

NOW LEASING

Spaces for making, exhibiting, hosting, manufacturing, production and more.
1 Dairy Road, Fyshwick ACT 2609



MOLONGLO

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Cover: Dairy Road entrance signage designed by U-P.
Image by Anthony Basheer.

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1 Summary of leasing highlights

DAIRY ROAD IS:

- A 14-hectare site being sensitively developed by Molonglo in Canberra's East Lake
- Slowly evolving into a diverse, layered and meaningful neighbourhood over the next 10 to 15 years with a combination of retail, light industrial, commercial, residential, creative and cultural spaces
- Currently home to printers, brewers, distillers, roasters, startups and indoor recreation and commercial producers
- A place that values light industry, keeping it visible at the centre of the neighbourhood, not isolating it from the rest of the city
- A place that responds to its context and history and intertwines nature, architecture and human ingenuity

OUR SPACES OFFER:

- Affordable, high-quality and robust fitouts
- Adaptable spaces that can be configured to suit tenant needs
- Communal areas that encourage interaction between tenants and the public
- Services direct to tenants vs shared across the whole building such as power, gas, water, trade and communications
- Industrial character with a connection to nature and views out to established and growing gardens

WE (MOLONGLO) ARE COMMITTED TO:

- Supporting tenants who make, manufacture and produce on site
- Encouraging cross-pollination between tenants
- Creating better connections to help with the journey to and within Dairy Road with safer walkways and shared paths, more parking and new wayfinding signage that is both practical and engaging
- Adopting environmentally responsible practices site-wide
- Providing intriguing and reflective public spaces with art and cultural programming
- Caring for native gardens and landscaped areas
- Commissioning quality architecture that promotes well-being and comfort for tenants and visitors
- Working in partnership with our neighbours at the Jerrabomberra Wetlands Nature Reserve





2 Dairy Road

ABOUT

Dairy Road is a neighbourhood slowly developing in Canberra's East Lake. It is currently made up of warehouses, some office buildings and vehicle yards.

It's rare to have so much space in the heart of a city anywhere in the world and yet, here she lies flanked by highways on one side and the precious Jerrabomberra Wetlands on the other.

Good neighbourhoods are diverse, layered and meaningful members of their city. It's hoped that over the next 10 to 15 years, Dairy Road will become just that through a combination of retail, light industrial, commercial, residential, creative and cultural spaces.

Dairy Road is already home to printers, brewers, distillers, roasters, startups and indoor recreation and commercial producers. Together they show the possibility in valuing and making visible 'industry,' not isolating it from the rest of the city.

Molonglo aims to understand and develop this place holistically. To understand its past, its present and its potential futures; its place in the broader Canberra context; as neighbours to the Jerrabomberra Wetlands; and as a site for use by many. We hope to create a place in which the built, the animal (and by definition the human) and the vegetal can coalesce as an interconnected whole.





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Page 8 top: Building 3 fit out designed by Craig Tan Architects. Image by Anthony Basheer. Page 8 bottom: Dairy Road grounds. Image by Anthony Basheer. Page 9 top: Neighbouring the Jerrabomberra Wetlands. Image by U-P. Page 9 bottom: Dairy Road current tenant, BlocHaus bouldering gym. Image by Lee Grant.

GETTING THERE

Dairy Road is five kilometres southeast of Canberra's city centre and three kilometres from the airport. If you're driving, access by exiting the Monaro Highway at Newcastle Street or from South Canberra via Ipswich Street. There's plenty of parking on site.

Dairy Road cycling and pedestrian routes run along Lake Burley Griffin and through the Jerrabomberra Wetlands. There are also on-road bike lanes on the Monaro Highway and along Canberra and Wentworth Avenues. Electric and standard bikes can be hired on site.

MAP KEY

- ① Dairy Road
2. Jerrabomberra Wetlands
3. Fyshwick
4. Fyshwick markets
5. Canberra airport
6. Canberra city centre
7. Lake Burley Griffin
8. NewActon cultural precinct
9. Australia National University
10. National Gallery of Australia

- Monaro Highway
- Bus Interchange and route
- Existing Light Rail route and terminal
- New Light Rail route
- City Cycle Loop
- Lake Burley Griffin Cycle Circuit
- Lake Burley Griffin Central Cycle Loop
- Lake Burley Griffin Eastern Cycle Loop



NEW INDUSTRY

Dairy Road prioritises spaces for 'new industry', meaning the production of small goods being sold to people who use them, rather than to another manufacturer. Examples include small-scale breweries, coffee roasters or 3D printers.

Molonglo value these kinds of operators for a few reasons. They are the future of industry, and we want a place within which the bright minds behind these businesses can thrive in Canberra. This type of industry is also true to place – this part of Canberra has always accommodated an eclectic mix of niche and specialist businesses and services that don't fit neatly into the conventional Canberra planning model of town, group and local centres.

Globally, lots of these 'making' industries have been pushed out of cities. We think that keeping these businesses in our cities is crucial and they require better integration into our neighbourhoods.

A GROWING NEIGHBOURHOOD

We are working together with a wide range of collaborators to help guide the slow and careful development of Dairy Road.

