DEVELOPMENT CONTROL PLAN
AUSTRALIAN INSTITUTE OF SPORT
BRUCE SECTION 8
DCP NO. 171/95/0971

The use of the site should be in accordance with uses permitted under "Community Facility" Land Use Policies of the Territory Plan. Uses that are ancillary to the principal uses may also be allowed provided they are not in conflict with the objectives of the "Community Facility" Land Use Policies under the Territory Plan.

All development should accord with the Design and Siting Policies set down in the Territory Plan and the conditions/controls set out below.

GENERAL OBJECTIVES AND DEVELOPMENT CONTROLS

Urban Design and Site Planning

The objective is to 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.

Site planning for the complex should ensure the continuity of a campus style development of individual pavilion type buildings based mainly on orthogonal plan form geometry aligned with the NNE orientation of the Main Pedestrian Spine. Variations in this site planning and built form geometry may be approved to meet specific functional needs, subject to overall compliance with the DCP Design Objectives.

Functional relationship between uses must be considered while siting buildings/facilities on the site and should be in accordance with the Precinct Specific Controls laid out in the later section of this document. *DCP Drawing No.2 - Spatial Definition and Guidelines* shows the spatial relationship among various uses/facilities in the core area of AIS and provides guidelines for possible new development or development extensions within the area.

Building Design, Materials and Colour

Buildings should correspond to the architectural language of existing adjacent development for their external expression in terms of choice of materials, detailing, construction logic, structural expression and scale of elements. Some variation in the architectural design may be considered especially where the design expresses the specific function of the building, but such variation should be within the limits of an overall consistency.

Wherever possible, external building materials should adhere to the existing range of types, finishes and colours, in order to encourage visual coherence between buildings. Sympathetic variations in colours and materials between individual buildings may be considered. However, strongly defined contrasts in colour of architectural features should generally be avoided.

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Within these parameters, more prominent design and colour treatment may be considered for special facilities (such as visitor arrival, reception, exhibition, display and signage facilities) where increased visual emphasis is integral to their function.

All external facades shall be of high quality durable low maintenance materials. Highly reflective external materials should not be used.

Landscape Design

Landscaping of the site should be in accordance with a comprehensive landscape plan prepared for the site which aims to ensure the following:

- Consistency in the site landscape design should be maintained.

- Wherever possible significant existing vegetation should be retained and blended with the landscape design. Care should be taken during construction to protect the trees to be retained.

- Landscaping should provide screens, as appropriate, against the large masses of buildings and paved areas to minimise their visual impact on the adjacent areas, and especially the open spaces.

- External paving materials, fencing, screening, lighting and related outdoor furniture should ensure visual coherence and consistency over the entire site.

Traffic Circulation and Parking Provision

Provisions for vehicular access/egress and parking accommodation should be made in accordance with the requirements of the relevant ACT Government authorities. In this regard, the traffic impacts of new development or development extensions in the area must be taken into consideration.

A Traffic Management Plan should be prepared for AIS in accordance with the relevant ACT Government standards and must be agreed to by the Traffic and Roads Branch of the ACT Department of Urban Services. The plan should address management issues related to possible conflicts in traffic circulation of different kinds of traffic (vehicular, pedestrian and service vehicle) and the provision and management of car parking within and adjacent to the AIS.

Pedestrian links between various facilities should be ensured and expanded, connecting on site facilities, carparking areas and transport access points with the primary destinations, including the Stadia, Visitor Centre and Main Administration Zone.

The existing main pedestrian spine should play an increased role in the pedestrian network of the campus and its expansion over time. Detailing of the pedestrian spine should generally be in accordance with the *DCP Drawing No.3 - Pedestrian Spine.*

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Signage

Signs within the site should be consistent in design and appearance and should meet the requirements set out in Section C3 - Signs Policies of the Territory Plan.

Satellite Dishes and Telecommunication Facilities

Design and siting considerations for satellite dishes and telecommunication facilities (including towers) must be in accordance with the provisions under Appendix H (Part 4) of the National Capital Plan and the ACT Telecommunications Plan.

