

28 April 2015

2000 jobs and \$185 million injection into ACT economy proposed

A Major Development Plan (MDP) has been prepared for a proposed new office building at Canberra Airport.

Managing Director Stephen Byron said this was the first time in seven years that new office accommodation had been put forward for the airport precinct.

“As the Chief Minister said at the recent signing of an MOU between the ACT and Canberra Airport, we want to attract large new players into the Canberra office market. We also want to keep big players in the ACT by offering A grade premises at value-for-money rates.

“New environmental standards and new uses demanded by government and other tenants are seeing them relocate from older to newer buildings. The Property Council Australia reports that more than one third of the stock in Canberra is C and D grade, so it is important that there is ongoing replacement of ageing buildings with A grade buildings.”

Mr Byron said the proposed \$185 million building would have floor space of 38,000m² and potentially accommodate 2700 workers, with 2000 jobs created during construction.

“Like everything we do at Canberra Airport, we intend to deliver a world class facility because we are into delivering excellence.

“We are just 8km from the Parliamentary Triangle and at the intersection of Canberra’s main arterial roads. People love working here and organisations that come here thrive and grow. The roads and surrounding precinct infrastructure and established public transport networks are already in place, and we’ll construct the building sometime in the next five years, when we secure a tenant.

“We are confident that it is consistent with future market demand and future trends. An approval process for a project like this takes around eight months, so we’re starting now and we are prepared to go through the robust processes needed to secure approval.

“At a time when the prospects for the local economy are subdued due to public sector job losses and the flow on effect to small business, a capital investment like this would be a significant positive for the whole Canberra Region.”

Public comment is invited on the MDP until 24 July and the document is available for viewing on the website at www.canberraairport.com.au/mdp or in person at 1st Floor, 2 Brindabella Circuit, Canberra Airport during business hours.

Media inquiries: Jane Seaborn 0414 829 282

Key Features of 9 Molonglo Drive, Canberra Airport

- 38,000m² housing 2700 office workers
- Seven storeys over basement carparking
- Full height atrium including five storey “green wall” of living plants
- 800 direct jobs, and 1260 jobs in supporting industries and other businesses during construction phase (3 years)
- 1300 car spaces within 200 metres of the building, bringing total parking spaces at Brindabella Business Park to 7000
- Already serviced by Action Buses, 146 services a day including Express routes
- Off-road bike paths and pedestrian thoroughfares
- Precinct amenities including 62 retail and services outlets, 30 cafes and dining options, three child care centres, gymnasium and tennis courts, dental and medical practitioners
- Complies with height limits for buildings around airports and two wind studies demonstrate airflows around the building will not affect aviation activity, and the building will be fully compliant with Air Services Australia and Civil Aviation Safety Authority requirements
- Development already incorporated within the Canberra Airport Master Plan 2014 approved earlier this year by the Minister for Transport and Infrastructure, including workforce, traffic management, and location
- Road infrastructure capacity already in place plus new Majura Parkway coming online in 2016 and fully completed before the new building
- Highest environmental design principles applied aiming to achieve 5 Star Green Star Office Design Rating (already achieved by the neighbouring 3 Molonglo Drive)
- Environmental measures include black water treatment (precinct wide), solar hot water, programmable lighting, extensive sun shading, high use of recycled materials, floor by floor air handling, recycled water used in landscaping.



Above (left) artist's impression of the new 9 Molonglo Drive and (right) aerial view of the location of the proposed development.