Although many parts of the site will change, Molonglo is responding to the site through the refurbishment of existing warehouse buildings, rather than bulldozing them. These buildings aren't 'significant' in the sense that they aren't heritage listed and haven't been designed by well-known architects; but they have their own significance in terms of history and character. Warehouse-style buildings also offer a plethora of opportunities for adaptation and reuse.

Building works to date have focused on architectural insertions within the large industrial warehouses (creating buildings within buildings). Small villages are forming within these sheds. Workshops and studios have been fitted for small-batch producers, designers and makers.

These spaces are connected to internal laneways and courtyards to encourage connection and collaboration. Large spaces have been retained for larger-scale producers and indoor recreation spaces.

As well as the architectural insertions, landscape changes have begun at Dairy Road. A green spine has started to colonise the corridor between two of the site's warehouses, a car park has been given over to planted space, and public meeting spaces are beginning to emerge.

LESS PAVILION

Chilean art and architecture studio Pezo von Ellrichshausen with OCULUS Landscape Design have been commissioned to design the LESS pavilion. This commission forms part of Molonglo's ongoing Parasitic Architecture Program, with an intention to produce highly experimental buildings and installations that act as a catalyst for new ideas and learning.

LESS is a structure made from water, plants and concrete. Its final form brings together these elements equally. It is a modest but important experiment – a prototype that will set a new tone and direction for future works at Dairy Road by providing learnings on how nature and built-form can better work together as one. Construction is planned to commence in the latter part of 2020.

A NEW SOUNDSCAPE INSTALLATION

Award-winning Japanese architecture studio Junya Ishigami + Associates has been commissioned to design a pavilion, also as part of Molonglo's Parasitic Architecture program, responding to Molonglo's brief for a spatial soundscape installation where the planted and natural world are both present. Junya Ishigami was selected to design London's 2019 Serpentine Pavilion. He is the youngest recipient of the Architectural Institute of Japan Prize for his glass-walled KAIT studio, and also won the Golden Lion for best project at the Venice Architecture Biennale in 2010.

THE LOOKOUT

London-based architects Royffe Flynn have designed the Lookout, a reinterpretation of the bird hides found on the neighbouring Jerrabomberra Wetlands. Rather than facing outwards to the Wetlands, the Lookout faces back towards the industrial landscape of Dairy Road; a place to people-watch and to reflect on the site and what is to come. The structure is the first of a series of installations at Dairy Road, and part of Molonglo's ongoing Parasitic Architecture Program. The Lookout was skillfully crafted by local specialised builders Eifer in 2020.





3 Availability

Spaces at Dairy Road range from big to small and cover a wide set of uses. Are you a furniture maker? A small creative studio? Or need a space for distribution? We have options for all located across existing buildings and or warehouse conversions. Short and long term leases are available now.

Building 7 is an original commercial building on site that has recently been upgraded with a new entrance and foyer area that features curated artworks and furniture, new bathrooms and end-of-trip facilities including showers and an upgraded BMS (Building Management System) that maximises energy performance.

Building 3 is one of the large industrial sheds on site recently transformed internally to creative workspaces and social spaces, surrounded externally by gardens. Molonglo commissioned Craig Tan Architects and OCULUS Landscape Design for the design works.

Significant interior refurbishments have created multiple new tenancies with internal 'village' streets and alleyways. The structure creates something like a city within a building; passages act like internal streets and the movement between amplifies creative confluences by encouraging social engagement within the communal spaces they link. New street frontages have also been established – all while retaining the original 1960s warehouse structure.

Please visit molonglo.com/spaces for more information about our available spaces, including specifications and floorplans.

4 Tenant community

Dairy Road is already home to printers, a brewery, a distillery, a coffee roaster, startups, a children's play space and a skiing and bouldering center. Together they show the possibility in valuing and making visible 'industry,' rather than isolating it from the rest of the city.

If you are interested in joining Dairy Road as a tenant please contact:
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MAP KEY

