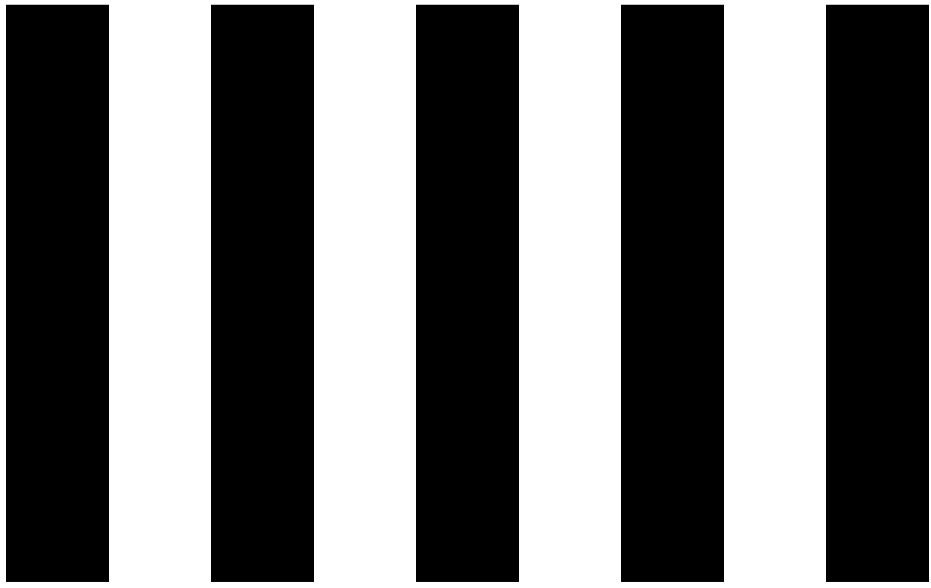
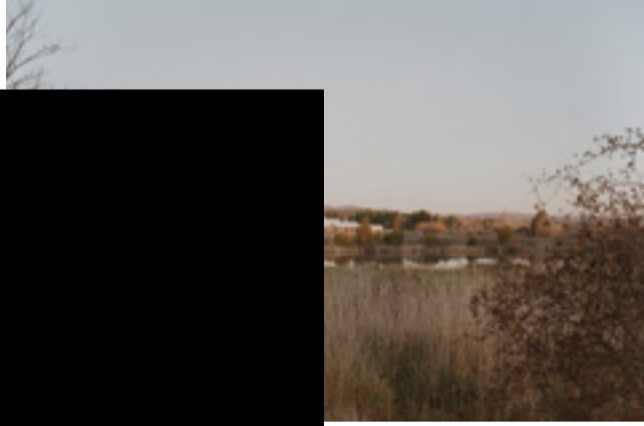


1 DAIRY ROAD CANBERRA AUSTRALIA
NGUNNAWAL COUNTRY



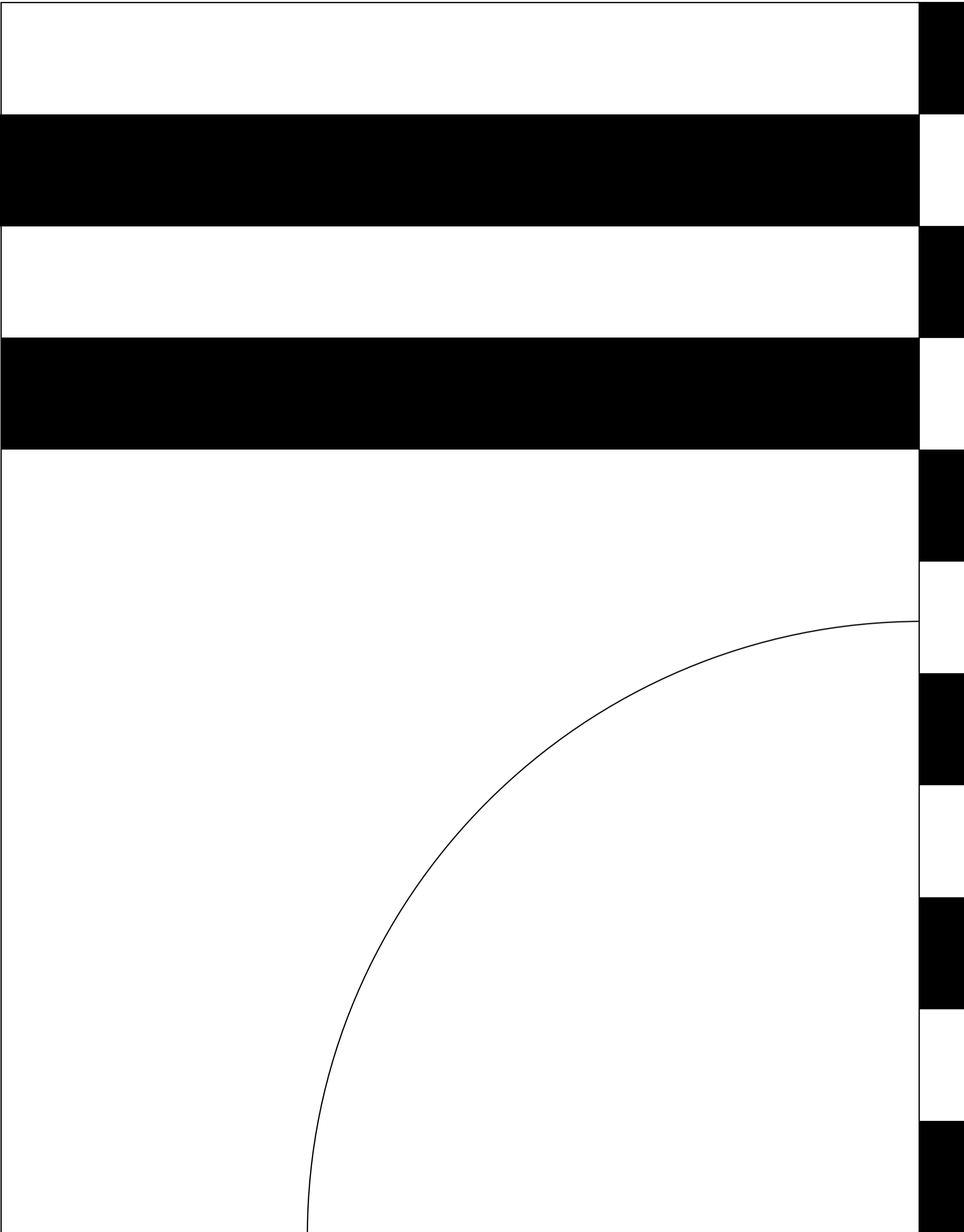
13

A NEW BUILDING FOR WORKING AND WELLBEING
SURROUNDED BY WETLANDS.



BUILDING 13

DAIRY ROAD



A robust building immersed in nature providing spaces for work, wellbeing, recreation, retail and hospitality. Building 13 embodies the principle of understanding ourselves as part of a larger natural system and is a place for those who see human and non-human ecologies as intertwined, and a relationship to plants as an important part of our existence and wellbeing.

Building 13 offers new tenants the opportunity to become part of the emerging Dairy Road community made up of businesses working across art, culture and design, creative industries, technology, food production, hospitality, light industry, and recreation and health.

BUILDING 13

Building 13 is situated in the northwest corner of Dairy Road, next to the Jerrabomberra Wetlands. It will be the first of three new buildings in this pocket of the neighbourhood, opening out to a large contemplative public space: a grassy wetlands with raised boardwalks and stepping stones.

