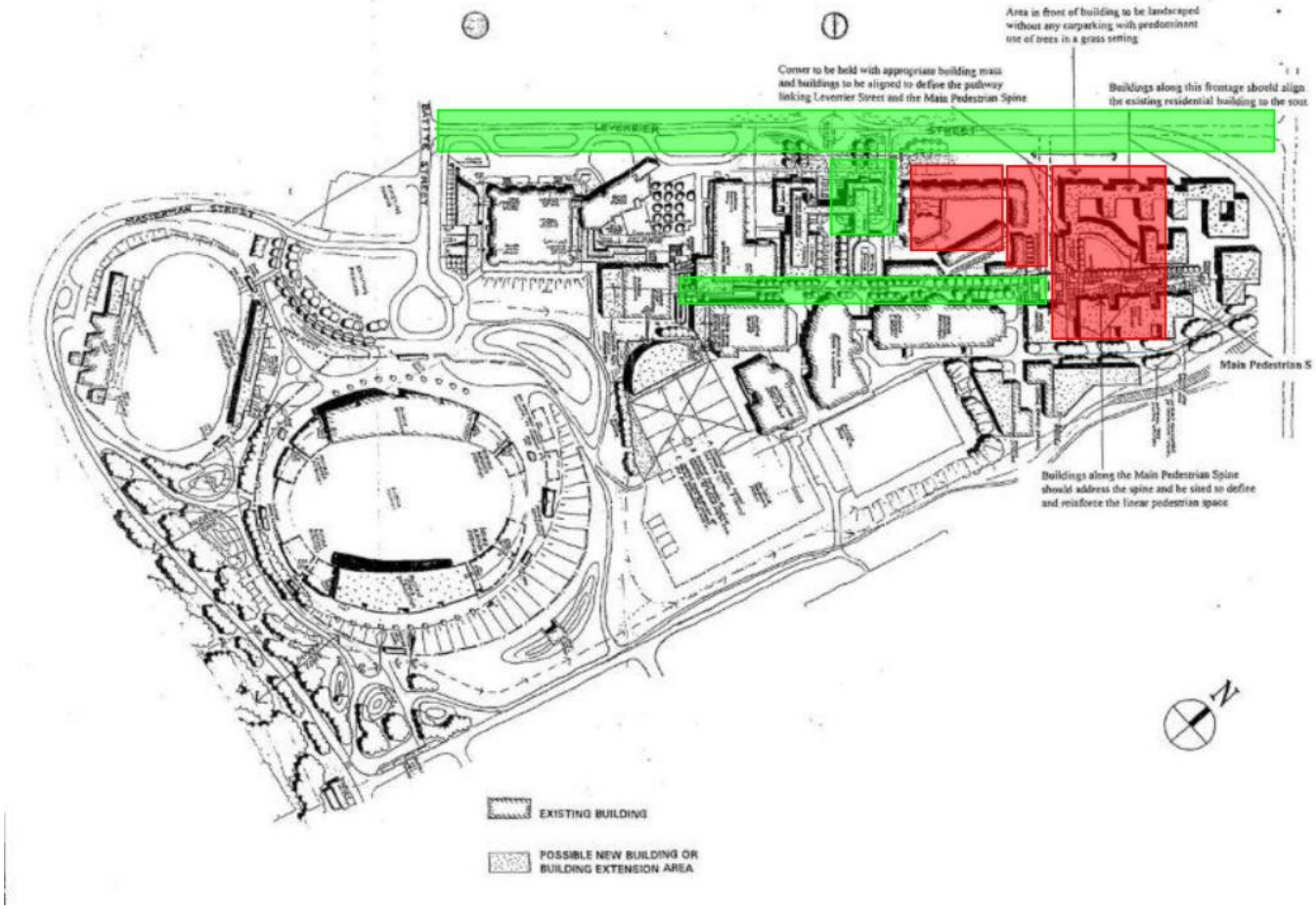
TEMPORARY / SHORT TERM USES – Not Applicable

The proposal does not include temporary buildings.

LIGHTING – Complies

All outdoor lighting is designed and selected to minimise light pollution, in accordance with relevant Australian Standards. There is no uplighting of buildings.

Australian Institute of Sport Precinct Code
Figure 134 – AIS Spatial Definition and Guidelines



This diagram does not consider AIS development to the west of Leverrier Street. Proposed development to the east of Leverrier Street is in accordance with all guidelines as follows:

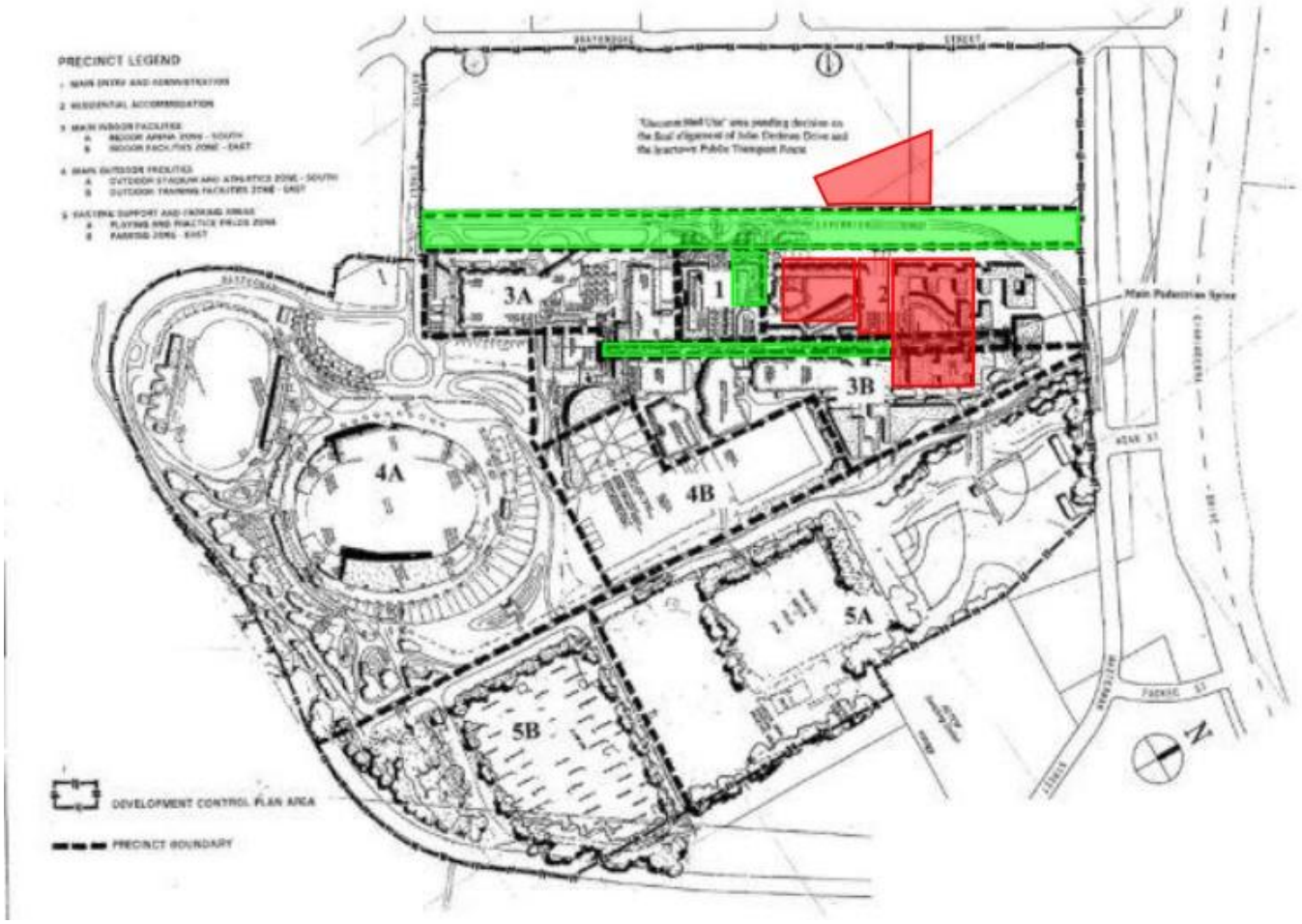
To ensure buildings within a landscape setting, the area in front of new buildings addressing Leverrier Street is landscaped without any carparking with predominate use of trees in a grassed setting. On-street carparking is provided within the Leverrier Street road reserve.

Buildings are sited along and conclude the main pedestrian spine. The buildings address the spine and are sited to define and reinforce the linear pedestrian space. Existing mature exotic trees and landscape are retained which characterise this spine.

Because the original Athletes Accommodation buildings have been demolished, new buildings generally align with the existing frontage of Building 31 Aquatic Testing and Training Pool to the south.

Both internal and external pathways link Leverrier Street to the Main Pedestrian Spine. These pathways are clearly defined through the built form.

Australian Institute of Sport Precinct Code
Figure 135 – AIS Precinct Plan



Development is proposed in Precinct 2 (Residential Accommodation), Precinct 3B (Main Indoor Facilities – East) and to the West of Leverrier Street. It is however noted that there have been changes to the AIS campus since this Precinct Code was prepared.

The land to the west of Leverrier Street was not included within the original AIS Precinct Plan, but has since been developed as part of the AIS campus. It includes the 3-storey Residence of Champions (ROC) to which the new Athletes Accommodation adjoins. With the demolition of the original Athletes Village, this area to the west of Leverrier Street replaces Precinct 2 as the Residential Accommodation precinct.

The relocation of the Residential Accommodation precinct allows the Indoor Facilities Zone of Precinct 3 to expand thereby meeting the evolving requirements of the AIS campus.

The following summary will respond to the desired characteristics of each Precinct, noting the changing usage described above:

Precinct 2 (Relocated): Residential Accommodation

Purpose and General Characteristics
The new Athletes Accommodation adjoins the existing ROC allowing this precinct west of Leverrier Street to accommodate all on site AIS residential needs in an attractive and secure living environment separate from event facilities and general public areas. The precinct becomes the centre of social and community activity for resident athletes and staff. Facilities are provided for dining, recreation, training and education. Accommodation support services such as reception, administration and housekeeping are consolidated to allow efficient administration and operation.

The residential precinct addresses Leverrier Street and is directly related to the new HPTTC and Sports Dome to the east of Leverrier Street via the upgrades to Leverrier Street which increase ease of pedestrian movement and safety. The close proximity to testing and training facilities is important for high-performance athletes, including ease of movement for para-athletes.

The new accommodation is designed in two wings aligning to Leverrier Street and reflecting the angled orientation of the ROC to create a north facing central courtyard garden. The 3-storey scale with additional undercroft level achieved within the site topography minimises building footprint to maximise deep soil planting and preserve future residential expansion opportunity within the site.

Building Character
The new accommodation provides a residential character and scale, avoiding the perimeter fencing and multi-level open air walkways of the ROC which create an institutional feel. The new accommodation is positioned to the Leverrier Street boundary maintaining similar setback to the adjacent entry of the ROC and Building 30 administration building. Awnings extend into the wide Leverrier Street verge to welcome guests and ensure shelter for arrivals and departures.

In accordance with the Precinct Plan, the brickwork of the former Athletes Accommodation is not repeated. Instead, a contemporary architectural language includes banded cladding of prefinished green colour which references the surrounding natural environment. A domestic style pitched roof ensures the building maintains a welcoming residential feel. Importantly a clear structural grid responds to the wider architecture of existing building across the AIS campus.

In accordance with the Precinct Plan, the new accommodation is less than 4 storeys, maintaining the scale of existing housing and retaining the residential capacity of the site for future development. This scale is also appropriate to the interface of the AIS campus and the residential areas of Bruce which generally includes residential development up to 5 storeys along Battye Street.