Co-location of such facilities on existing or new structures should be considered with appropriate and innovative design solutions to reduce their visual impact as viewed from public places in and around AIS.

Environmental Considerations

Adverse environmental impacts from on-site developments, on adjacent land and development, should be identified and redressed to the fullest extent practicable in accordance with the requirements of the ACT Government.

Temporary/Short Term Uses

Careful consideration is to be given to the design and siting of buildings required to accommodate short term or temporary uses. Siting of such temporary buildings must avoid prominent locations along the Leverrier Street frontage and the main pedestrian spine.

The design, materials and colours of temporary buildings should be sympathetic to the surrounding buildings and the landscape and must ensure some level of consistency with adjacent development in terms of detailing and the colour treatment.

John Dedman Drive and Intertown Public Transport Route

The final route for John Dedman Drive (JDD) and the Intertown Public Transport Route (IPTR) has implications for the planning, development and traffic management considerations for the AIS. Two alternate routes/options adjacent to AIS have been identified and are being reviewed at the moment. Any new development or development extension that would significantly increase the capacity of uses within the AIS must await a decision on the final alignment of the Transport Routes discussed above.

The area north-west of Leverrier Street shall not be committed for permanent long term use until a decision on the final alignment of JDD and the IPTR is reached. Until then, any use or development considered for this area must be temporary in nature and the area should continue to be used for carparking for the existing uses/facilities within the AIS. As the routes for JDD and IPTR and their possible implications for AIS are known, the Development Control Plan

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will need to be revised to incorporate detailed provisions/controls to allow considerations for more permanent uses and development in that area.

PRECINCT SPECIFIC CONTROLS

The area covered by this Development Control Plan (DCP) has been divided into five distinct precincts. Precincts 3, 4 and 5 have been further divided into two zones each as shown in the *DCP Drawing No.1 - Precinct Plan.* The precinct and zone specific requirements/controls are given below.

PRECINCT 1: Main Entry and Administration

1.1 Purpose and General Characteristics: The purpose of this precinct is to accommodate the central administration and formal public arrival and visitor functions of the AIS in a distinctive manner that is appropriate to the National status and functions of the Institute.

This precinct is characterised as the main public address and administrative centre for the Campus and is geographically central to existing AIS built facilities. Its function is reflected in the character of the existing building, landscaping, external works and direct links to adjacent indoor facilities.

This precinct is related most directly to adjacent indoor sports facilities and the temporary administration annex located on the main pedestrian spine. Proximity conflicts with adjacent housing reception and cafeteria service access need to be relieved with more central relocation of these functions within the planned expansion of the Residential Accommodation Precinct to the North.

Development within the precinct should incorporate vehicular arrival, covered setdown and limited visitor parking and also include appropriate landscaping, urban furniture, artworks and signage. Vehicular access through the area should be restricted and most parking, apart from short stay visitor parking, should be provided outside the precinct.

1.2 Building Character: The existing character and scale of buildings within the precinct should generally be maintained. However, localised height increases may be considered to allow added locational emphasis for the entry areas. Existing setbacks from Leverrier Street and the Main Pedestrian Spine are to be maintained.

Buildings within this precinct should be limited to a maximum of 3 storeys or 11m to parapet or eaves level, in order to maintain scale with existing development. The frontages with Leverrier Street and the main pedestrian spine should have a maximum height of 2 storeys or 7.5-8.5m to maximise winter sun penetration to the spine.

1.3 Landscape Character: To complement the scale of development, a strong structure planting framework should be considered for Leverrier Street, with more detailed planting focusing on building entry, public arrival and assembly areas. Structure planting, street and avenue planting should be predominantly native species to reflect National landscape content and the existing Eucalyptus planting in portions of Leverrier Street.

Landscape planting within the precinct should mainly be exotic trees and shrub species with irrigated grass areas, including a majority of deciduous trees to maximise winter sun penetration.