The building provides high quality spaces for working. All levels have northern and western views to the Jerrabomberra Wetlands and the upper levels benefit from abundant natural light with shallow floorplates. The overall immersion in a natural environment will suit organisations that value an atypical setting designed to foster creative and divergent thinking.

Co-located alongside spaces for working are spaces for health and wellbeing operators: massage, movement, beauty, physiotherapy, psychology and dietetics. The southeast corner is configured for all-day food, drink and retail spilling out to the wetland garden. The eastern edge of the plot is pragmatic, enabling loading and unloading from the main road.

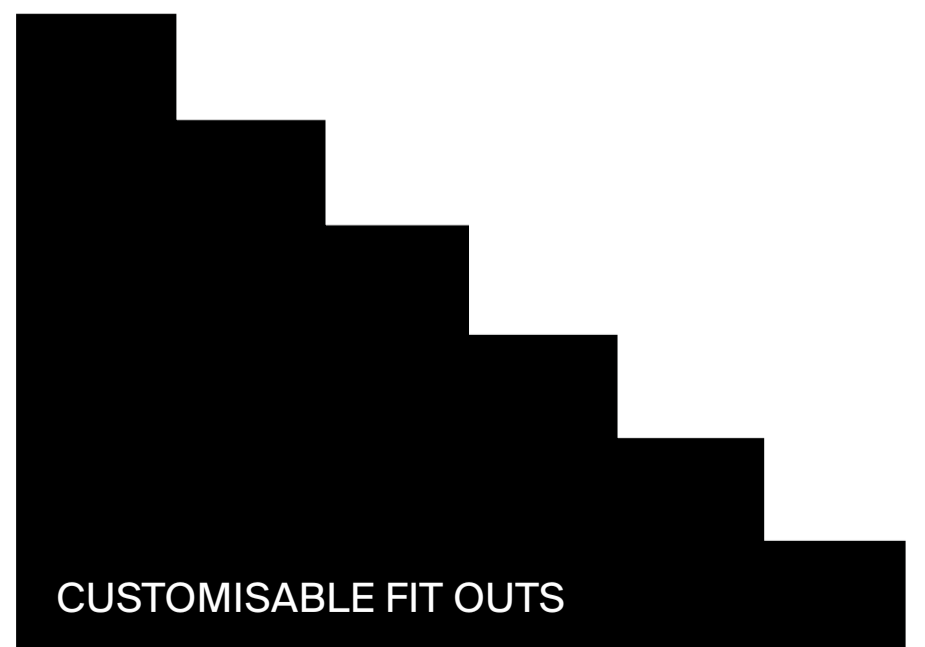
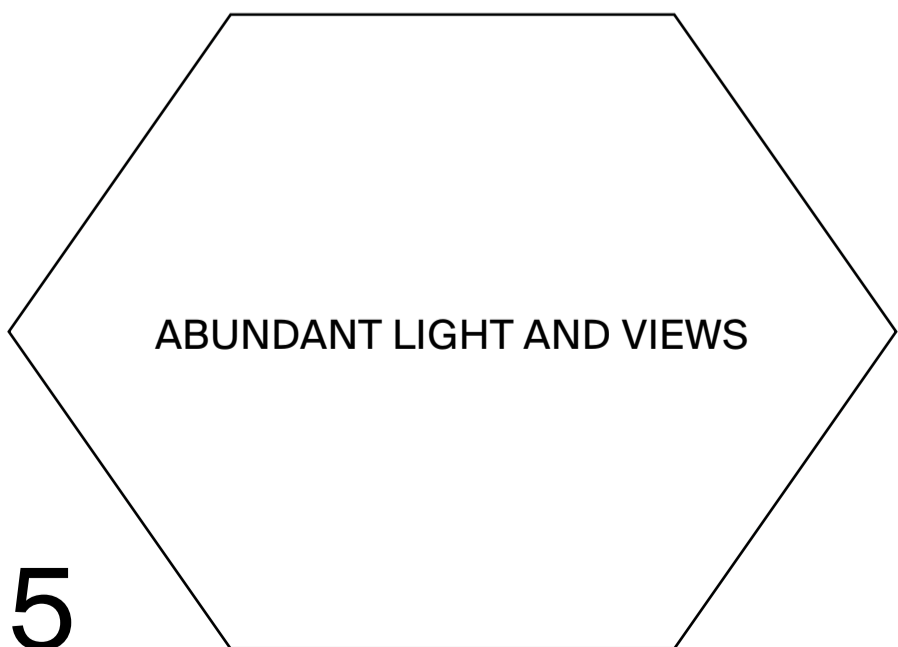
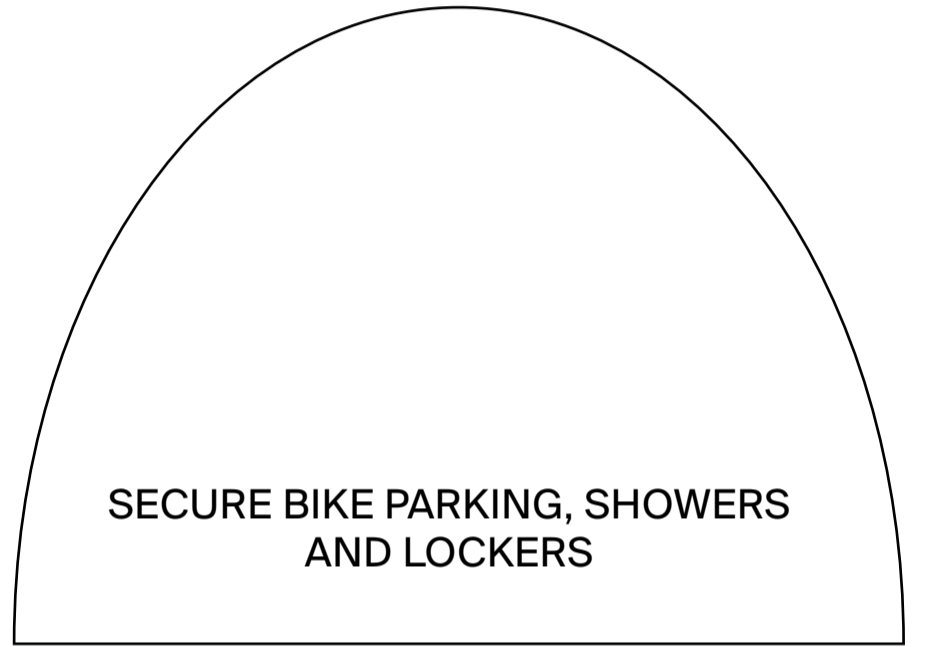
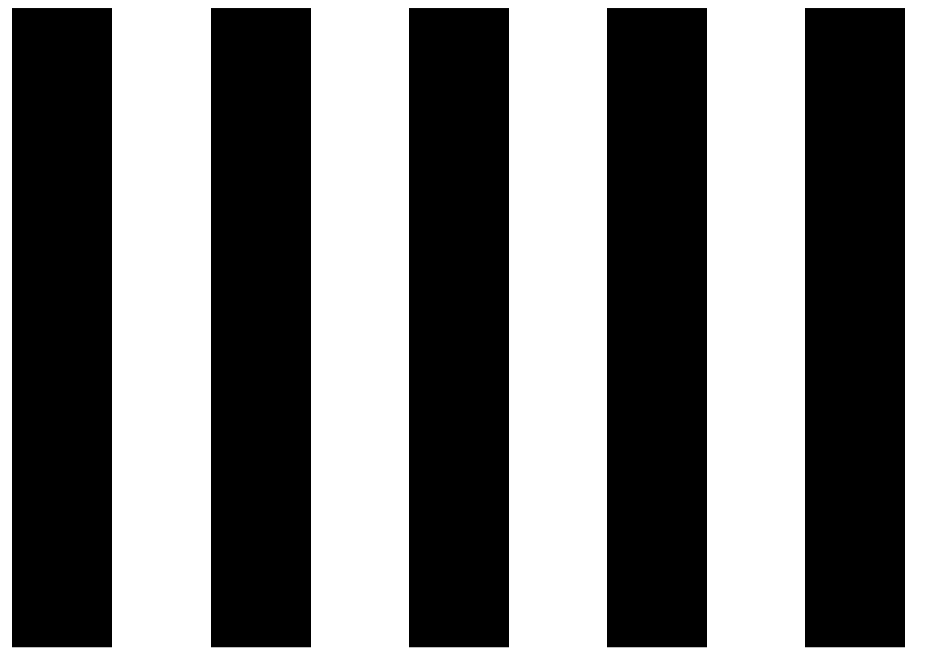
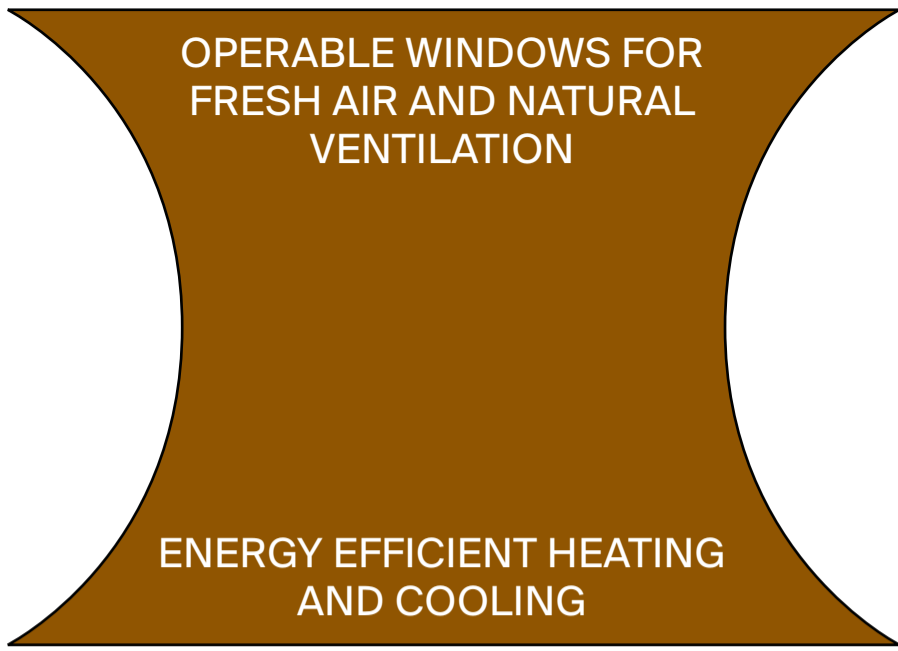
The building is seven storeys along the road, reducing to a three-level plinth on the wetland edge. A single-level basement features 48 car parks (including 9 DDA car parks), EV charging stations, bike parking and end-of-trip facilities, and additional storage.

