



Australian Government

Defence

9 MOLONGLO DRIVE PROJECT

Brindabella Park, Australian Capital Territory

STATEMENT OF EVIDENCE TO THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

October 2025

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Table of Contents

Executive Summary	4
Purpose of the Works	5
Aim of the Project	5
Location of the Project	5
Need for the Project	5
Proposed Facilities Solution	6
Options Considered	7
Scope of Project Works for the Preferred Option	8
Fit-out Summary	9
Planning and Design Concepts	9
Relevant Legislation, Codes and Standards	10
Land and Zoning	11
Structure	11
Mechanical Services	11
Hydraulic Services	11
Electrical Services	11
Fire Protection	12
Security Measures	12
Acoustics	12
Work Health and Safety	12
Childcare Provisions	13
Provisions for People with Disabilities	13
Environmental Sustainability	13
Potential Impacts	14
Consultation with Key Stakeholders	14
Cost Effectiveness and Public Value	15
Project Costs	15
Project Delivery System	15
Construction Program	16
Public Value	16
Revenue	17
Attachments	
1. Locality Plan	
2. Floorplans	

9 Molonglo Drive Project

1. The purpose of this Statement of Evidence is to provide information to the Australian public to comment on, and the Parliamentary Standing Committee on Public Works to enquire into, proposed works under the 9 Molonglo Drive Project (the Project).

Executive Summary

2. The aim of the Project is to provide safe, secure and fit for purpose office accommodation, with an estimated 1,475 work points for Department of Defence Personnel.

3. A Cost Benefit Analysis (CBA) established that the leasing and fit-out of 9 Molonglo Drive, Brindabella Park (9 Molonglo), and the hand-back of four (4) current lease sites at Brindabella Park (which contain beyond end-of-life office fit-outs) provides the best value for money to the Commonwealth. This option leverages lease incentives for fit-out, negates make good costs, and includes building upgrades to comply with Net Zero requirements. The proposed consolidation into a single building with more modern office accommodation will reduce Defence's leased accommodation footprint, ensure compliance with environmental policies, meet physical security zoning requirements, and enable flexibility of use. Efficiencies will be achieved by optimising the allocation and use of office accommodation and by reducing Defence's leased accommodation footprint. The Project is in accordance with Defence's ACT Accommodation Strategy, National Accommodation Management Policy (NAMP), and the Commonwealth Property Management Framework (RMG500).

4. The estimated total capital out-turned cost is \$103.9 million (excluding Goods and Services Tax). The cost estimate includes management and design fees, fit-out works, information and communications technology, furniture, fittings, equipment, contingencies and a provision for escalation. There will be ongoing operating costs as a result of the Project. No revenue is expected to be generated by these works.

5. Defence, together with the Head Contractor, will promote opportunities for small and medium local enterprises through the construction trade packages, providing employment opportunities in the Canberra region. There will also be opportunities for Indigenous business involvement in accordance with the Government's Indigenous Procurement Policy.

6. All works will be designed and constructed in accordance with relevant legislation, standards, codes, guidelines and policies. Accredited building certifiers will certify the compliance of the design and completed works.

Table 1: Key Facts

	Current	Proposed
Building Quantity	4	1
Office Net Lettable Area	18,828m2	18,701m2
Storage/ Ancillary Net Lettable Area	1,113m2	1,002m2
Total Net Lettable Area	19,941m2	19,703m2
Work points	1,283	1,475
Remaining Lease Term	Ranges from 2 years to 8 years	15 years

Purpose of the Works

Aim of the Project

7. The aim of the Project is to provide safe, secure and fit for purpose office accommodation, with an estimated 1,475 work points. The project will provide office accommodation to meet Defence’s existing and future workforce needs and will provide a central hub for Departmental services in the area, including Information and Communications Technology (ICT), Mail and Estate Support services.

Location of the Project

8. The Project will be delivered at Brindabella Business Park, located approximately 8.5 kilometres from Canberra’s Central Business District.

Need for the Project

9. Since the Defence Strategic Review (DSR) in 2023, Defence has undergone changes in its workforce structure to support critical capability priorities. Defence developed the National Defence Strategy in 2024, and undertook a re-build of the Integrated Investment Program to prioritise and fund the acquisition of key capabilities to bolster Australia’s deterrence capabilities. Now more than ever, Defence’s workforce must integrate to deliver the capability required to support our National Defence.