PRECINCT 2: Residential Accommodation

2.1 Purpose and General Characteristics: The purpose of this precinct is to accommodate all on site AIS residential needs in an attractive and secure living environment, separate from training and event facilities and general public areas. The needs include housing for resident and visiting athletes and staff, as well as related residential facilities for external training, education, exchange, visitor and event programs.

This precinct is characterised as the main housing area for the Campus and the centre of social and community activity for resident athletes and staff. Cafeteria, indoor recreation and concessional uses are conveniently located within the existing 4 storey development, whose wings form semi enclosed residential "courts". The precinct is directly related to the indoor and outdoor sports facilities to the east and principally accessed via the main pedestrian spine.

Development within the precinct should incorporate housing support uses, including residential reception and administration, resident concessions, library and educational resource facilities. All accommodation should be provided within an integrated 3-4 storey medium density development that conserves the residential capacity and amenity of the site.

2.2 Building Character: The existing residential character and scale of the precinct should be maintained and developed through a series of new residential courts and associated support facilities. Existing setbacks from Leverrier Street and the Main Pedestrian Spine are to be maintained.

New buildings along Leverrier Street frontage must be sited to align with the existing residential building on that frontage and should hold critical corners with appropriate building mass. Buildings along the Main Pedestrian Spine must address the spine and be sited to define and reinforce the linear pedestrian space as shown in the *DCP Drawing No.2 - Spatial Definition and Guidelines.*

The detailed face brickwork character of the existing housing should not to be repeated, except for extensions or modifications to the existing blocks. A more contemporary and cost effective design idiom should be considered, while maintaining consistency with the housing type, scale, materials and colour.

Buildings within this precinct should be limited to a maximum of 4 storeys or 11m to parapet or eaves level, in order to maintain the scale of existing housing and retain the residential capacity of the site. Adjoining the main pedestrian spine, a maximum height of 3 storeys or 8.5m need to be maintained. An average height of 3-4 storeys should otherwise be required across the area.

2.3 Landscape Character: The external landscape character of the zone is determined largely by its extended frontages with the Main Pedestrian Spine and Leverrier Street, both of which should be developed as fully landscaped informal malls.

To complement the scale of the residential courts and sports halls, a strong structure planting framework should be provided for Leverrier Street and the Pedestrian Spine, with more detailed planting focusing on building entry, public arrival and assembly areas.

Landscapes within the residential courts should focus on passive outdoor uses and residential amenity, with a predominance of deciduous tree planting to maximise winter sun penetration.

Native tree and shrub planting, with dryland grass should be considered for Leverrier Street, to maintain its existing landscape character, while the Pedestrian Spine and Residential arrival zone are to be principally exotic tree and shrub species with irrigated grass areas.

PRECINCT 3: Main Indoor Facilities

3A. Indoor Arena Zone - South

3A.1 Purpose and General Characteristics: The purpose of this zone is to provide for major indoor sporting and entertainment venues involving large public attendances and requiring associated public facilities. These venues include the main indoor stadium and various sports halls.

This zone is almost fully developed and generally characterised by large wide span structures in an open landscape setting. This area is the main focus of public involvement in AIS indoor facilities. The zone relates most directly to the adjacent indoor and outdoor facilities of zones 3B and 4A, and the main parking areas west of Leverrier Street. Internal pedestrian access is principally via the central pedestrian spine.

3A.2 Building Character: New development within this zone should generally seek to retain the character to existing facilities and be part of an integrated building and landscape group. Alterations and additions to existing structures should closely adhere to the design intent of the original, including form, materials and colours. It should allow the existing main structures "pavilion" character to be maintained in all views, particularly from Leverrier Street. Within this general context, any new facility must have a distinctive design and siting approach either as a complementary secondary element for existing prominent structures or as a separate pavilion, where such visual prominence is justified by function or scale.

The buildings within this zone share an orthogonal relationship to each other and Leverrier Street and constitute a well balanced group within a carefully designed landscape setting. This relationship between the buildings and landscaping should generally be maintained for all new development within the zone.