Landscape Character
The proposal provides the first stage of upgrades to Leverrier Street which forms a fully landscaped mall with increased pedestrian focus including clear wayfinding and safety. Leverrier Street will have a strong structure planting framework with more detailed planting at building frontages, entries and assembly areas.

The central garden of the new accommodation provides passive outdoor uses and residential amenity with tree planting and structures appropriate to provide summer shade and winter sun penetration.

The Leverrier Street landscape maintains a predominantly native and locally appropriate planting palette, reflecting Canberra's regional landscape character. The design strengthens flora and fauna habitat through diverse, layered and ecologically responsive planting. Planting, materials, landform and landscape elements to create a strong sense of place, identity and belonging.

Precinct 3B (Expanded): Main Indoor Facilities: East Zone

Purpose and General Characteristics
The new HPTTC and indoor Sports Dome fulfil the requirements of this precinct to provide comprehensive indoor training, practice and competition facilities for the AIS, together with associated sports science, medicine, seminar and support facilities.

The new buildings provide an integral part of the main pedestrian spine including a high standard of design. Pedestrian address is provided from both Leverrier Street and the pedestrian spine via an internal link. Vehicular and service access is maintained to the south of the HPTTC and around the northern and eastern edges of the Sports Dome.

Building Character
This precinct allows buildings mainly of markedly different scale. The HPTTC is two storey scale similar to adjacent existing buildings. The Sports Dome is of larger scale due to the specialist nature of its use, but is permitted because the height is necessary to accommodate special design requirements. The overall building height does not exceed the nearby AIS Stadium.

The new HPTTC follows the character of existing AIS facilities with clear structural expression and lightweight façade systems to provide an integrated building group. The Sports Dome is a unique architectural expression within the precinct to achieve the required open internal spans but clearly presents as a specialist sports training facility appropriate to the purpose of the AIS.

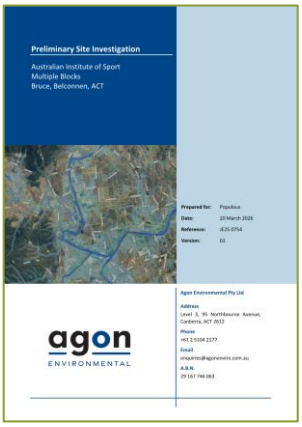
The new buildings are sited to define and reinforce the main pedestrian spine which provides access to the wider campus. The Sports Dome provides the northern culmination of the spine.

Landscape Character
The existing landscape of the main pedestrian spine is maintained and enhanced. With a mix of exotic tree and shrub planting. The planting strategy continues around the perimeter of the new buildings to ensure an integrated landscape outcome.

REFERENCE DOCUMENTATION

The following are relevant reference documents:

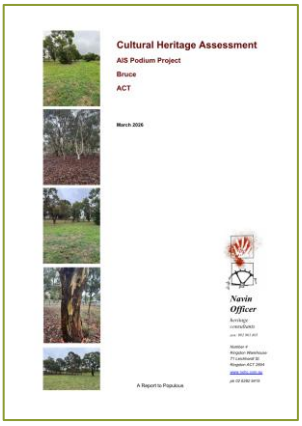
Preliminary Site Investigation (Contamination)
Australian Institute of Sport
Agon Environmental (20 March 2026)



Transport Assessment
Australian Institute of Sport Podium Project
Ason Group (16 October 2026)



Cultural Heritage Assessment
AIS Podium Project, Bruce ACT
Navin Officer (27 March 2026)



Visual Tree Assessment and Tree Management Plan with Supplement Data
Australian Institute of Sport
Canopy (13 October 2026)

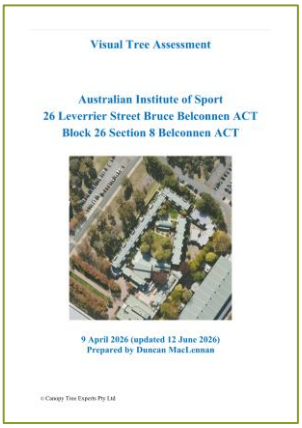

Visual Tree Assessment
and
Tree Management Plan

Australian Institute of Sport
25 and 26 Leverrier Street Bruce
Belconnen ACT
Block 26 Section 8 and Block 6 Section 46
Bruce Belconnen ACT

28 July 2026
Updated with Supplementary Data 13 October 2026
Prepared by Duncan MacLennan

Canopy Tree Experts Pty Ltd

Visual Tree Assessment
Australian Institute of Sport
Canopy (12 June 2026)


Visual Tree Assessment

Australian Institute of Sport
26 Leverrier Street Bruce Belconnen ACT
Block 26 Section 8 Belconnen ACT

9 April 2026 (updated 12 June 2026)
Prepared by Duncan MacLennan

© Canopy Tree Experts Pty Ltd

Environment Protection and Biodiversity Conservation Act 1999 Referral Decision
AIS Podium Project, Bruce ACT (EPBC 2026/10493)
Department of Climate Change, Energy, the Environment and Water (27 May 2026)


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Australian Government
Department of Climate Change, Energy, the Environment and Water

Notification of referral decision – not controlled action

AIS Podium Project, Bruce, ACT (EPBC 2026/10493)

This decision is made under section 75 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Proposed action

person proposing to take the action	Australian Sports Commission ABN: 67 378 685 240
proposed action	To construct, operate and decommission three new sporting facilities at the Australian Institute of Sport's complex in Bruce, ACT (See EPBC Act referral 2026/10493).

Referral decision: not a controlled action

status of proposed action	The proposed action is not a controlled action.

Person authorised to make decision

name and position	Kate Gowland Branch Head Environment Assessments (NSW, ACT)
signature	
date of decision	27 May 2026

DCCEEW.gov.au
John Gorton Building - King Edward Terrace, Parkes ACT 2600 Australia
GPO Box 3090 Canberra ACT 2601 ABN: 63 573 932 966
NGT 201 v4.0

OFFICIAL

WORKS APPLICATION 5 – ATHLETES ACCOMMODATION

This Application is for Athletes Accommodation, addressing Leverrier Street and opposite the new HPTTC and Sports Dome. The purpose is to provide accommodation for up to 300 athletes and staff in a welcoming and inclusive environment.