10. The Brindabella Park precinct is fundamental to Defence’s operational and administrative capability. With approximately 5,000 Defence personnel currently working in the precinct, the need to provide compliant, safe, secure and fit for purpose accommodation, which meets Defence’s operational needs now and into the future is vital.

11. Historically, there has been limited investment into upgrading ageing Defence office accommodation fit-outs within the ACT, with planned major investments not proceeding due to funding being re-allocated to more critical capabilities.

12. It is proposed the four (4) current leases with aged office fit-outs, which have not been updated since constructed and are now beyond end of life, will be surrendered and consolidated into a single new facility.

13. A new fit-out will provide increased work point density, and provide an opportunity to implement an agile and compliant fit-out that will support Defence capability into the future.

14. The condition of the existing leases continues to pose an increasing financial, environmental and security risk for Defence. The risks associated with continued occupation of the aged offices is that they do not comply with Work Health and Safety requirements, Protective Security Policy Framework (PSPF), and do not enable flexible and agile workspaces that are consistent with Defence's NAMP and RMG 500 objectives.

15. Details of the existing leased sites which will be surrendered under this proposal are summarised in Table 2.

Table 2: Key Facts

Site	Office NLA m2	Storage NLA m2	NLA Total m2	Occupational Density m2	Lease Expiry	Extension Options
Level 3, 18 Brindabella Circuit	1,781	N/A	1,781	16.8	31/10/27	Nil
25 Brindabella Circuit	7,440	556	7,996	12.9	31/01/27	1 x 5 years
26 Brindabella Circuit	8,136	557	8,693	10.6	30/06/33	1 x 5 years
39 Brindabella Circuit	1,471	NA	1,471	17.1	30/06/28	1 x 5 years
Total	18,828	1,113	19,941			

NLA = Net Lettable Area

Proposed Facilities Solution

16. In 2023, Canberra Airport Pty Ltd (CAPL) submitted an unsolicited proposal to Defence for the lease of a new building at 9 Molonglo. Defence evaluated the offer in comparison to other available accommodation within the local Canberra region. The comparison verified CAPL's offer as in line with market rates. The lease offer for 9 Molonglo Drive was therefore identified as a suitable option.

17. The essential requirement of the Project is the provision of office accommodation which is safe, secure, contemporary, and meets the needs of the users. In order to achieve this, Defence entered into an Agreement For Lease (AFL) for a seven floor office building with CAPL. The building comprises 19,703 m2 of total Net Lettable Area (NLA).

18. The leasing and fit-out of 9 Molonglo and the surrender of the existing four (4) leases (totalling 19,941 m2 NLA) provides a significant value for money opportunity to improve and consolidate accommodation within the Brindabella Business Park that is only possible with a replacement tenancy from CAPL.

19. The Minister for Finance noted the proposed lease met RMG 500 requirements and endorsed on 14 November 2024.

20. The proposed design is primarily based off standardised accommodation guidelines with input from Defence stakeholder groups. Fit-out construction works will commence following completion of design activities, and subject to achieving expediency.

Options Considered

21. Defence's analysis of CAPL's lease proposal considered the following options:

a. **Option 1 –Minimum Viable Capability:**

- i. Accept the proposal to lease 9 Molonglo.
- ii. Defence continues to occupy the existing leases until May 2028;
- iii. Upon completion of 9 Molonglo, consolidate the four (4) existing leases to a new 15-year lease at 9 Molonglo;
- iv. This option is considered a walk out-walk in option as the landlord has agreed to waive all lease tails on remaining lease terms, from the date of occupancy of 9 Molonglo.

b. **Option 2 – Retain one (1) lease and consolidate remaining leases:**

- i. Defence continues to occupy the existing leases until May 2028 when 9 Molonglo becomes available;
- ii. Retain one (1) existing lease (26 Brindabella Circuit) and undertake refurbishment works to the tenancy utilising 9 Molonglo as a staging area;
- iii. Upon completion of 26 Brindabella Circuit refurbishment works, consolidate three (3) of the four (4) existing leases into 9 Molonglo and reoccupy 26 Brindabella Circuit;
- iv. This option will require Defence to relocate staff and undertake complex works staging to complete necessary fit-out works.

c. **Option 3 – Retain and refurbish current leases:**

- i. Defence continue to occupy all four (4) existing leases until expiry, at which point they are either renewed or extended;
- ii. Refurbish the fit-out of each tenancy;
- iii. This option will require a staged fit-out process and/or staff relocations to enable decanting for block and stack purposes.

