

27 June 2023

ADCO to build final stage of Stockland's M_Park Stage 1

[Link to renders](#)

Stockland has appointed construction company, ADCO Constructions, for the next and final stage of M_Park Stage 1, which includes two workplace buildings, retail amenity and a 2,500 square metre open park.

ADCO will carry out the construction for 17 Khartoum Road, a six-storey workplace building with three basement levels, as well as 15 Khartoum Road, a seven-storey workplace building with three basement levels.

The 2,500 square metre park, designed by leading landscape architect Square One, will become an extension of the modern workplaces and include meeting pods with access to Wi-Fi and power for outdoor team collaboration, individual focused work, or to stay connected while socialising. It will also feature a tiered amphitheatre for gatherings, entertainment, and food and beverage offerings.

The park's design has been informed through collaboration with the Dharug Working Group to embed Designing with Country principles, from food and medicinal plants in the gardens, to inscribed storylines and audio elements.

Stockland CEO of Commercial Property, Louise Mason said M_Park's Stage 1 is gathering some real momentum and, with this new construction contract, is on track to be completed in 2025, just one year after the Metro expansion.

"We are pleased to be working with ADCO on the final stage of M_Park Stage 1, which will set the benchmark for enabling the future of work at our flagship work, life, and innovation precinct," said Ms Mason.

"The workplace environment is evolving, and there is a need for high quality workplaces that drive performance and enhance the wellbeing of workers. At M_Park, we have a unique opportunity to create an energetic workplace community that goes beyond the tenancy and office building, all while revolutionising ESG outcomes.

M_Park will provide a number of spaces – both indoors and outdoors – that allow people to work where and how they want to, as well as ample space and dining options to unwind and connect after work," added Ms Mason.

ADCO is an Australian-owned family business with solid expertise in commercial and workplace buildings, as well as health, education, retail, sport and leisure, rail and defence.

ADCO's Managing Director, Neil Harding said ADCO is thrilled to be continuing its strong relationship with Stockland as the builder of choice for this exciting new project.

"We pride ourselves on delivering first class projects for our clients and community based on quality and trust built over a 50-year period in the construction industry," said Mr Harding.

M_Park will be net zero for base building operations and the buildings will meet the ESG expectations of future tenants by targeting 6 Star Green Star and 5 Star NABERS energy in operation ratings. Construction of the final stage of M_Park Stage 1 is expected to start later this year.

About M_Park

- M_Park Stage 1 is set to become a leading innovation precinct in New South Wales for life sciences and technology. It is located in the heart of Macquarie Park's innovation district, which has been established in conjunction with planning authorities, health, education, and industry bodies to leverage their competitive advantage in life sciences, health, pharmaceuticals, digital and biotech.
- Macquarie Park is Australia's largest office market outside of a capital city core¹.
- In April 2023, Stockland celebrated the topping out of M_Park Stage 1's first workplace building at 11 Khartoum Road, a nine-storey building designed by global architecture firm, 3XN, under construction by builder, Taylor.
- The first stage of M_Park will comprise:
 - Three commercial buildings for up to 3,600 workers with shared amenity across the site plus the data centre
 - 62,500 square metres total Net Lettable Area (NLA) inclusive of the data centre
 - 1,500-1,800 square-metre NLA office floor plates
 - 2,500 square metres of green and public space
 - 2,000 square metres of retail, health, and medical offerings.
- Stage 1 brings together leading architects including:
 - Sydney-based and globally recognised architect, CHROFI, has designed 15 Khartoum Road
 - International architect 3XN has designed 11 Khartoum Road. 3XN also designed 17 Khartoum Road which will be occupied by Johnson & Johnson.
 - Award-winning international landscape architect, Square One, has designed the open park.

¹ Source: Department of Planning, Macquarie Park Strategic Masterplan 2022

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We are a leading creator and curator of connected communities with people at the heart of the places we create. For more than 70 years, we have built a proud legacy, helping more Australians achieve the dream of home ownership, and enabling the future of work and retail. Today, we continue to build on our history as one of Australia's largest diversified property groups to elevate the social value of our places, and create a tangible sense of human connection, belonging and community for our customers. We own, fund, develop and manage one of Australia's largest portfolios of residential and land lease communities, retail town centres, and workplace and logistics assets. Our approach is distinctive, bringing a unique combination of development expertise, scale, deep customer insight, and diverse talent - with care in everything we do. We are committed to contributing to the economic prosperity of Australia and the wellbeing of our communities and our planet.