Apart from the Indoor Stadium, the buildings are mainly 2-3 storeys in height but differ markedly in scale due to extensive earth mounding, part basements and elevated roof structures. Generally, new development should not exceed the height of adjacent facilities within the zone.

3A.3 Landscape Character: The landscape character of the zone is predominantly open grassed areas, mounding and paving, which allow open views between facilities and serve as a foil to the large scale sculptural quality of the major Sports Halls. This landscape character and visibility is important for visitor and tourist activities and should be retained in new development, subject to screening and micro-climate needs of building entry, parking, service areas and pedestrian links.

3B. Indoor Facilities Zone - East

3B.1 Purpose and General Characteristics: The purpose of this zone is to provide comprehensive indoor training, practice and competition facilities for the AIS, together with associated Sports Science, Medicine, Seminar and support facilities. The main AIS Services Centre is also located in this zone.

This zone is extensively developed with little significant vacant sites remaining. The zone is characterised by a mix of large sports halls and support buildings, with relatively contained outdoor landscape areas. The zone is an integral part of the main pedestrian spine and its buildings should consistently maintain a high design standard.

This zone extends full length of the pedestrian spine. It houses a wide range of sports and has active links with most on site facilities. It is strongly related to the outdoor training facilities zone 4B, which provides close support for related indoor activities. Vehicular and service access

is provided from the north and west, however, all general access is via the pedestrian spine. This access arrangement should be maintained for new development within the zone.

3B.2 Building Character: Buildings within the zone are mainly of 2-3 storey height, but differ markedly in scale due to attached structures and architectural modelling. New development should not exceed the height of adjacent facilities, except where localised height adjustment is necessary to accommodate special design requirements.

New development should be similar in character to existing facilities and be part of an integrated building and landscape group. Alterations or additions to existing structures must closely adhere to the design intent of the original, including form, materials and colours.

New buildings should have a distinctive siting and design approach that defines and reinforces the new pedestrian plaza connecting the existing and the northern extension of the Main Pedestrian Spine. Existing building height and open space relationships are important for outdoor amenity in this area and will require detailed consideration in any new building works.

3B.3 Landscape Character: The landscape character of the zone stems from its contained pedestrian environment, continuous interface with the pedestrian spine and a diverse mix of semi mature exotic tree and shrub planting. This existing character of landscaping should be maintained and enhanced for new developments in the zone.

Local stormwater drainage, service access and road work changes for future extension of the zone (to the north) should ensure integration with the Pedestrian Spine and cycleway landscape. An integrated landscape planting strategy should be considered for this zone and the (extended) pedestrian spine as a whole.

PRECINCT 4: Main Outdoor Facilities

4A. Outdoor Stadium and Athletics Zone

4A.1 Purpose and General Characteristics: The purpose of this zone is to -

- provide a major outdoor stadium to accommodate large sporting and spectator events;
- provide the main outdoor training and competition venue for AIS track and fields sports;
- accommodate related public assembly, crowd control, transport and parking facilities;
- allow for expanded spectator capacity to house exceptional demands from unique events; and
- allow for progressive upgrading of athlete, spectator and media facilities.

The zone is characterised by the large earth formed amphitheatre and main grandstand of Bruce Stadium, with its associated lighting towers, ticketing booths, electronic score board and crowd assembly areas. Extensive landscape mounding and planting surrounding the stadium provide a suitable landscape transition with adjacent areas. The athletics area to the south is characterised by relatively modest scale support facilities. The area is most closely related to adjacent spectator access and parking areas, including general parking off Battye and Leverrier Streets and unsealed overflow parking areas to the east.

Careful management is required to ensure design coordination of miscellaneous structures, outbuildings and storage, and also a unified and cohesive landscape framework for the zone.

4A.2 Building Character: The main buildings and grandstand of Bruce Stadium have a dominant structural character and are well integrated with secondary facilities despite a significant difference in scale. The complex relates well to the adjacent Indoor Stadium which employs similar materials, earth mounding and cable supported structure.