- d. **Option 4 – Move to new locations upon the expiry of each lease:**
- i. Align expiry dates of the existing leases and relocate to alternative location/s at expiry, or
 - ii. Upon the expiry of each existing lease, Defence to relocate staff to a new lease location.
22. **Preferred option.** Option 1 (Minimum Viable Capability) is the preferred option as it meets Defence’s minimum viable capability requirements and represents the best value for money for the Commonwealth, as it addresses Project requirements from a whole of life perspective and provides the necessary support for Defence’s workforce to safely and efficiently deliver the capability required to support our National Defence.

Scope of Project Works for the Preferred Option

23. The preferred option fit-out design intent is underpinned by the following principles:
- a. Enables the consolidation of four (4) leased buildings with ageing fit-outs;
 - b. Offers an ideal location within same business district.
 - c. Minimal impact to staff and business activities;
 - d. Location is aligned to Defence ACT Accommodation strategy with Majura being identified as a joint and industry facing capability precinct;
 - e. Walk-out, walk-in long term lease solution with minimal business interruption including no lease make good provisions.
 - f. Avoid costly decanting/block-and-stack process.
 - g. Enables increased work point density;
 - h. Provides an opportunity to implement an agile, fit-for-purpose and compliant fit-out that meets the latest security standards and requirements of the APS Net Zero in Government Operations Strategy, and supports Defence capability well into the future; and
 - i. Aligns with the Department of Finance Commonwealth Leasing Strategy to consolidate leases within Brindabella Park.
24. The project will deliver the following elements to achieve the above principles:
- a. User requirements gathering;
 - b. Stakeholder requirements gathering;
 - c. Design development;
 - d. Procurement activities;

- e. Construction work including;
 - i. Flooring, ceilings, wall partitions, and doors;
 - ii. Mechanical, electrical, hydraulic, and fire systems;
 - iii. Security and Communications systems;
 - iv. Workstations, joinery, and other loose furniture.
- f. Practical completion;
- g. ICT roll-out;
- h. Security Accreditation;
- i. User occupation; and
- j. Completion.

Fit-out Summary

- 25. The proposed fit-out works will encompass:
 - a. A fit-out to support a flexible, agile, contemporary working environment that meets Defence capability requirements now and into the future;
 - b. Office accommodation including partitioning for individual offices, meeting and conference rooms, utility and storerooms, secure rooms, training rooms, break-out spaces, staff amenities, communication equipment rooms and unique inclusions (e.g. Emergency Operations Centre, ICT Help Desk), as per Defence's requirements;
 - c. Loose furniture and workstations. Workstations to include power and data reticulated in the workstation screens with loose furniture providing flexibility and amenity options;
 - d. The number of workstations will allow for an allocation of eight desks per 10 staff members;
 - e. *Disability Discrimination Act 1992* compliant access to office floors, workstations, meeting rooms, and amenity facilities; and
 - f. Mixture of personal and portable electronic device lockers.

Planning and Design Concepts

- 26. The general philosophy for the design of the proposed works is based on:
 - a. Design to be guided by the Defence Office Accommodation Guidelines (DOAG);

- b. Providing cost-effective, functional, low maintenance, energy efficient design options compatible with proposed functions and existing aesthetics;
- c. Adopting where possible, conventional construction techniques and materials commonly used by the construction industry and consistent with those already used;
- d. Applying appropriate durability measures to reduce ongoing maintenance and achieve the required design life; and
- e. Providing flexible services and infrastructure to accommodate an appropriate level of adaptability and growth.

Relevant Legislation, Codes and Standards

27. The following legislation, standards, codes and guidelines are applicable:

- a. *Environmental Protection and Biodiversity Conservation Act 1999 (Cth)*;
- b. *Fair Work (Building Industry) Act 2012 (Cth)*;
- c. *Work Health and Safety Act 2011 (Cth)*;
- d. *Disability Discrimination Act 1992 (Cth)*;
- e. *Fair Work Act 2009 (Cth)*;
- f. *Public Governance, Performance and Accountability Act 2013 (Cth)*;
- g. Design for Access and Mobility Part 1 – 2021 (AS1428.1);
- h. Net Zero in Government Operations strategy;
- i. Australian Skills Guarantee Procurement Connected Policy;
- j. Environmentally Sustainable Procurement Policy;
- k. Commonwealth Supplier Code of Conduct;
- l. National Construction Code;
- m. Defence Office Accommodation Guidelines (DOAG);
- n. Defence National Accommodation Management Policy (NAMP);
- o. Commonwealth Property Management Framework;
- p. Manual for Infrastructure Engineering Electrical;
- q. Smart Infrastructure Manual; and
- r. Defence Manual of Fire Protection Engineering.