Heritage Status (refer Navin Officer Cultural Heritage Assessment)
The site area has 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 are no further heritage assessment or approval requirements.

Community Consultation
In accordance with NCA advice, the ASC has conducted consultation to ensure the community is aware of 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 A – Community Consultation

ACT Government Consultation
Although the AIS Precinct is Designated Land under the jurisdiction of the NCA, Leverrier Street and other infrastructure are ACT Government assets running through the site. Canberra Town Planning facilitated a meeting with Roads ACT (CED) on 23 April 2026 to discuss the project, including the provision of awnings / structures associated with the Athletes Accommodation within the Leverrier Street road reserve in anticipation of the submission of Works Applications. Attending this meeting were representatives of CED, ASC, CTP, Stewart Architecture and Arcadia Landscape Architecture. At this meeting ACT Government did not indicate any objections to the proposal. Additionally, the ACT Government Land Custodian has provided their authorisation for Works Applications to be submitted for formal referral and assessment.

Traffic Management (refer SALT3 Parking and Traffic Management Strategy report)
The strategy for construction traffic management 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.

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)
The proposal was assessed by the Department of Climate Change. Energy, the Environment and Water. The proposed action is to construction, operate and decommission three new sporting facilities at the AIS complex in Bruce. The referral decision confirmed that the proposed action is not a controlled action. There is no requirement for further assessment and approval under the EPBC Act.
Refer Attachment B – EPBC Referral Decision

Tree Removal
Tree removal has previously been approved (WA-002066) and pending approval (WA-002250).

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 has been prepared and forms part of this Works Application. Tree protection will be in accordance with the recommendations of the Tree Management Plan (Canopy Tree Experts – 28 July 2026).

Sediment and Erosion Control
Sediment and Erosion Control has been prepared and forms part of this Works Application.

ACT Emergency Services / ACT Fire and Rescue
Correspondence is provided indicating initial support for the general site access provisions and fire safety considerations. We understand the proposal will be referred for formal endorsement during assessment of the Works Application.
Refer Attachment C – ESA / ACTFR Correspondence

Evoenergy
Correspondence is provided confirming discussions with Evoenergy and the execution of a Preliminary Works Agreement (PWA).
Refer Attachment D – Evoenergy Correspondence

Work Schedule and Proposed Timing
The following schedule is proposed following approval of the 4no. Major Works Applications associated with this project:

- Construction commence: February 2027
- Construction complete: June 2028

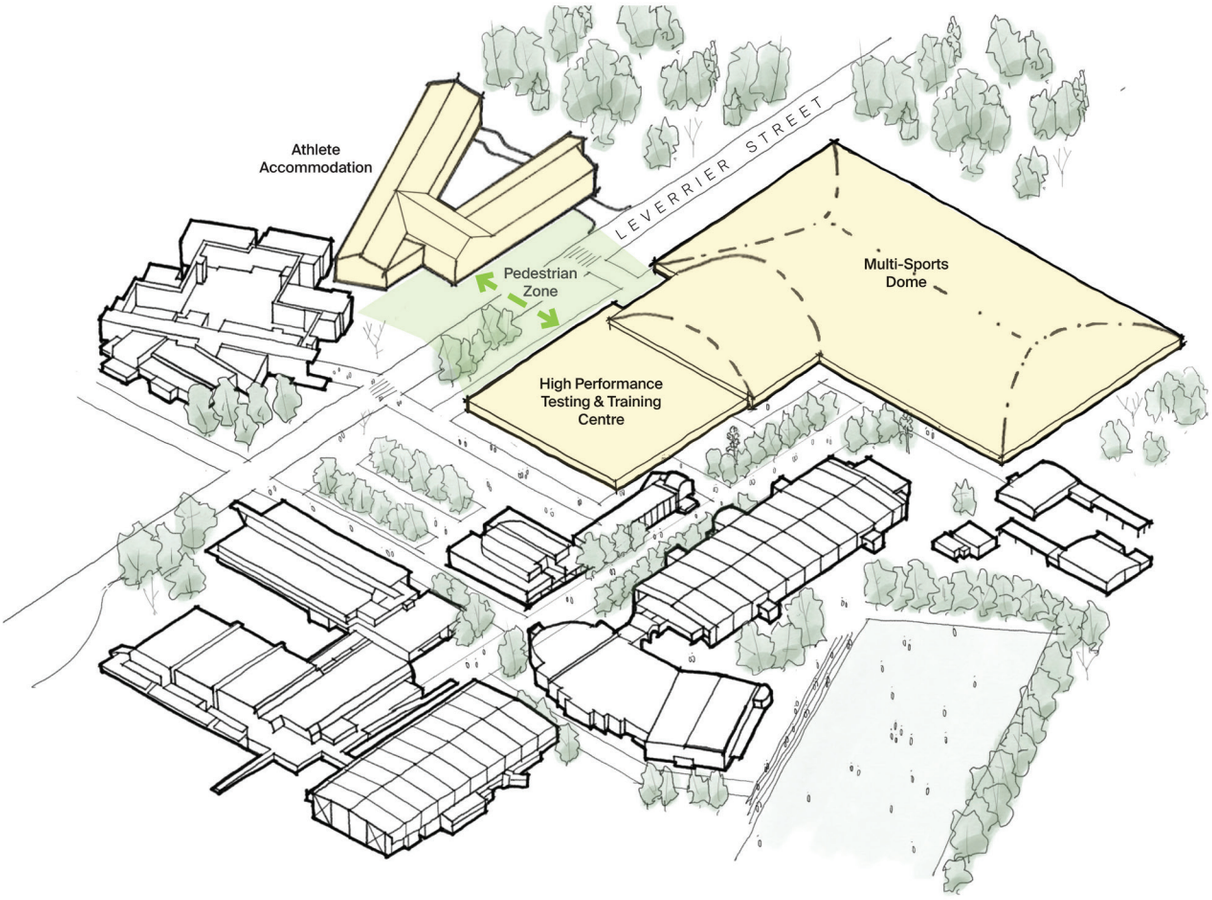
WORKS APPLICATION 5 - DOCUMENTATION

No.	Author	Document	Date / Revision
		Letter of Authorisation	08/10/26
		Major Works Approval Checklist	20/10/26
	RCC	Certificate of Costs	20/10/26
	SA	Planning Report (This Document) Incorporating Schedule of Proposed Works	15/10/26
	Steger	Survey (Detail)	Rev A
A-0011	SA	Locality Plan	Rev A
A-10000	POP	Master Plan	Rev A
A-00-0000	SA	Architectural Cover Sheet / Drawing Schedule	Rev A
A-04-0001	SA	Architectural Materials and Finishes	Rev A
A-04-0011	SA	Architectural Perspective	Rev A
A-04-0012	SA	Architectural Perspective	Rev A
A-16-0001	SA	Architectural Site Plan	Rev A
A-20-0000	SA	Architectural Floor Plan - Undercroft	Rev A
A-20-0100	SA	Architectural Floor Plan - Ground	Rev A
A-20-0200	SA	Architectural Floor Plan – Level 01	Rev A
A-20-0300	SA	Architectural Floor Plan – Level 02	Rev A
A-20-0400	SA	Architectural Roof Plan	Rev A
A-40-0001	SA	Architectural Elevations East-West	Rev A
A-40-0002	SA	Architectural Elevations North	Rev A
A-40-0003	SA	Architectural Elevations South	Rev A
A-42-0001	SA	Architectural Sections	Rev A
A-84-0000	SA	Architectural External Signage Plan	Rev A
CE-000040	Northrop	Civil Works Concept Erosion and Sediment Control Plan Notes & Detail	Rev C
CE-000041	Northrop	Civil Works Concept Erosion and Sediment Control Plan	Rev D
CE-000120	Northrop	Civil Works Concept Stormwater Arrangement Plan Sheet 1 of 2	Rev A
CE-000121	Northrop	Civil Works Concept Stormwater Management Plan Sheet 2 of 2	Rev A
CE-000130	Northrop	Civil Works Site Works and Pavement Plan	Rev B
CE-000131	Northrop	Civil Works Site Works and Pavement Plan	Rev A
CE-000210	Northrop	Civil Works Vehicle Turning Movements	Rev B
EL-000100	Northrop	Electrical Services Site Plan	Rev A
HY-000100	Northrop	Hydraulic Services Site Plan	Rev B
LA-0000	Arcadia	Landscape Cover Page	Rev A
LA-0001	Arcadia	Landscape Legend	Rev A
LA-0002	Arcadia	Landscape Planting Schedule	Rev A
LA-0003	Arcadia	Landscape Material Schedule	Rev A
LA-0005	Arcadia	Landscape Key Plan	Rev A
LA-1001	Arcadia	Landscape Master Plan	Rev A
LA-2001	Arcadia	Landscape General Arrangement Plan Sheet 1 of 3	Rev A
LA-2002	Arcadia	Landscape General Arrangement Plan Sheet 2 of 3	Rev A
LA-2011	Arcadia	Landscape General Arrangement Plan Sheet 3 of 3	Rev A
LA-4001	Arcadia	Landscape Softwork Plan Sheet 1 of 3	Rev A
LA-4002	Arcadia	Landscape Softwork Plan Sheet 2 of 3	Rev A
LA-4011	Arcadia	Landscape Softwork Plan Sheet 3 of 3	Rev A
LA-7001	Arcadia	Landscape Lighting Intent	Rev C
LA-9001	Arcadia	Landscape Management and Protection Plan Legend and Notes	Rev B
LA-9002	Arcadia	Landscape Management and Protection Plan	Rev B
	SALT3	Waste Management Plan	Rev B
	Ason Group	AIS Campus Transport Assessment	Rev B 16 October 2026

Agon Environmental	AIS Campus Preliminary Site Investigation – Contamination	Version 01 20 March 2026
Navin Officer	AIS Podium Project Cultural Heritage Assessment	Version 1.2 27 March 2026
RCC	Construction Management Plan	11 August 2026

ATTACHMENT A – 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

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

Australian Government
Australian Sports Commission

AIS



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.

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.

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26 Leverrier Street, Bruce

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

Australian Government
Australian Sports Commission

AIS

Communication Link

DRAFT

AIS Podium Project

Listening Report

March 2026

Acknowledgement of Country

In the spirit of reconciliation, Communication Link acknowledges the Ngunnawal people, Traditional Custodians of the land on which our head office resides. We acknowledge and respect their continuing culture and the contribution they make to the life of our community in Canberra and the region. We also acknowledge all other Aboriginal and Torres Strait Islander peoples as the Traditional Custodians of all land on which our work and connections may reach, and pay our respect to their Elders, past and present.

1. Introduction 4
1.1 Location 4
1.2 Purpose of this report 4
2. How we engaged 5
2.1 Engagement purpose 5
2.2 Stakeholders for the engagement 5
2.3 Engagement activities and participation 5
3. What we heard – feedback summary 7
3.1 Summary of feedback 7
4. Themes and key points 8
4.1 Strong support and enthusiasm 8
4.2 Anticipation for high-performance and multi-sport facilities 8
4.3 Questions about construction and project delivery 8
4.4 Concerns about government priorities and community benefit 8
5. Ongoing engagement 9
Appendix A 10
Appendix B 11

1. Introduction

The Australian Sports Commission is undertaking a significant 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.

Planning for the construction is underway.

To make way for the new buildings, athlete accommodation facilities (Athletes Village) will be demolished, with the work expected to commence in June 2026.

Communication Link undertook engagement of near neighbours to advise of upcoming demolition and construction works.