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The main buildings are visually removed from the adjacent Bruce Stadia facilities and quite different in character and style. This character should be reflected in any upgrading or new facilities development works. The number of secondary structures/facilities should be limited and grouped wherever possible to minimise their impact on the architecture and landscape of the main facilities. Such support facilities should be integrated with the main stadium or its extensions and the surrounding landscape through appropriate architectural and landscape solutions.

Apart from the main stadium structures, most buildings are and should be limited to single storey. Special consideration should be given to special use structures, such as viewing, judging and media coverage towers, lighting towers, scoreboards and the like, which exceed this limit or may be obtrusively sited in prominent locations.

4A.3 Landscape Character: The landscape character of this zone is strongly influenced by the scale of the stadium facility and extensive native planting in the main approach from the west. Perimeter planting should be considered to provide a more coherent landscape structure and improved linkage with the O'Connor Ridge bushland.

4B. Outdoor Training Facilities Zone - East

4B.1 Purpose and General Characteristics: The purpose of this zone is to allow for intensive outdoor training in close support with the adjoining indoor sports halls (to the west) and to accommodate operational and support facilities required for intensive usage programs.

The area is most closely related to the indoor facilities zone 3B and is characterised by hard surfaced team and field sport enclosures, incorporating diverse training, spectator, shelter, storage and maintenance facilities. Minor facilities may be considered in this zone, provided the outdoor amenity of adjoining uses is not impaired. Careful management is required to ensure design coordination of miscellaneous structures, outbuildings and storage, and to implement a unified and cohesive landscape framework.

4B.2 Building Character: The area is generally limited to small single storey support facilities. The number of structures should be limited and grouped, wherever possible, to minimise their impact in the landscape. Buildings or other structures should be integrated with the landscape by the use of levels, banks, landscape screens and tree planting.

All buildings or structures should be limited to one storey or a maximum height of 3.5m above finished ground level. Special consideration needs to be given to special use structures, such as viewing and judging towers, sight board and safety net enclosures, which exceed this limit. Where possible, the siting of obtrusive structures should avoid visually prominent locations and obstruction of adjacent facilities.

4B.3 Landscape Character: The landscape character of this zone is strongly influenced by hard landscape elements and limited opportunity for larger scale planting and screening between facilities. Perimeter planting should to be extended to provide a more coherent landscape structure, improved screening and microclimate conditions.

PRECINCT 5: Eastern Support and Parking Areas

5A. Playing and Practice Fields Zone

5A.1 Purpose and General Characteristics: The purpose of this zone is to provide for the majority of more space extensive outdoor practice and training activities. The zone allows for expansion of more intensive outdoor training facilities related to Activity Zones 3B, 4A and 4B. It may also allow for overflow temporary parking associated with major events in AIS.

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5A.2 Building Character: The area should be maintained as an open landscape area with limited single storey low key support facilities carefully designed and sited within the landscape setting. Support structures will need to be grouped wherever possible to minimise visual impact on the landscape. All buildings/structures should be integrated into the landscape by the use of levels, banks, landscape screens and tree planting.

5A.3 Landscape Character: The landscape character of this zone should be established through tree planting generally in extended groups to meet wind break and visual backdrop requirements of the practice areas.