The building's design responds to climatic conditions. The main façade of metal mesh awnings provides shading to the internal spaces, ensuring occupant comfort while reducing energy use.

Building 13 is designed in collaboration with Assemble (UK), Jam and ElIEL Architects (UK), Jane Irwin Landscape Architecture (AUS), CK Architects (AUS), Indesco (AUS) and Norman Disney & Young (AUS), with Molonglo (AUS). Construction will commence in 2024.

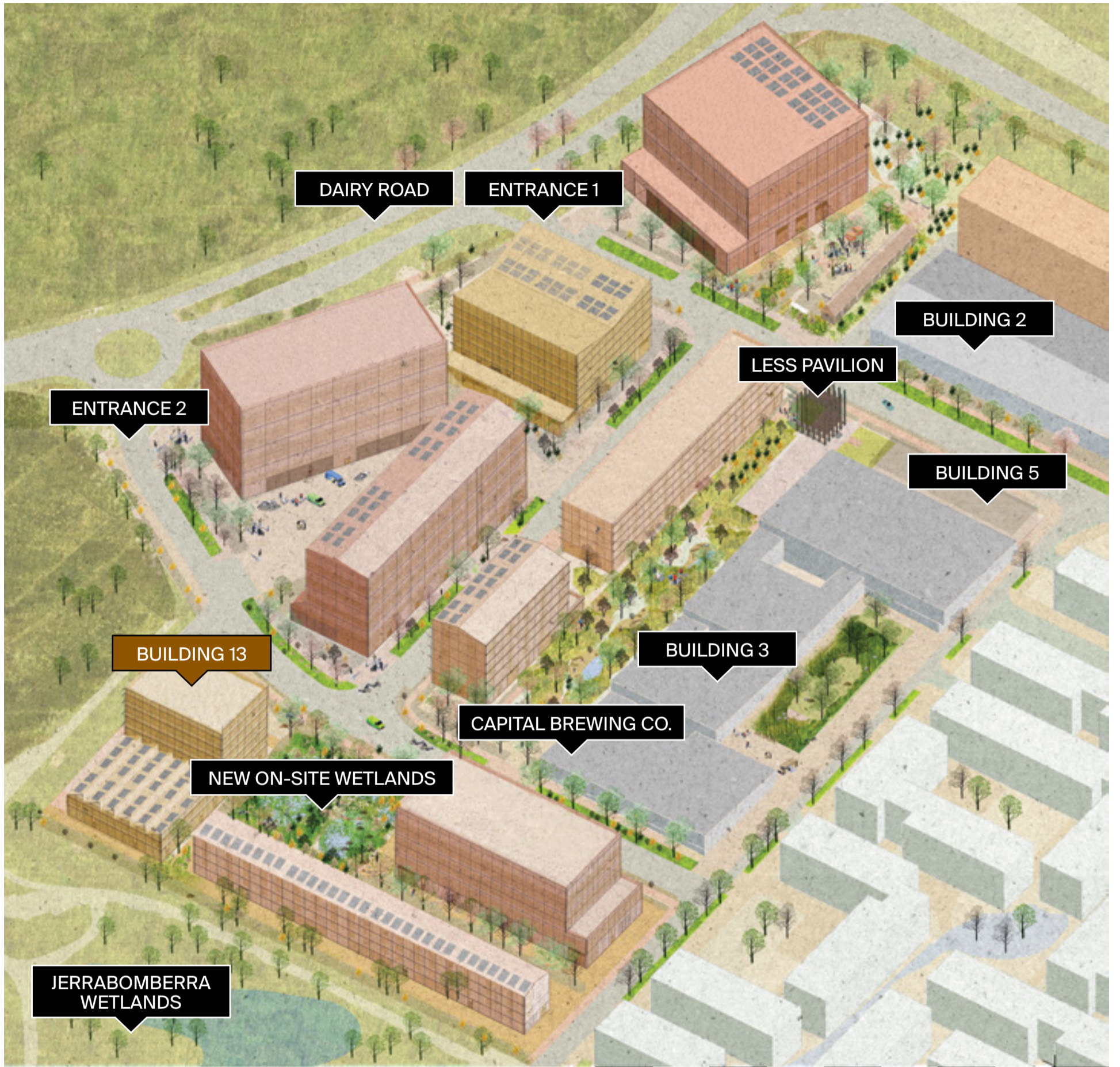
BUILDING 13 HIGHLIGHTS

- Spaces for working, wellness, hospitality and retail directly connected to nature.
- Light-filled spaces with sweeping views of the Jerrabomberra Wetlands.
- In time, ground floor tenancies will open out to a newly constructed wetlands.
- Innovative climate-sensitive design by leading UK architecture firm.
- Passive design and natural ventilation for occupant comfort and health and reducing operating costs.
- 40KW rooftop solar array to further reduce operating costs.
- Flexible floorplates and fully customisable fitouts available to suit tenant needs.
- Direct access to the main road, allowing for ease of loading and unloading.
- Basement car parking, bike parking and end-of-trip facilities.