28. An accredited building certifier will certify the compliance of the fit-out design and the compliance of the completed works. Construction compliance with the design shall be assured using approved quality management systems which will implement processes including independent inspections, audits and testing. The Project Manager / Contract Administrator (PMCA) will engage an Independent Commissioning Agent as a subcontractor to certify the claims of the Head Works Contractor.

Land and Zoning

29. The proposed works are consistent with uses prescribed in relevant Defence zoning instruments including the Brindabella Park Master Plan and the Defence Estate Principles of Development.

30. This site is a leased site owned by CAPL. The proposed project does not propose any land acquisition by the Commonwealth.

Structure

31. The structure has been designed and built according to the local geotechnical profile. The new facilities are constructed from reinforced concrete framed structures with post-tensioned upper level floor slabs and a post-tensioned concrete waterproofed roof appropriate to the environment. Internal walls are non-load bearing frames, constructed to comply with security requirements.

Mechanical Services

32. The mechanical services have been designed according to the function and needs of the building. The proposed mechanical services will meet specific user needs, relevant ventilation, thermal comfort and air quality requirements and the mandatory requirements of the Building Code of Australia.

Hydraulic Services

33. Sewerage and storm water services are proposed to be extended into the facility to suit design requirements. Potable water will be connected to the existing supply via a new connection to the building. Roof water will be collected and stored in above ground storage tanks and plumbed for use in toilet flushing and landscape irrigation. In accordance with Government Net Zero policy, a natural gas supply is not provisioned to the building.

Electrical Services

34. Lighting, power and lightning protection will be provided in accordance with Australian Standards and Defence engineering requirements. The tenancy fit-out is designed to achieve a 5.5

star rating under National Australian Built Environment Rating System (NABERS) as well provisioning charging for electrical vehicles, both of which adhere to the Net Zero in Government Operations Strategy. Electrical infrastructure and switchboards will have spare capacity to allow for future growth. Sub-metering will be included to the facility. The meters will be monitored through a new Building Management System (BMS), which will support an active energy management program on the site.

Fire Protection

35. Fire Protection has been addressed through compliance with the Manual of Fire Protection Engineering, and the Building Code of Australia. The Project has assessed the asset classification and criticality in order to determine the fire protection systems to be implemented in all facilities. General upgrades to the fire systems within existing facilities have been included.

Security Measures

36. The security arrangements are a suite of measures based on the Defence-in-Depth principles. Security measures will be compliant with statutory requirements such as the PSPF and address all requirements identified by the project's internal Protective Security Working Group. The security design of the site will ensure that the new facilities conform to the existing security policies of Defence and Commonwealth Government.

Acoustics

37. The new facilities will comply with the National Construction Code and Australian Standards for noise and acoustics. Acoustic separation has been considered in construction elements, while surface finishes are being designed to meet user requirements.

Work Health and Safety

38. The Project will comply with the *Work Health and Safety (WHS) Act 2011 (Cth)*, Work Health and Safety (Commonwealth Employment – National Standards) Regulations, and relevant Defence policies. In accordance with Section 35 (4) of the *Building and Construction Industry (Improving Productivity) Act 2016 (Cth)*. The Head Contractor will also be required to hold full work health and safety accreditation from the Office of the Federal Safety Commissioner under the Australian Government Building and Construction Work Health and Safety Accreditation Scheme.

39. Safety aspects of the Project have been addressed during the design development process and have been documented in a safety in design report. A work health and safety plan will be developed for the construction phase prior to the commencement of construction activities.

Materials and Furnishings

40. The project will deliver a variety of furnishings to enable flexible operations and administrative capability. This will include items such as workstations, joinery and various loose furniture.

41. Under the AFL the Lessor proposed delivery of the base building as a “cold shell”. This delivery method, which excluded installation of flooring, ceilings, and in-ceiling services has negated the need for the fit-out project to demolish and/or modify these elements. This will result in reduced material wastage.