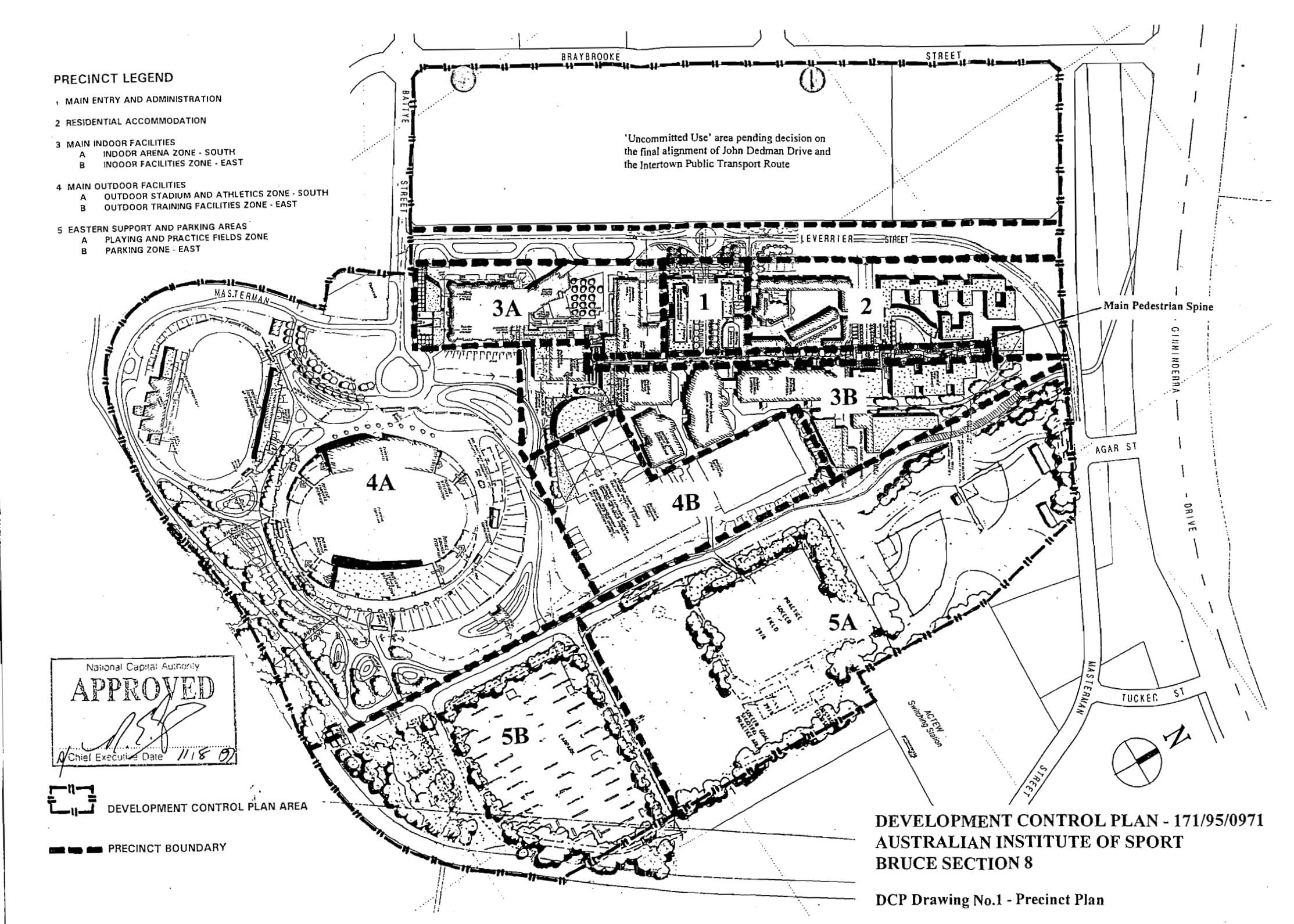
5B. Parking Zone - East

5B.1 Purpose and General Characteristics: The purpose of this zone is to provide for peak car and bus parking in relation to major spectator events.

The area is characterised by unsealed grassed surface used for intensive but generally intermittent event parking.

5B.2 Building Character: Generally no buildings or support structures are to be considered in this zone and the area to be used solely for parking. Minor support structures, if considered, should be carefully designed and sited avoiding visually prominent locations and ensuring that they have minimum visual impact on the landscape setting.

5B.3 Landscape Character: The landscape character of this zone should be maintained with additional landscaping to be considered for providing screening, visual containment and wind protection, and to better relate to the adjacent O'Connor Ridge Nature Park. Tree planting generally needs to be in extended groups to meet windbreak and enclosure requirements. More open groupings are also required to relieve the expanse of the parking areas and to provide a landscape transition with the native vegetation of O'Connor Ridge.