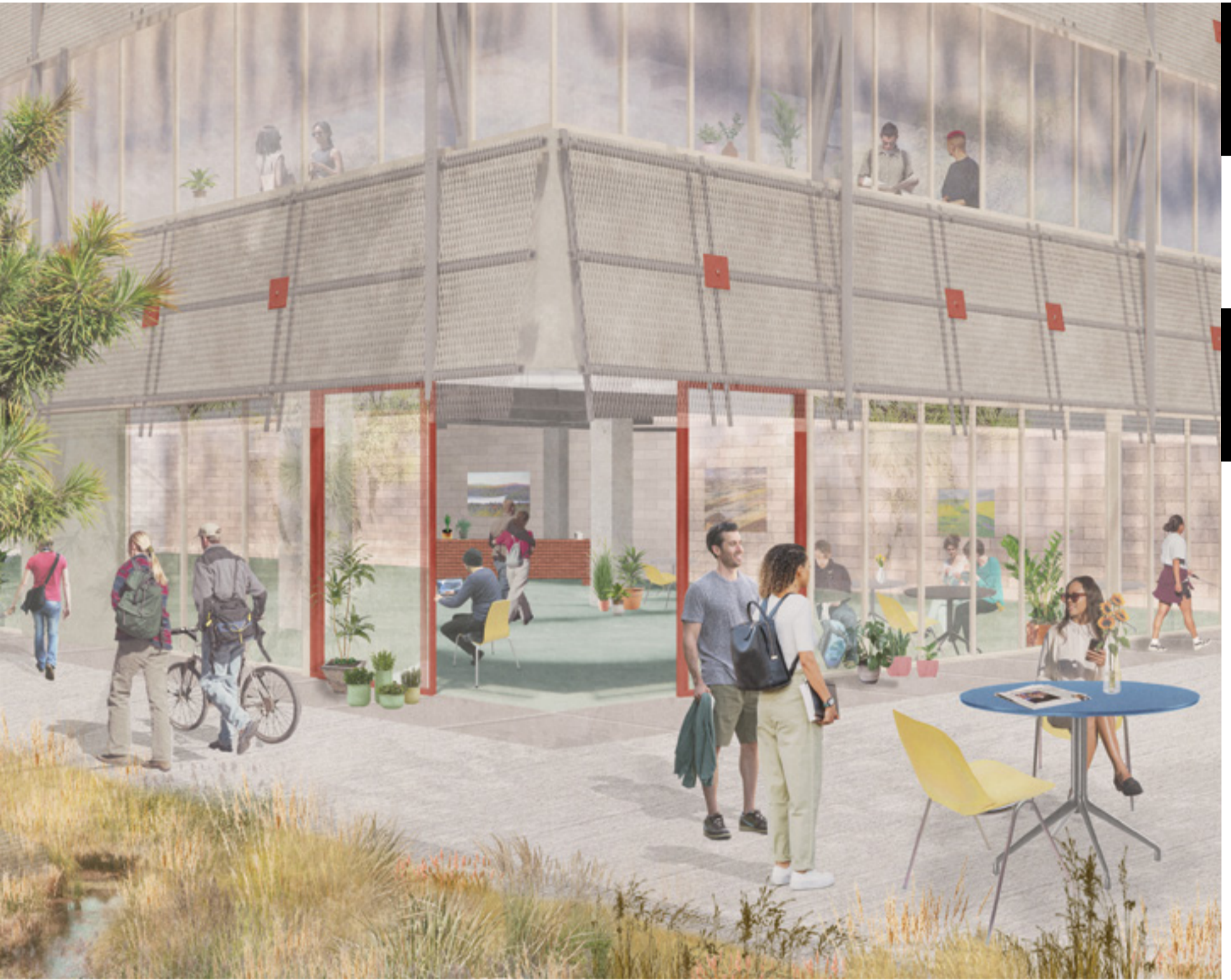


BUILDING 13 IMMERSSED IN NATURE.



7

FUTURE DAIRY ROAD INDUSTRIAL NEIGHBOURHOOD. TEN NEW BUILDINGS WILL BE CONSTRUCTED TO THE NORTH OF THE EXISTING BUILDING 3.



↳ WORKSPACES HAVE NATURE AND WETLANDS VIEWS
 ↳ FOOD, DRINK AND INDEPENDENT RETAIL SPILL OUT TO A NEW WETLAND GARDEN



A VARIETY OF SPACES FOR HEALTH AND WELLBEING



COMMUNAL BATHROOMS ON ALL LEVELS

DAIRY ROAD – CURRENT

Dairy Road is a 14-hectare site in Canberra's East Lake next to the industrial suburb of Fyshwick and the human-made nature reserve, the Jerrabomberra Wetlands.

So far at Dairy Road, an adaptive reuse approach has focused on interior architectural insertions in two existing central industrial warehouses, providing workshops for makers and producers. More recently, indoor recreation and wellness operators have also found a home in these repurposed spaces.

Gardens and pockets of open public space have replaced asphalt and concrete. A new public space and artwork named LESS, designed by Chilean art and architecture practice Pezo von Ellrichshausen, has recently been completed. Surrounded by gardens with 8,500 plants, LESS contributes to the social landscape at Dairy Road, providing a landmark and gathering place. Together, these spaces provide shade, seating and open areas for events and play.

These works have transformed Dairy Road into a destinational innovation and creative precinct with an established community of 40+ businesses working across art, culture and design, creative industries, technology, food production, hospitality, light industry, and recreation and health. Dairy Road is home to 400 workers and attracts 800,000 visitors annually.

Dairy Road is located 5 kilometres from Canberra's city centre with easy connections via bus and active travel paths. A typical car journey to the city centre takes approximately 10 minutes. The precinct is located 3 kilometres from Canberra Airport, providing immediate access to daily domestic flights to all major Australian cities and a direct international route to Doha.

EXISTING TENANT ECOSYSTEM

→ ART, DESIGN AND CULTURE

- 1 Dionysus Soul Cave
- 2 Grainger Gallery
- 3 Mojo Guitar Teachers
- 4 The Modern Object
- 5 Lucent Imaging
- 6 Mill Theatre

→ CREATIVE WORKSPACE

- 7 Keep Co.
- 8 NineTwoFive Interiors
- 9 Digital 61
- 10 Studio & You
- 11 Screencraft
- 12 Molonglo
- 13 Foundry Co.