Landscaping

42. No landscaping works are required to be undertaken as the project is contained within the building envelope. Any landscaping works required will be undertaken by the Lessor.

Childcare Provisions

43. There is no requirement for childcare facilities under the Project.

Provisions for People with Disabilities

44. Access for people with disabilities will be provided in accordance with the National Construction Code, Australia Standard 1428 and the *Disability and Discrimination Act 1992 (Cth)*.

Environmental Sustainability

45. Defence is committed to ecologically sustainable development and reducing greenhouse gas emissions as well as complying with Government Environmental Policies including Net Zero strategy and the Environmental Sustainable Procurement Policy. The Project has adopted cost effective measures as a key objective in the design and development of the proposed works. These include:

- a. Energy targets:
 - i. Designed to achieve 5.5 star NABERS energy rating;
 - ii. Adopted environmentally considerate construction materials.
- b. Measures to reduce energy and water use:
 - i. Heat pumps for HVAC heating and cooling (no gas connection to building);
 - ii. LED light fittings;
 - iii. EV charging provided in car park;
 - iv. Use of rainwater captured on-site for landscape watering;
- c. Demolition and disposal of existing structures:

- i. A modified integrated fit-out will limit abortive works and material waste;
- ii. Consolidation of the Defence estate through the surrender of leases.

Potential Impacts

46. Through engagement with the building and precinct owner, Defence has worked to identify potential environmental and local community impacts, and propose suitable mitigation measures. These include:
 - a. **Visual Impacts.** There will be minor visual impacts as a result of construction site establishment. Site establishment will occur within the existing area established for base building construction.
 - b. **Noise Impacts.** There will be minor noise impacts due to general construction activities and logistics. Given the works will occur within the building envelope no significant noise impacts are expected. The project will comply with local noise regulations.
 - c. **Heritage Impacts.** There are no Commonwealth or State Heritage Listed places, or sites of historic or cultural significance within or adjacent to the proposed project as the project will occur within an existing building envelope.
 - d. **Traffic, Transportation and Road Impacts.** Defence does not anticipate material impacts at either establishment on local traffic from the construction or operation of the proposed facilities; and
 - e. **Relevant Local Facilities and Businesses.** Defence does not anticipate any negative impacts to local facilities or businesses.
47. Based on the findings of the assessments undertaken, Defence has determined that existing environmental and heritage values will not be impacted by the Project. Therefore, the Project is not required to be referred to the Minister for the Environment and Water under the Environmental Protection and Biodiversity Conservation Act 1999 (Cth).

Consultation with Key Stakeholders

48. Defence has developed a community consultation and communications strategy that recognises the importance of providing the local community and other interested stakeholders an opportunity to provide input into, or raise concerns relating to, the proposed works.

49. To date Defence has engaged with a variety of internal and external stakeholders during Project development. These include:

- a. Department of Finance
- b. Canberra Airport Pty Ltd;
- c. Airport Building Controller;
- d. JLL Australia;
- e. Relevant internal Defence stakeholders.

50. Through consultation with these stakeholders the issues raised, feedback and input received has been incorporated into the project's development activities including approvals, contracts, and design documents.

51. Further engagement with internal and external stakeholders including local businesses and community will occur in accordance with the project's Community Consultation Plan.

Cost Effectiveness and Public Value

Project Costs

52. The estimated total capital out-turned cost of the Project is \$103.9 million (excluding Goods and Services Tax). This includes management and design fees, construction, information and communications technology, furniture, fittings, equipment, contingencies, and a provision for escalation.

53. The Project intends to utilise existing Lease Incentive funds negotiated between Defence and the Landlord. The Lease Incentive is currently estimated at approximately \$70.1 million, comprising of contributions from both existing buildings and 9 Molonglo. This amount is subject to change depending on the surrender date of 26 Brindabella Circuit.

54. There will be ongoing operating and sustainment costs resulting from the proposed works. This is due to the fit-out being a leased facility which carries ongoing costs.

Project Delivery System

55. A Project Manager / Contract Administrator (PMCA) has been appointed to manage the development and delivery phases of the project.

56. An AFL (executed between Defence and the Landlord) includes the following:

- a. Design Services Consultant to provide design services. The Design Services Consultant is responsible for preparing a compliant design through consultation with Project

stakeholders.