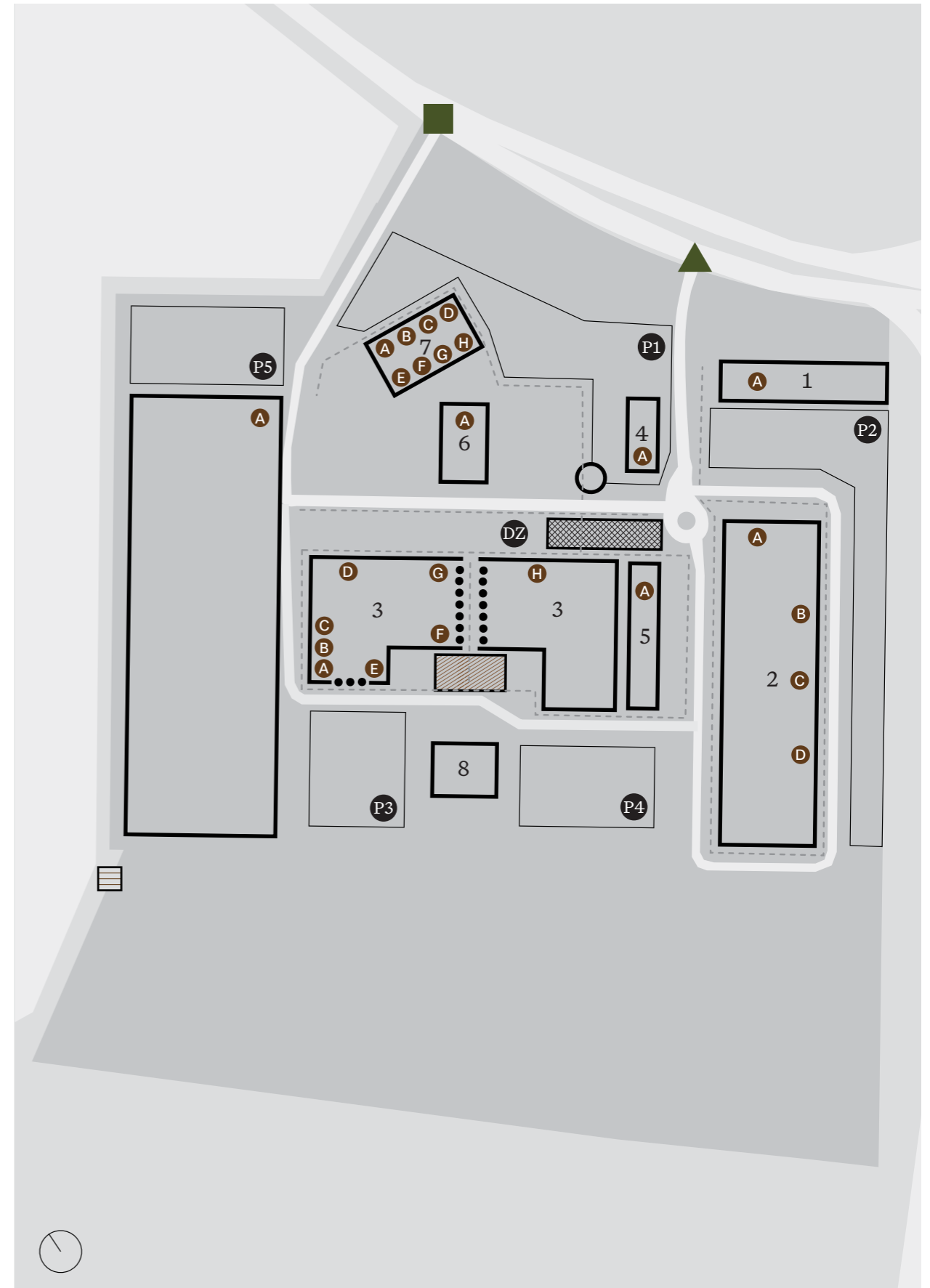
- Dairy Road site boundary
- Entrance 1
- Entrance 2
- P Parking
- DZ Drop-off zone
- Shared Transport Hub and Pop Car
- Walking path

COMMISSIONED PAVILION SITES

- Soundscape by Junya Ishigami + Associates
- LESS by Pezo von Ellrichshausen
- Lookout by Royffe Flynn

TENANTS

- A Pickles Auction
- Building 1
 - A Australian Government
- Building 2
 - A SG Fleet
 - B Blochaus Bouldering
 - C Keep Co (moving soon to Building 3)
 - D Shred X
- Building 3
 - A Big River Distilling Co.
 - B 42Lines Letterpress
 - C Barrio Collective Coffee
 - D Capital Brewing Co.
 - E Red Robot
 - F Jasper & Myrtle
 - G KIDZplore
 - H Vertikal Indoor Snow Sports
- Coming soon to Building 3:
 - Flow Yoga
 - Grainger Gallery
 - The Modern Object
 - Keep Co
 - Nine Two Five
 - Nourish and Breathe
 - Screencraft
 - Bellerophon Coffee
- Building 4
 - A As Nature Intended
- Building 5
 - A Digital 61
- Building 6
 - A COMCAR
- Building 7
 - A Corporate Air
 - B JMA Psychology
 - C Molonglo
 - D The Crawford Fund
 - E Toll Group
 - F Independent Liquor Retailers
 - G Plumb Design
 - H Screencraft (moving soon to Building 3)
- Building 8 (yards)
 - Scharf Consulting
 - Dionysus Soul Cave (coming soon)



Dairy Road precinct and tenant map.



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5 Molonglo

Molonglo is a Canberra-based property developer that carefully plans, designs, delivers and curates its projects. Molonglo is best defined by its attitude and approach – we invest heavily in tenants and sites, we care about each detail, and are devoted to the best design, management and functionality of our buildings.

Our main focus for the last 10 years has been the progressive restoration of NewActon, a mixed-use precinct on the edge of Canberra's Civic that includes residential, retail, commercial, hotels and public realm. NewActon has exemplary sustainability credentials, is internationally awarded for its architecture, and most importantly is loved by people as a place to work, live and visit.

We now turn our focus to Dairy Road, a place we aim to understand and develop holistically. To understand its past, its present and its potential futures; its place in the broader Canberra context; as neighbours to the Jerrabomberra Wetlands; and as a site for use by many.