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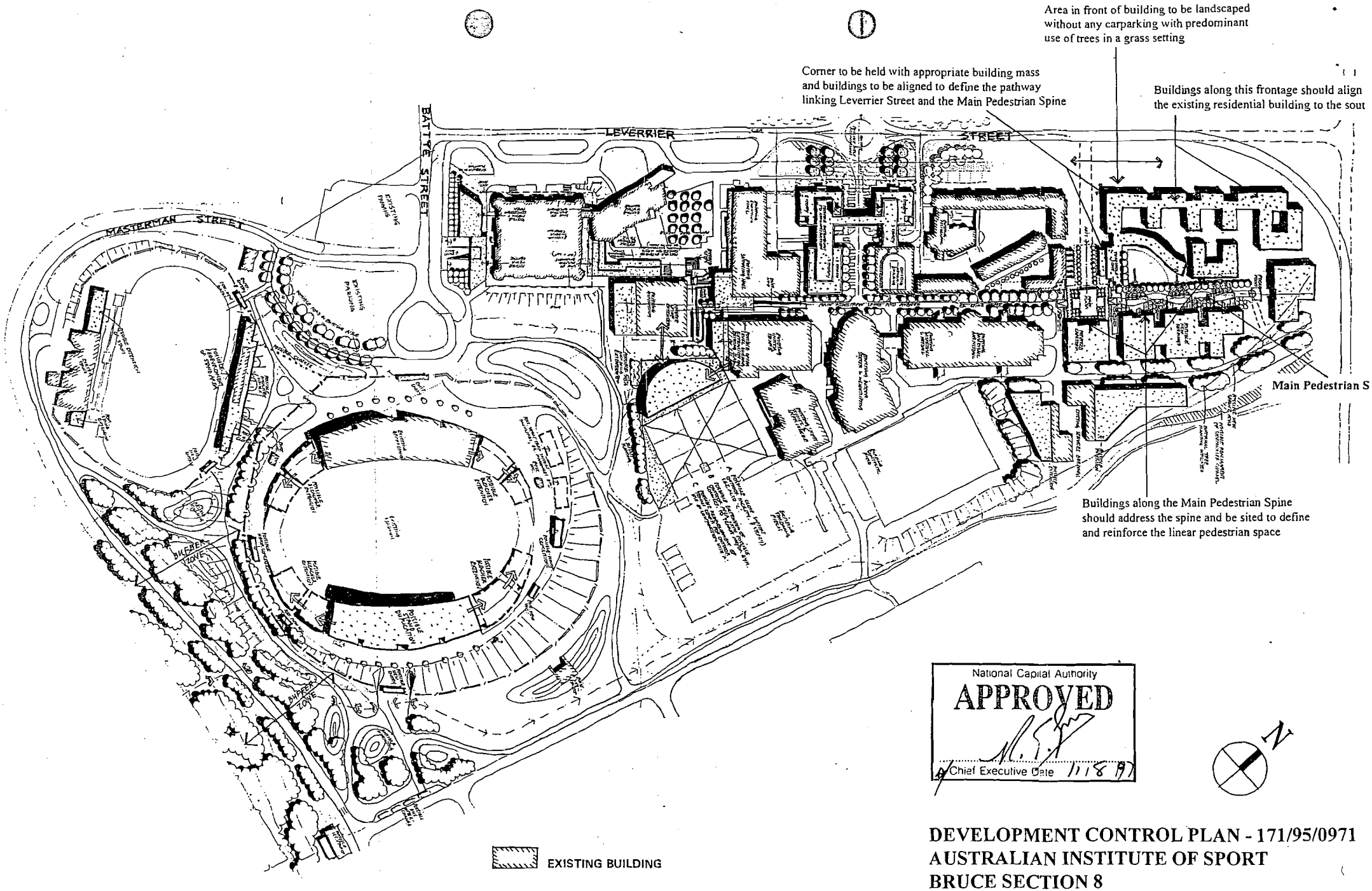
DCP Drawing No.1 - Precinct Plan