→ FOOD PRODUCTION

- 14 Capital Brewing Co.
- 15 Jasper + Myrtle
- 16 Waypoint Tea Co.
- 17 Barrio Collective Coffee
- 18 Bellerophon Collective
- 19 Ambrosia Distillery
- 20 Big River Distilling Co.
- 21 Lonsdale Street Roasters

→ HOSPITALITY

- 22 As Nature Intended
- 23 Brodburger
- 24 Ramen Daddy

→ LIGHT INDUSTRY

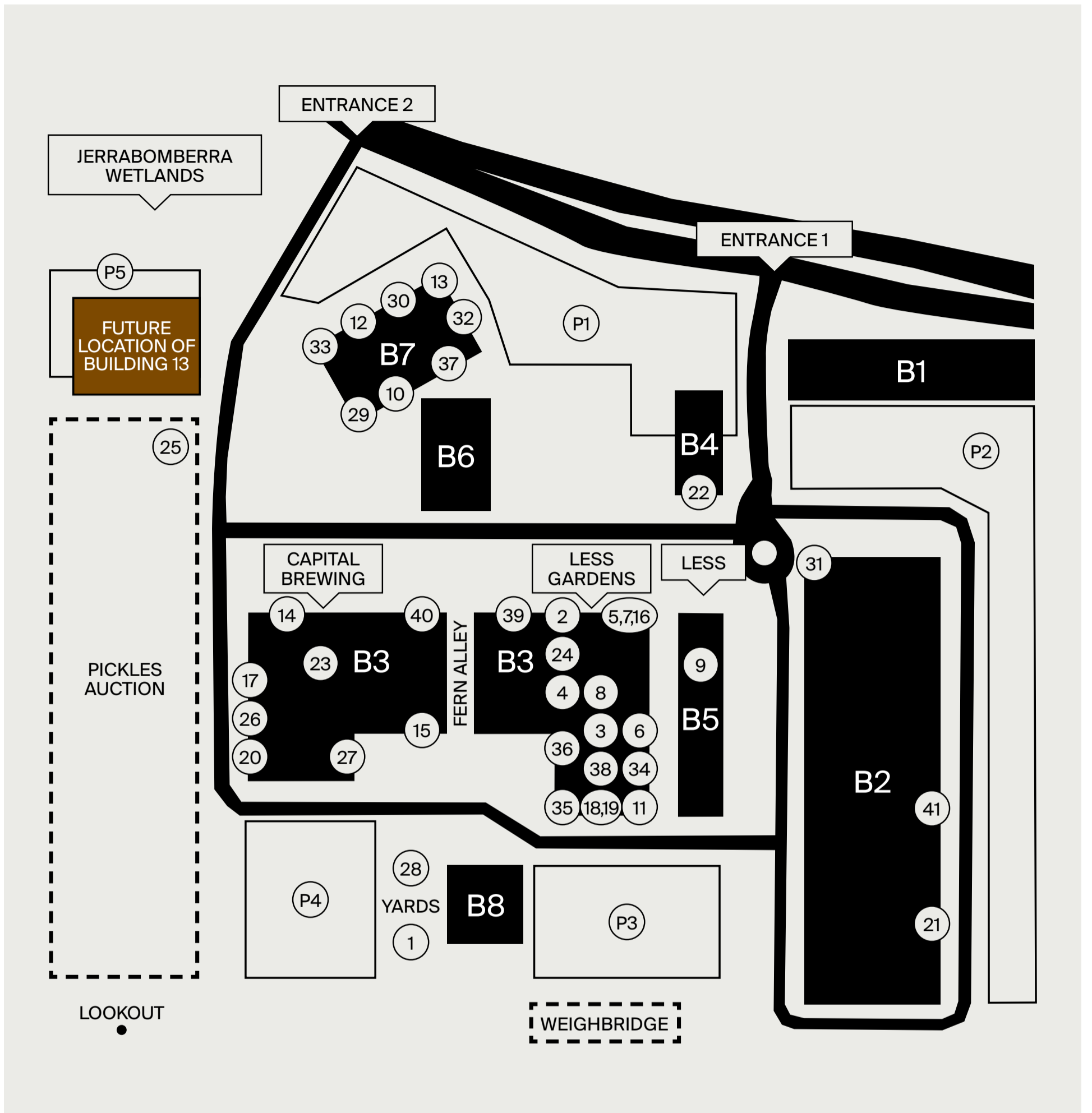
- 25 Pickles Auction
- 26 42 Lines Letterpress
- 27 Red Robot
- 28 Mountain Boats

→ OFFICE

- 29 1LM Consulting
- 30 Crowthers Property
- 31 SG Fleet
- 32 All insure
- 33 Independent Liquor Retailers

→ RECREATION AND HEALTH

- 34 Yoga Mandir
- 35 Flow Yoga
- 36 Nourish and Breathe
- 37 JMA Psychology
- 38 Studio Mae
- 39 Vertikal Indoor Snow Sports
- 40 Kidzplora
- 41 Blochhaus Boulderling





AN EXISTING WAREHOUSE HAS BEEN REPURPOSED TO ACCOMMODATE NEW TENANTS © MOLONGLO.



THE STREAM, AN AREA OF PLAY AND RESPIRE BETWEEN BUILDINGS © MOLONGLO.



BLOCHHAUS BOULDERING IN BUILDING 2
© MOLONGLO.



WORKSHOP IN BUILDING 3, HOME TO RED ROBOT
© MOLONGLO.

LOCAL CONTEXT

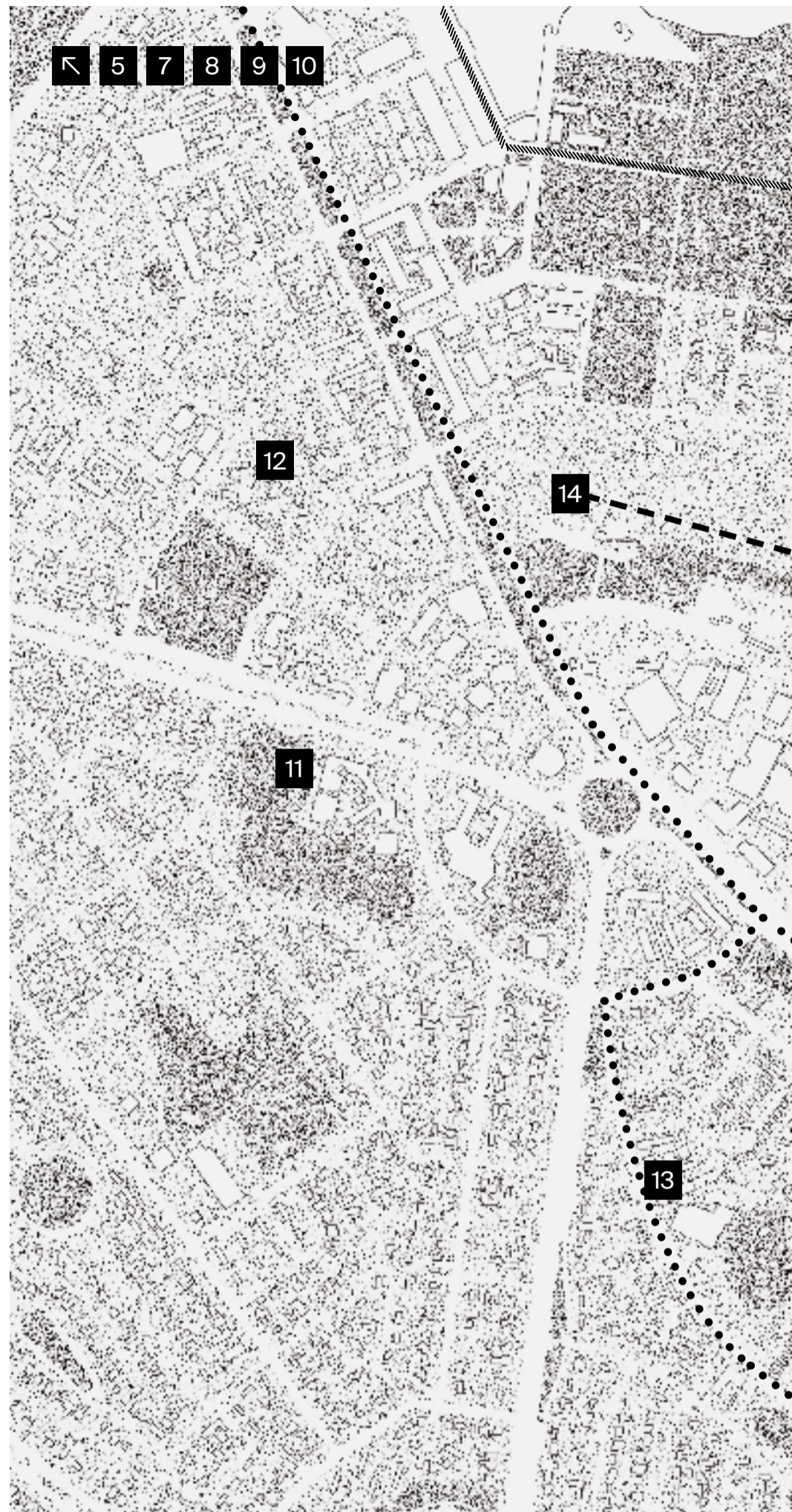
Dairy Road is 5km from Canberra's city centre, just over 2km from the Parliamentary Triangle and 3km from Canberra's international airport. The precinct sits between the rapidly growing Kingston and East Lake and the large industrial area of Fyshwick.