1.1 Location

The Athletes Village to be demolished is on Leverrier Street, Bruce.

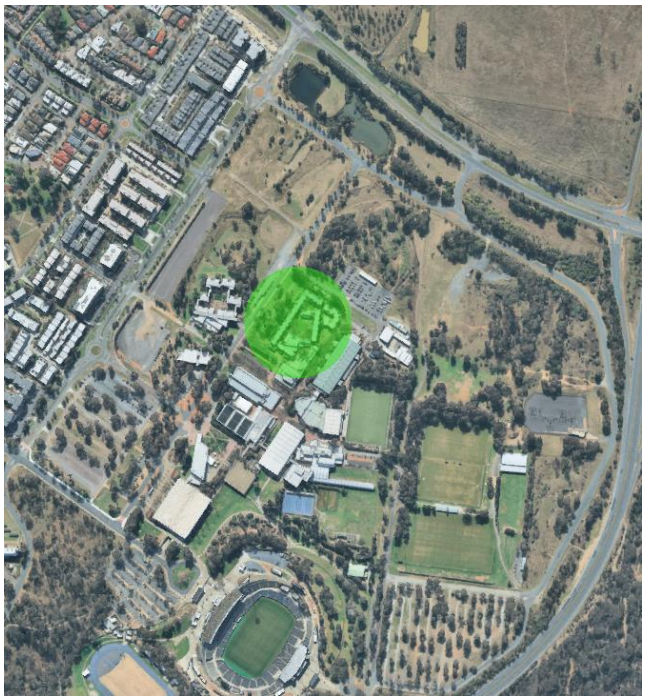


Figure 1 Athletes Village highlighted in green.

1.2 Purpose of this report

This report summarises what we heard from the community throughout the engagement program, and provides details of:

- engagement activities
- community participation and responses
- key themes from community feedback
- recommendations for continued engagement

2. How we engaged

2.1 Engagement purpose

This engagement was carried out to inform near neighbours of the early stage of the Podium Project to:

- raise awareness of the project with near neighbours and site users
- gather feedback on issues or concerns regarding the project and its construction
- inform project planning

2.2 Stakeholders for the engagement

The engagement program focused on residents of nearby streets in the suburb of Bruce, ACT, within a 5km radius of the project site as well as site users.

A 5km engagement radius for neighbour consultation in Australia, particularly for infrastructure projects, is used to ensure comprehensive identification of potentially affected residents and landowners. This range captures those who might experience visual, noise, or amenity impacts and allows for early, proactive, and effective consultation to foster social license to operate.

The two key locations for nearby stakeholders are outlined in Table 1 below.

Table 1 Community stakeholders

Category	Details and interest area
Residents of Braybrook Street	• May be impacted by the traffic management plan • Will have site of the construction works • May hear construction noise
Residents of Paget St, Thynne St, Kinloch Cct, Kentish Lane	• May frequently use Braybrooke Street • May hear construction noise • May be impacted by the traffic management plan

2.3 Engagement activities and participation

The engagement program ran from 17 February to 10 April 2025. The engagement methods used are outlined in Table 2 below.

Table 2 - Engagement methods

Method	Description	Detail
Leaflet distribution	Targeted collateral for distribution to residential stakeholders living on or close to the surrounding intersections, which invited them to view the website and/or attend the information sessions.	851 leaflets were delivered on 3 March 2026. The detailed delivery map is provided at Appendix A.
Information sessions	Two drop-in, information sessions for interested stakeholders and casual users of the facility. These sessions were held	Hosted adjacent to the AIS Visitor Information Centre near the Swimming Centre. The site was chosen for its high foot

	on Wednesday 11 March at the following times: • 12:30pm – 2:30pm • 4:30pm – 6:30pm	traffic potential. 46 participants attended the information sessions, 12 attending the earlier session and 34 attending the later session. Feedback was manually recorded during the sessions, a sample is at Appendix B.
Website	Central online source for project information and frequently asked questions.	

Table 1 Participation in engagement activities

851	12	34
Leaflets delivered to nearby neighbours	People attended the 12:30pm – 2:30pm information session	People attended the 4:30pm – 6:30pm information session



3. What we heard – feedback summary

Across the two sessions, a total of 46 people were engaged in conversation.

3.1 Summary of feedback

All questions and comments received were analysed to determine the themes of the feedback received. This thematic analysis enabled similar sentiment to be grouped into the themes presented in Section 4. These themes are listed in descending order of frequency heard.

> *"Looking forward to the new residences already. Excited to have updated facilities."*

The feedback indicates broad interest in the AIS Podium Project, with many visitors expressing strong support for the planned upgrades and a clear expectation that the redevelopment will modernise ageing facilities.

Several comments highlighted the value of maintaining access to existing amenities during construction and acknowledged the long-term benefits of improved high-performance and multi-sport infrastructure. Visitors with long-standing connections to the precinct noted that the project reassures them the site continues to be invested in and maintained.

Comments focused on construction timing, duration, parking availability and potential disruption to regular programs and pool access. A smaller number of respondents raised concerns about the level of government investment in sport relative to other public priorities and queried decisions such as demolition of existing residences. These comments centred on broader considerations of community benefit, cost, and the ongoing utility of current facilities.

Overall, the feedback shows strong interest in the project, with enthusiastic support outweighed only by practical questions about delivery and a limited number of broader concerns about public investment priorities.

4. Themes and key points

4.1 Strong support and enthusiasm

- Many visitors expressed excitement about the project overall and said they "can't wait to see it" or that it's "about time" the upgrade happened.
- Long-term users, including swimmers who have attended for decades, welcomed the investment and felt reassured the site was not being neglected.
- Several people were excited that the pool, visitor centre and general access areas would remain available.
- Residents nearby noted they had been interested in the AIS for a long time and believed the upgrade would improve the area.