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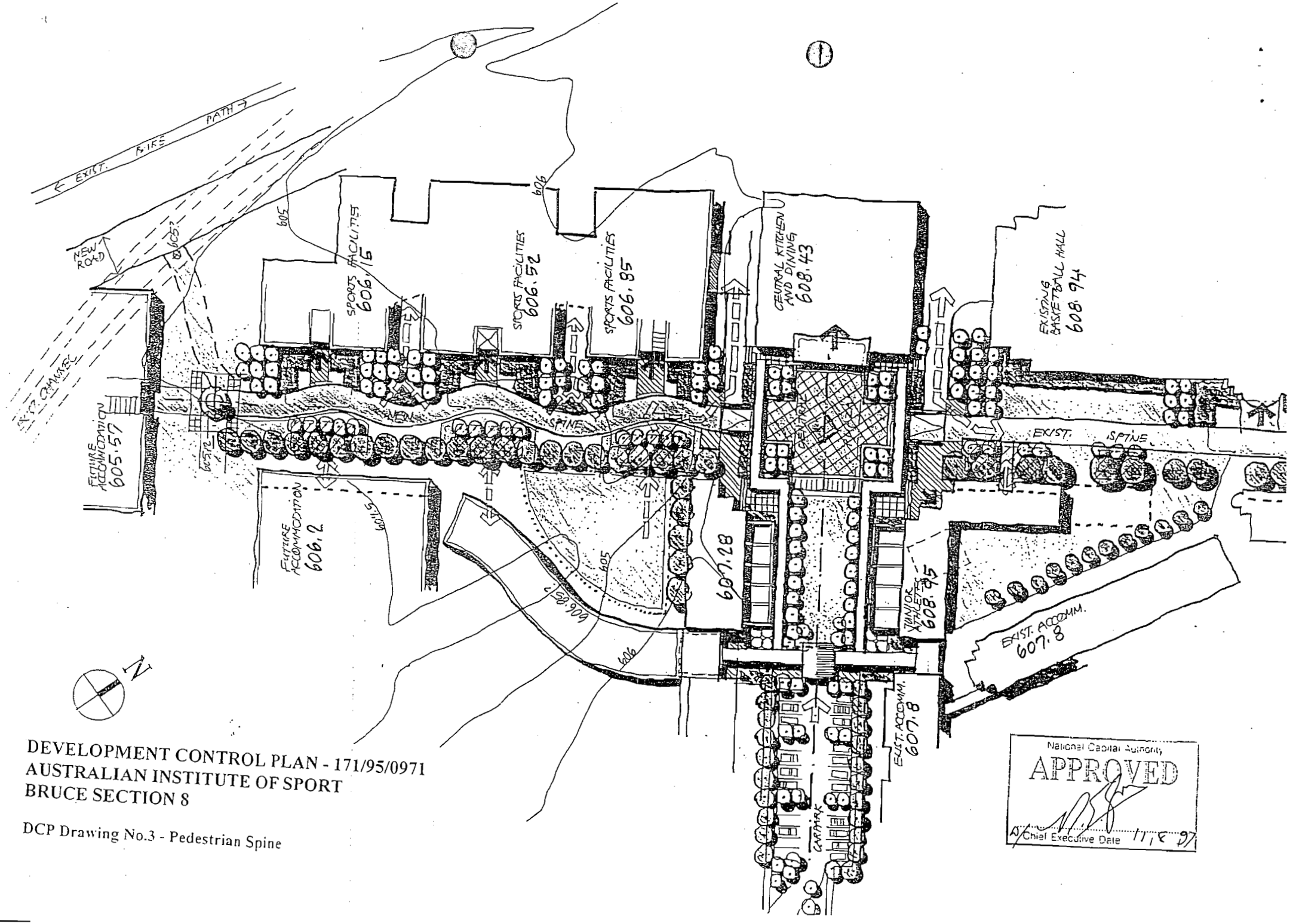
DCP Drawing No.2 - Spatial Definition and Guidelines



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DCP Drawing No.3 - Pedestrian Spine

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