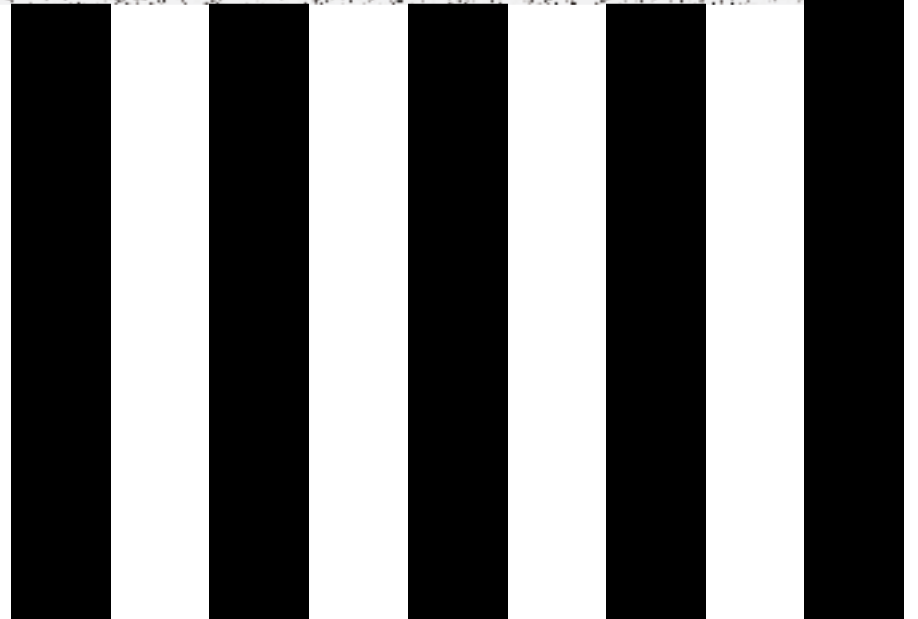
Dairy Road is a 5-min walk from the 56 bus stop on Newcastle Street and a 15-min walk from the R2 bus stop on Ipswich Street. Cycling and pedestrian routes run along Lake Burley Griffin and through the Jerrabomberra Wetlands to Dairy Road. A proposed extension of the 56 bus includes a new stop at the entrance of Dairy Road. There are plans for a bike and walking path to the Fyshwick Markets, across the Jerrabomberra Creek, that will provide a connection to the R2 bus route on Canberra Avenue.

→ KEY

- 1 Dairy Road site
- 2 Jerrabomberra Wetlands
- 3 Fyshwick
- 4 Fyshwick Fresh Food Markets
- 5 City centre
- 6 Canberra Airport
- 7 Lake Burley Griffin
- 8 NewActon
- 9 Australia National University
- 10 National Gallery of Australia
- 11 Griffith
- 12 Kingston
- 13 Narrabundah
- 14 Canberra railway station
- 15 Monaro Highway
- 16 R2 Bus Route
- 17 56 Bus Route

- Canberra to Sydney railway
- Bus routes
- ////
Cycle paths







LESS, A PUBLIC PLACE DESIGNED BY PEZO VON
ELLRICHSHAUSEN © MOLONGLO.



← CAPITAL BREWING CO. OPERATE THEIR BREWING AND CANNING OPERATIONS FROM DAIRY ROAD @ MOLONGLO.
← A PLANTED COURTYARD BETWEEN EXISTING INDUSTRIAL SHEDS @ MOLONGLO.





THE PRODUCTION AREA OF CHOCOLATIERS JASPER + MYRTLE @ MOLONGLO.



BARRIO COFFEE COLLECTIVE ROASTERY @ MOLONGLO.



DAIRY ROAD - FUTURE

Building 13 is part of Molonglo's long term vision for the site. Over the next 5–12 years Dairy Road will evolve into a interconnected neighbourhood where many often-separated parts work together as one ecosystem. Working, light industry, living, recreation, retail and entertainment will take place in a restored landscape. The blueprint for the evolving neighbourhood follows a different pattern of development.

Led by landscape

The approach is responsive to the ecology of the neighbouring Jerrabomberra Wetlands. A series of native environments – wetlands, grasslands, woodlands – will be reintroduced to the site.

Industry at the centre

Light industry will continue to be prioritised, recognising the commercial and cultural value that making brings to a place and the significance of industry to this part of Canberra. Dairy Road will continue to provide opportunities for local enterprise, as a place to incubate new ideas, fabricate new products, make direct connections with customers and be part of an economy that is cleaner, fairer and more responsible.

Support variety

Ten new robust and flexible 'warehouse' buildings will support a spectrum of activities from production and manufacturing, sport and recreation, retail and community activities, along with a wide variety of ways of working, from the messy to the virtual. Within this industrious centre, public spaces will fulfil specific functions – a working wetland for filtering surface water, a forest gully for families to picnic and play, a public square to host a market or a performance, and robust working yards that support the day-to-day activities of tenants.

Living at Dairy Road isn't for everyone

Housing at Dairy Road will be arranged around a new wetlands ecosystem. It will manifest a community of residents who support the philosophy of the place; those who want to be immersed in landscape,

live modestly and ecologically and value kindness. The architecture will be a framework for ecology, with gardens occupying spaces between buildings, extending down into basements and up vertically into private dwellings. In-between spaces like circulation decks and stairs, shared amenities like laundries, libraries and barbecue areas, and more public areas like gardens and wetlands provide places for social connection.