4.2 Anticipation for high-performance and multi-sport facilities

- Strong interest in the high-performance testing and training facilities, with some saying this was a major highlight.
- Positive feedback about the multi-sport design and the appeal of seeing athletes from different sports on site.
- Excitement about upgraded sporting infrastructure such as the track and dome.

> *"Happy to hear it is being redone. Seeing athletes walking around that you recognise makes you feel like you are part of the Olympics, that you have a personal connection to their success."*

- Some hoped the redevelopment would bring more sports and activity back to the precinct.

4.3 Questions about construction and project delivery

- Multiple questions about construction timing, duration and impacts on daily use (e.g., "How long will this take?").
- Parking impacts were a major concern, including where workers would park and whether visitor parking would be affected.
- Some asked whether the project was funded and whether it might be delayed or pushed back.
- Queries about whether learning labs, activities and other services would be impacted.

4.4 Concerns about government priorities and community benefit

- Some expressed frustration that significant funding was going to sport while health and housing systems face challenges.
- A few felt investment should focus on maintaining existing facilities, especially the ageing pool.
- Concern that new facilities may only benefit elite athletes rather than the broader community.
- One resident questioned the decision to demolish current residences, suggesting it was wasteful.

> *"Demolition of the current residences would be wasteful."*

5. Ongoing engagement

Individual responses post information session

The project team committed to engage with one visitor post information session and provide further context around the demolition. This has been completed.

Keep interested residents informed

Two local neighbours have requested continued correspondence on the AIS Podium Project:

Pauline Lovitt
Pauline.earthicus@gmail.com

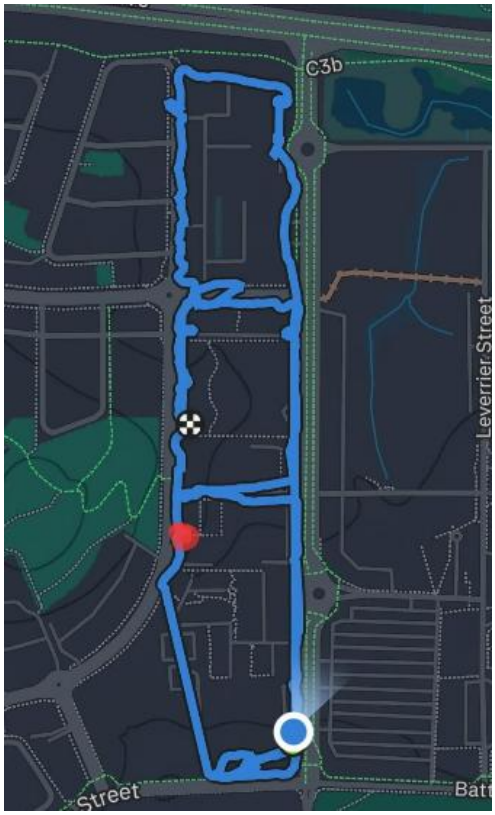
Peter Bell
Lavasydney@gmail.com

Maintaining the website

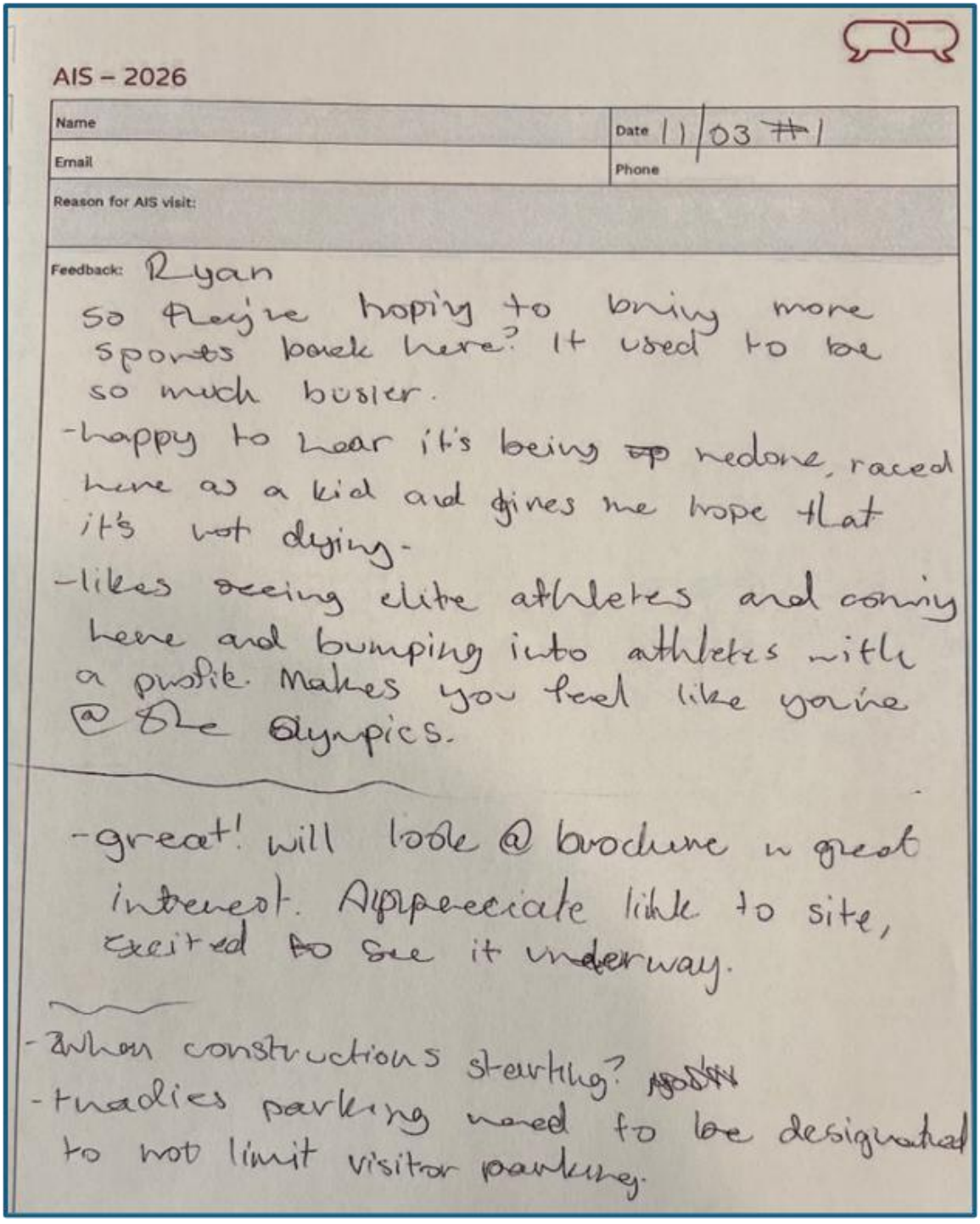
The website was used as a reference point for this engagement. In order to continue to have open and accessible communication to affected stakeholders throughout the project, it would be beneficial to complete the development of the website as soon as possible.