- b. A Head Contractor to procure trade contractors and manage the physical construction of the works. The Head Contractor delivery methodology will assist to promote opportunities for small to medium enterprises by sub-contracting construction trade packages.
- c. A Quantity Surveyor (QS) has been engaged to assist in financial control and prepare cost estimates.

Construction Program

57. Design activities are expected to be completed by late 2025. Subject to Parliamentary approval, construction is expected to commence in mid 2026 for completion by late 2027.

Public Value

58. Defence has comprehensively assessed public value, opportunities and benefit to the community as a result of the proposed works:

- a. **Economic impacts:** The Project expenditure will support the Australian economy, in particular in the construction and professional services sectors in Canberra and surrounding regions.
- b. **Employment opportunities:** The Project will employ a diverse range of consultants, contractors and construction workers, and is expected to generate opportunities for up-skilling and job training to improve individual skills and employability on future projects.
- c. **Local industry and Indigenous business involvement opportunities:** Defence and the Head Contractor will actively promote opportunities for small and medium local enterprises through construction trade packages. The Head Contractor will also develop a Local Industry Capability Plan and an Indigenous Participation Plan to detail how it will engage with and maximize opportunities for local industry and Indigenous businesses, while providing value for money to the Commonwealth.
- d. **Operational efficiencies:** The Project will enable improvement in operational efficiencies, derived from co-location of the four (4) existing leases into one (1) consolidated lease.
- e. **Value for Money:** The Project will provide value for money associated with improved leasing costs across the Brindabella Park Precinct.
- f. **Sustainable Development:** The Project will provide Improved Ecologically Sustainable Development outcomes associated with modern and efficient building fit-out design and engineering systems.

- g. **Efficiencies:** The project will enable increased efficiencies associated with higher density of operations and a reduction in the number of leases held in the Brindabella Business Park.

Revenue

59. No revenue is expected to be derived from the Project.

Attachments

1. Locality Plan
2. Floorplans

CANBERRA AIRPORT
TERMINAL



CANBERRA AIRPORT

LOCATION OF WORKS
9 MOLONGLO DRIVE

4	30% Concept Design - For Approval	22.08.2025
3	30% Concept Design - FOR APPROVAL	18.04.2025
2	30% Concept Design - FOR APPROVAL	23.05.2025
1	ISSUE FOR INFORMATION	02.05.2025

Amendments
For Information

Client
Canberra Airport Group

Project
Project Molonglo

9 Molonglo Drive,
Brindabella Business Park
Drawing Name
Location Plan

Drawing No.

A010

amcarchitecture.com.au

North



Scale at A0

N.T.S

Checked

LS

Drawn

SC

Job No.

2023.40

Revision

4

Floor Plan | Ground Floor Sketch Plan

Typology Legend

Interface

Foyer / Reception Waiting	x 1
Reception / Security	x 1
Interview Room	x 2
Speed Gates	x 4
<i>- Includes 1x Accessible</i>	

Collaborate

6 Pax Meeting Room
8 Pax Meeting Room
14 Pax Meeting
24 Pax Flex. Meeting
Small Collab (2 Pax)
Small Collab (Lounge)
Small Collab (High Table)
CASG Tender Rooms
- Includes 2x 6 Pax & 1x 12 Pax

Focus

Quiet Room	x 5
Touchdown	x 4
Quiet Room (DSN)	x 3
Work Points (Agile / 1800)	x 195
Work Points (Agile / 1400)	x 8
Work Points (High Bench)	x 8
SLG Office	x 4
Sick Room	x 1

Utility

Utility Room	x 2
Storage Lockers (Total)	x 193
<i>Full Height Lockers</i>	<i>x 4</i>
Secure Safe	x 14