Health and happiness

Dairy Road's success will be measured by its capacity to improve health over time. This includes the physical and mental health and happiness of residents and workers; the health of the soil, natural ecologies and water bodies; the abundance of wildlife and biodiversity; and local economic prosperity.

FUTURE NEIGHBOURHOOD REFERENCES

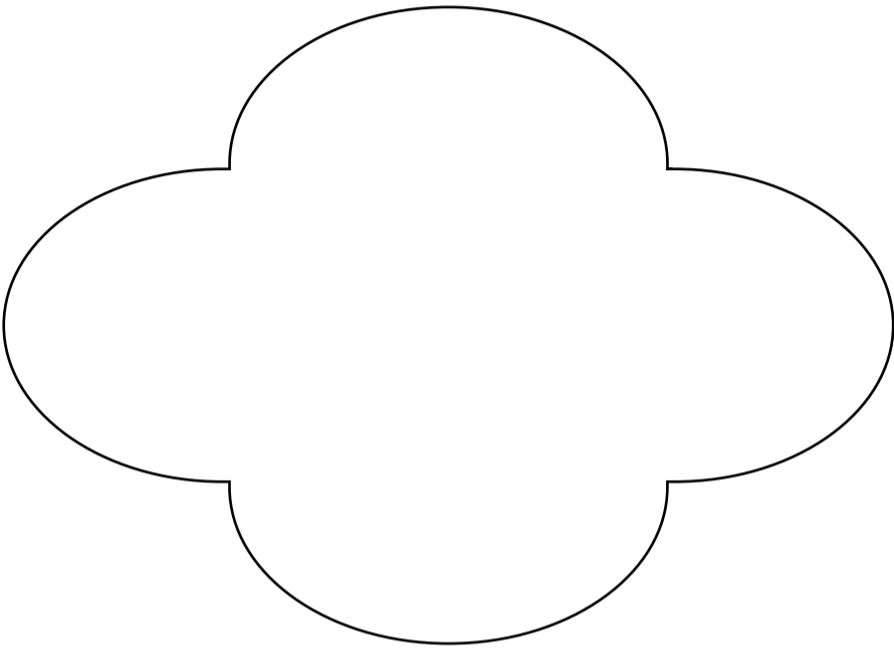
- 1 Irchel Park, Zurich. Designed by Eduard Neundschwander © Kurath & Partner.
- 2 Skanderbeg Square, Tirana. Designed by 51N4E © Filip Dujardin.
- 3 Derek Jarman's Garden, Dungeness © Howard Sooley.
- 4 Villaggio Matteotti, Terni. Designed by Giancarlo De Carlo © Giancarlo De Carlo.
- 5 Greenery alongside a road in Taormina, Sicily © Ralf Streithorst.
- 6 Sydney Park Water Reuse Project, Sydney. Designed by Alluvium, Turpin+Crawford, Dragonfly and Partridge © Turf Design Studio.
- 7 Peckham Levels, London. Designed by Turner Works © Tim Crocker.
- 8 Barbican Centre, London. Designed by Chamberlin, Powell and Bon © Ksenia Zizina.



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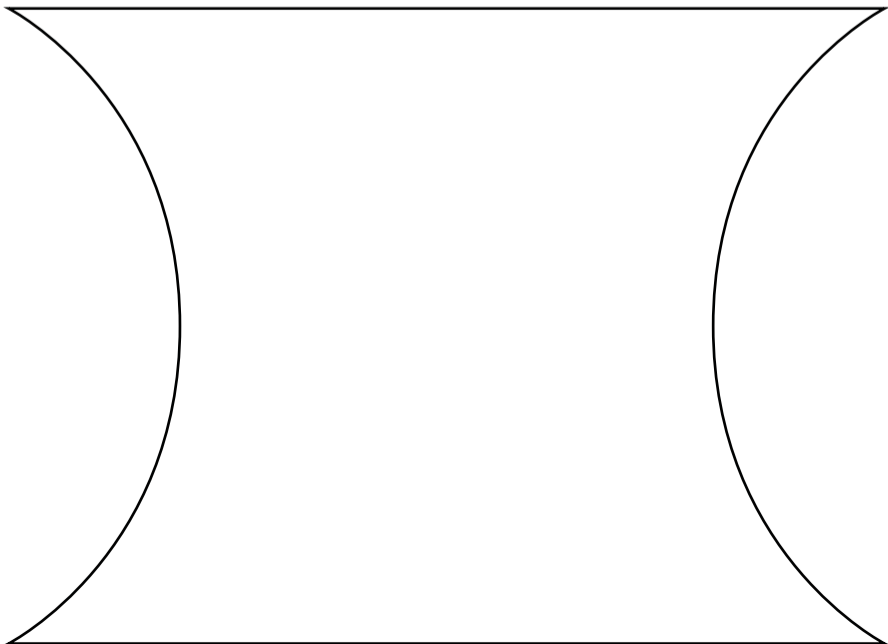
← 5



← 6



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DESIGN TEAM

Assemble (UK)

Assemble is a multi-disciplinary collective working across architecture, design and art. Founded in 2010 to undertake a single self-built project, Assemble has since delivered a diverse and award-winning body of work, while retaining a democratic working method that enables built, social and research-based work at a variety of scales. Projects include Granby Four Streets in Liverpool, which won the Turner Prize, Europe's most prestigious art prize; the public art gallery Goldsmiths Centre for Contemporary Art at the University of London; the Yardhouse, an affordable building designed as a pilot for the provision of new creative workspace in London's Olympic Park; and the Kamikatz Brewery, situated in Shikoku Island, Japan. Assemble is leading the design for Building 13 and the industrious neighbourhood.

Jane Irwin Landscape Architecture

Jane Irwin Landscape Architecture (JILA) is a thoughtful, experimental and restrained landscape architecture studio based in Sydney, Australia. Jane Irwin, as practice leader, has over 30 years of experience and actively engages in the promotion of design excellence. JILA is leading the design of the Dairy Road landscape.

Molonglo

Molonglo sees property development as the willing of architecture into being; from an abstraction of drawings and ideas into something to be touched and lived in. Molonglo does this through property development and investment, research and publishing, in Australia and Greece. Molonglo has been operating since 1964. Molonglo is responsible for the future development of Dairy Road.

Collaborators

CK Architecture
Jam and ElIEll Architects
Indesco
Norman, Disney & Young
U-P

→ ASSEMBLE

- 9 Goldsmiths CCA Cafe © Assemble.
- 10 Goldsmiths CCA Cafe © Assemble.
- 11 Sugarhouse Studios © Assemble.
- 12 Kamikatz Brewery, Shikoku Island © Assemble.
- 13 Kamikatz Brewery, Shikoku Island © Assemble.
- 14 Granby Four Streets © Assemble.

→ JANE IRWIN LANDSCAPE ARCHITECTS

- 15 Hassett Park © Dianna Snape.
- 16 Constitution Avenue © John Gollings.