Appendix A

Delivery report of letterbox drop to 851 near neighbours conducted on 3 March 2026.



Appendix B



AIS – 2026

Name	Date 11/03 #1
Email	Phone
Reason for AIS visit:	

Feedback: Ryan

So they're hoping to bring more sports back here? It used to be so much busier.

- happy to hear it's being ~~up~~ redone, raced here as a kid and gives me hope that it's not dying.
- likes seeing elite athletes and coming here and bumping into athletes with a profile. Makes you feel like you're @ the Olympics.

- great! will look @ brochure w great interest. Appreciate link to site, excited ~~to~~ see it underway.

- When constructions starting? ~~soon~~
- Disabled parking need to be designated to not limit visitor parking.

ATTACHMENT B – EPBC REFERRAL DECISION

Australian Government

Department of Climate Change, Energy, the Environment and Water

Notification of referral decision – not controlled action

AIS Podium Project, Bruce, ACT (EPBC 2026/10493)

This decision is made under section 75 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

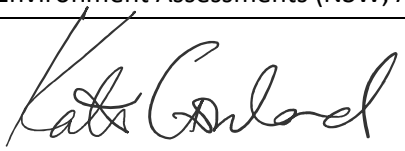
Proposed action

person proposing to take the action	Australian Sports Commission ABN: 67 374 695 240
proposed action	To construct, operate and decommission three new sporting facilities at the Australian Institute of Sport's complex in Bruce, ACT (See EPBC Act referral 2026/10493).

Referral decision: not a controlled action

status of proposed action	The proposed action is not a controlled action.

Person authorised to make decision

name and position	Kate Gowland Branch Head Environment Assessments (NSW, ACT)
signature	
date of decision	27 May 2026

ATTACHMENT C – ESA / ACTFR CORRESPONDENCE

Christo Derbyshire

From: ESA, ACTF&R Fire Engineer <ACTFR.FireEngineer@act.gov.au>
Sent: Friday, 9 October 2026 12:19 PM
To: James O'Neill; Robinson, Jordan; ESA, ACTF&R Fire Engineer; Christo Derbyshire
Subject: RE: AIS - Follow up

OFFICIAL

Hi James

Thanks for the introduction to the AIS redevelopment project and reaching out for early consultation. Acknowledging that the project is still in the preliminary design phase, ACTFR are supportive of the general site access provisions and fire safety considerations as presented.
Further commentary and 'in principle' support for the wholistic fire safety strategy will be considered following review of the project PBDB and any subsequent submissions.
One thing we didn't discuss was confirmation of the capacity of the supply side of the existing hydrant network to accommodate the new infrastructure; a hydraulics assessment may not have been completed yet.
I'm assuming the fire risk type will remain unchanged to what is currently applied to the campus, if you need anything further from us regarding this please reach out and I can engage our Risk & Planning team for this and any other DA conditions that may apply.

Regards

597 JORDAN ROBINSON
STATION OFFICER
Fire Safety & Engineered Solutions
ACT Fire & Rescue
T. 02 6207 8372
E. jordan.robinson@act.gov.au
www.esa.act.gov.au

From: James O'Neill <james@carbonfe.com>
Sent: Friday, 9 October 2026 9:33 AM
To: Robinson, Jordan <Jordan.Robinson@act.gov.au>; ESA, ACTF&R Fire Engineer <ACTFR.FireEngineer@act.gov.au>; Christo Derbyshire <derbyshirec@richardcrookes.com.au>
Subject: AIS - Follow up

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hey Jordan,

Thank you for your time this morning, we appreciate the opportunity to have run through all of this for you. Just sending out a group email so that Christo can share the updated plans for your letter.

Kind Regards,

James O'Neill, Ph.D.
Director
NER, CPEng, RPEQ, Registered Certifier NSW (Fire Safety)
M: 0414 937 114 | E: james@carbonfe.com
Level 19, 10 Eagle Street, Brisbane, QLD

CARBON FIRE ENGINEERING

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ATTACHMENT D – EVOENERGY CORRESPONDENCE

[redacted]

20013331 – Bruce B26 S46 + B6 S46 – Planning Study

Preliminary Works Agreement

I refer to meetings held between Evoenergy and [redacted] where it was agreed a Preliminary Works Agreement would be established to provide funding for a planning study to develop options for supply to new developments at the Australian Institute of Sports (AIS) Bruce Campus.

To progress the project, Evoenergy requires the Customer or its appointed representative to execute the following Preliminary Works Agreement (PWA). Evoenergy is appreciative of the ongoing opportunity to work collaboratively with all parties to progress this project.

To assist in managing your overall project delivery schedule, please refer to Schedule 1 where we have provided an indicative milestones for the delivery of this phase of the project. Evoenergy will work with you over the coming weeks to complete the scope as documented in the attached PWA.

At your earliest convenience please review, execute, and return the PWA to Evoenergy and arrange for payment of the accompanying invoice for [redacted]. This payment is required to be receipted by Evoenergy as indicated in Schedule 1 of the following PWA.

Yours sincerely

[redacted]