Amenity

Multi Purpose Room	x 1
ICT Help Desk/Build Room	x 1

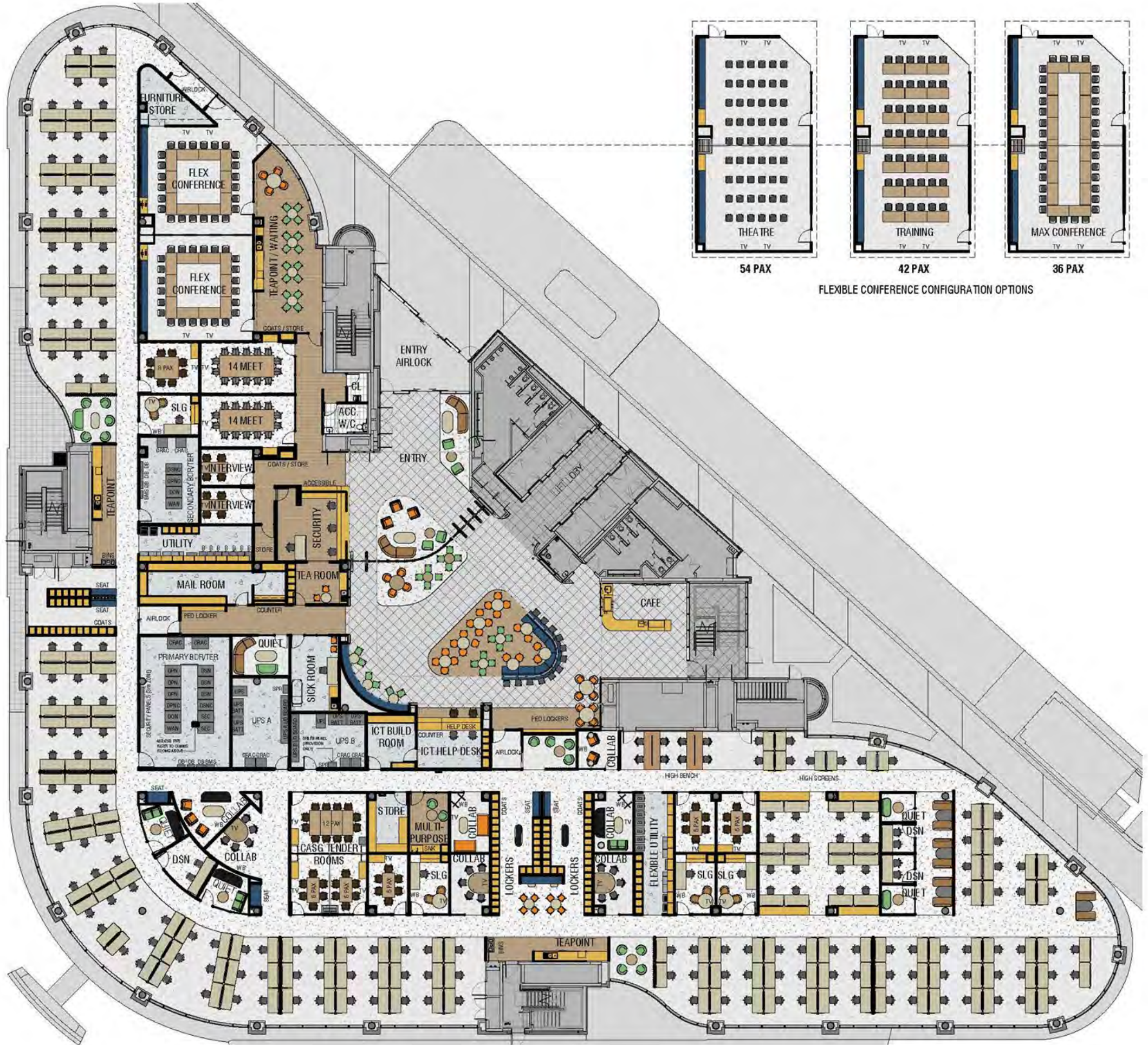
Social

Tea Point x 3

Support

Primary BDR/TER	x 1
Secondary BDR/TER	x 1

*** Emergency Operations Centre to be included. Final location TBC**



Floor Plan | Typical

Typology Legend

Collaborate

6 Pax Meeting Room	x 7
8 Pax Meeting Room	x 1
14 Pax Meeting Room	x 1
20 Pax Meeting Room	x 1
Small Collab (2 Pax)	x 1
Small Collab (High Table)	x 5
Small Collab (Lounge)	x 5

Focus

Quiet Room	x 6
Touchdown	x 8
Quiet Room (DSN)	x 5
Work Points (Agile / Allocated)	x 203
Work Points (Agile / 1400)	x 14
Work Points (High Bench)	x 14
SLG Office	x 8

Utility

Utility Room	x 2
Storage Lockers (Total)	x 260
Full Height Lockers	x 8
Small Store	x 1
Secure Safe	x 12

Social

Tea Point	x 2
Breakout	x 1

Support

Comms Room	x 1
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