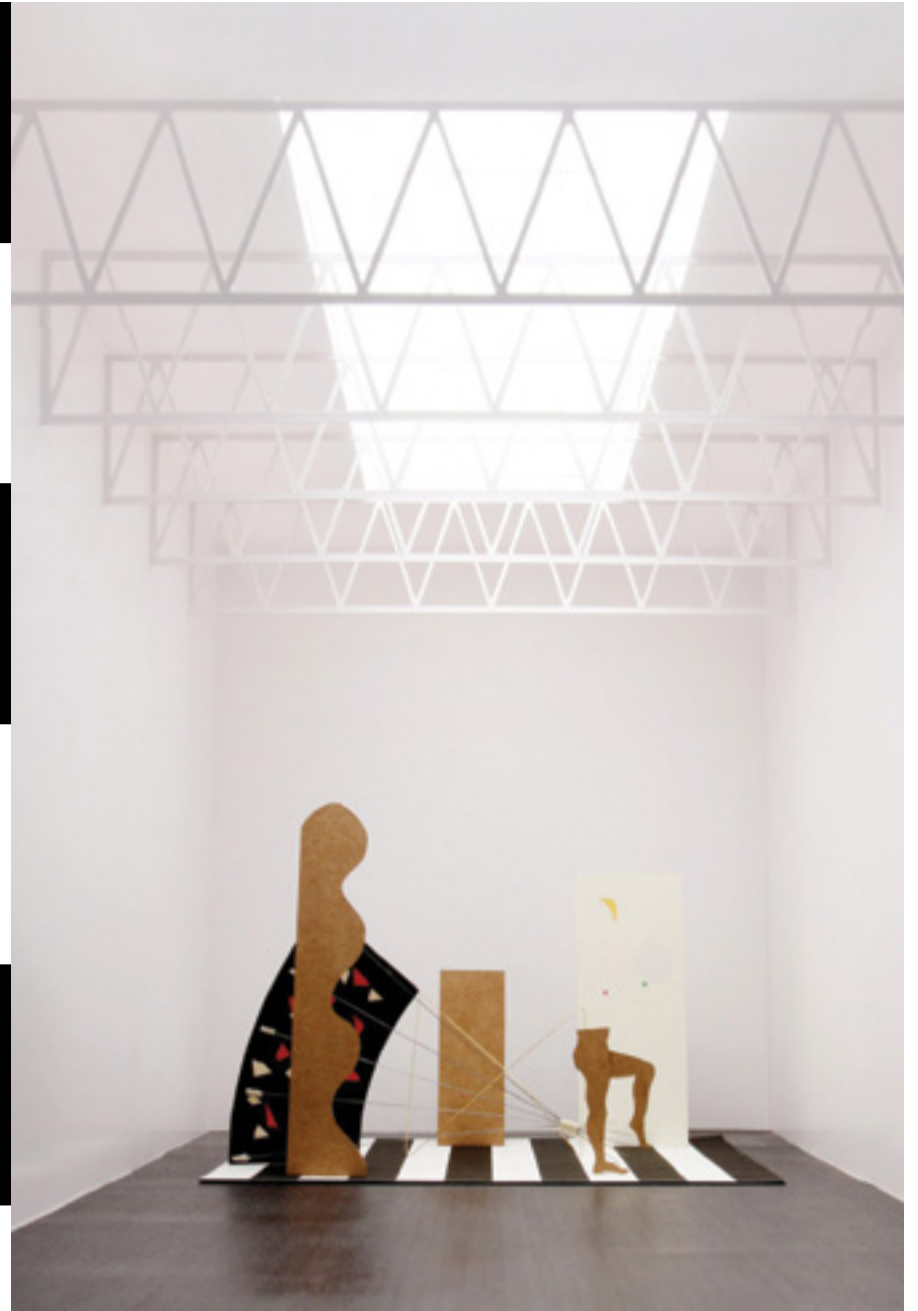
→ MOLONGLO

- 17 Hotel Hotel © Ross Honeysett
- 18 Molonglo Office © U-P
- 19 Nishi Grand Stair © Tom Roe
- 20 Nishi Building © Tom Roe
- 21 New Acton John Avery Gardens © U-P



← 9

10 →



← 11

12 →





← 13



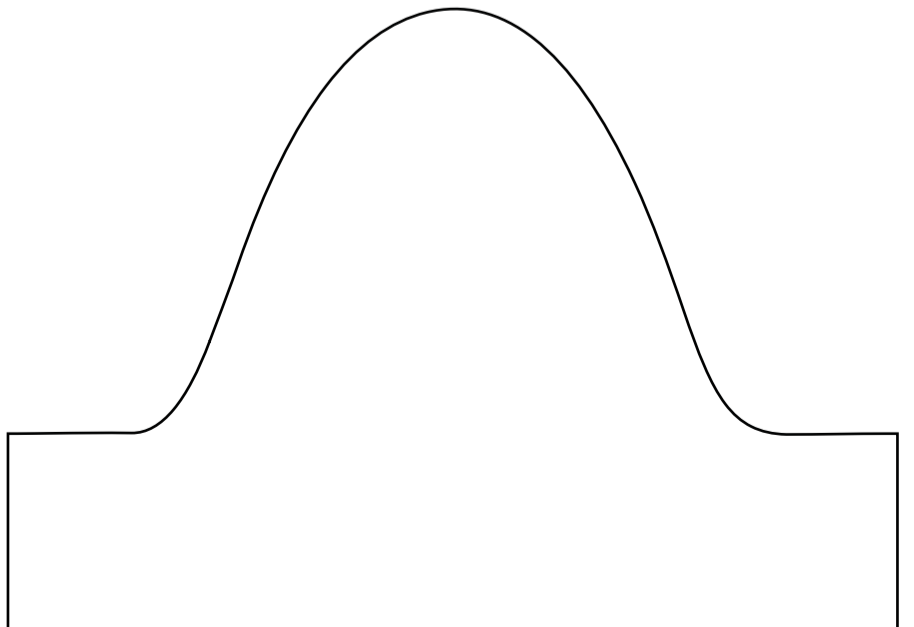
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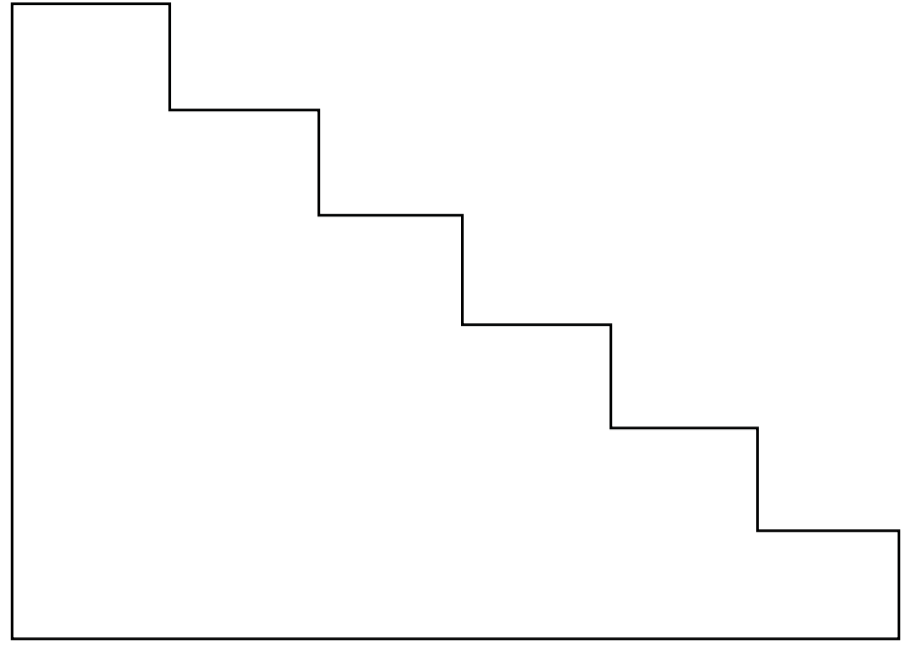


← 14





← 17



← 18



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← 21

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