

HOME AND LIFESTYLE SUPER CENTRE



WHAT IS PROPOSED?

Darwin's first Home and Lifestyle Super Centre under one roof.

Joint venture partners Darwin International Airport and Ticor Developments are planning to build a \$100 million Home and Lifestyle Super Centre on a nine-hectare site in the airport business park next to Bunnings.

Home and lifestyle super centres, also known as bulky goods centres, are the fastest growing retail concept in Australia.

The centre will provide an integrated shopping experience under one roof. It will include about 1500 parking spaces, mostly under cover, between 40 to 50 air-conditioned showrooms and several specialty retail shops and cafes.

TICOR DEVELOPMENTS

A development company specialising in bulky goods retail.

Ticor Developments is a Sydney-based property development and investment company that owns, manages and develops a range of retail assets in Australia and specialises in bulky goods centres.

Its properties include the Domain Central (a regional homemaker centre in Townsville), the Castle Hill Supa Centa (the largest bulky goods centre in Australia) and the Marina Mirage on the Gold Coast, among others.

Artist's Impression of Home and Lifestyle Super Centre Exterior



Artist's Impression of Home and Lifestyle Super Centre Interior

CONSISTENCY WITH THE DARWIN INTERNATIONAL AIRPORT MASTER PLAN

The construction of a Home and Lifestyle Super Centre is consistent with the airport's 1999 and 2004 Master Plans, which were developed after extensive community consultation.

Darwin International Airport is on Commonwealth land, therefore it operates under the *Airports Act 1996*. The Act requires the airport to prepare a Master Plan every five years which sets the strategic direction of the airport. The Master Plans for 1999 and 2004, prepared after extensive consultation with the Northern Territory Government and the community and approved by the Federal Minister, include provision for a business park. In particular, they identify the proposed location of the Home and Lifestyle Super Centre for this kind of "large format retail" development. In 2006 the Bunnings store opened as the first stage of the implementation of the business park. The Home and Lifestyle Super Centre is the next phase of development.

A NEW CONSUMER OFFERING

The Centre will provide a contemporary, air conditioned and centrally located destination for shoppers, with the added benefit of undercover parking.

The Home and Lifestyle Super Centre will provide a new consumer offering to Darwin. The Centre will let Darwin residents shop for home wares and lifestyle goods under the one roof in a contemporary environment and in air-conditioned comfort. Shoppers will be able to park under cover and explore the 40 to 50 retailers on offer. The Home and Lifestyle Super Centre will provide a centrally located and easily accessible place for Darwin residents to shop and will allow a wider variety of shopping, with the Centre attracting new retailers to Darwin.

ENVIRONMENT

Landscaping using native flora will be included in the development in the same way that it has been at Bunnings.

Darwin International Airport works hard to manage the impact of its activities and has an excellent environmental record. As part of its commitment to the environment, the airport has created a 15-hectare conservation reserve as well as a 13-hectare reserve along Rapid Creek. The airport will also plant a 20-metre landscape buffer along its land on Bagot and McMillans Roads. The landscaping at Bunnings represents the first phase of this landscaped buffer zone, which featured on the ABC's *Gardening Australia* in June 2008. The airport will apply the same quality of landscaping to the Home and Lifestyle Super Centre.

Flora and fauna surveys have determined that no endangered plants or animals will be affected by the development. The Cycad *Cycas armstrongii*, which is listed as 'vulnerable' in the NT, is found on the site and will be relocated under the Territory's Cycad Management Plan within the buffer zone or elsewhere on airport land.

Before construction starts, it is Darwin International Airport standard practice to prepare a Construction Environment Management Plan. The plan will incorporate procedures to minimise erosion and sedimentation in the Wet season, among other things.

RETAIL DEMAND

The Centre will fulfill the demand for this kind of retail space in the Darwin trade area.

A study by retail economists Pitney Bowes MapInfo has identified the potential for this type of retail floor space in Darwin. The Home and Lifestyle Super Centre would meet this demand and provide a greater variety of shopping at a central, modern and easily accessible location.

Darwin is growing rapidly and the airport is able to provide large parcels of land for development. The Home and Lifestyle Super Centre will attract new retailers to Darwin, increasing diversity and competition.

EMPLOYMENT AND ECONOMIC IMPACT

The Home and Lifestyle Super Centre will create considerable employment.

The development will generate about 550 jobs during construction, with a further 881 jobs resulting from flow on

effects. Once open, the Centre will generate about 690 jobs with a further 645 created in the broader community. This provides a tremendous opportunity for youth employment as retail jobs are high on the list for school leavers to enter the workforce.

TRAFFIC

Traffic solutions are being carefully designed to address the increased traffic.

The Home and Lifestyle Super Centre is well-positioned on Darwin's arterial road network. Access to the Centre will be on Osgood Drive via a number of car park entrances and exits. The airport is working closely with consultants and the Department of Planning and Infrastructure to ensure traffic flows smoothly around the site and to and from the arterial roads.

PLANNING ON AIRPORT LAND

Darwin International Airport is on Commonwealth land so has to abide by the planning and development consent provisions of the *Federal Airports Act 1996*.

Under the provisions of the *Airports Act 1996*, the construction of a new building on airport land where the building is not a passenger terminal and the development is worth more than \$20 million, requires the airport to submit a Major Development Plan to the Federal Minister for Infrastructure, Transport, Regional Development and Local Government.

A Major Development Plan for the Home and Lifestyle Super Centre will be on display for 60 business days so the public can comment. Darwin International Airport will conduct comprehensive stakeholder consultation to ensure the public can ask questions and have their say on the project.

WHAT ARE THE PROJECT TIMELINES?

The Major Development Plan will be submitted to the Federal Minister later this year. It is hoped to start construction in early 2009, with the new centre opening late 2009 or early 2010.

HOW CAN I HAVE A SAY?

Darwin International Airport invites your comments and feedback on the project. It will post copies of the Major Development Plan and other information on its website as it becomes available. Printed copies can be inspected at Darwin and Karama public libraries and at the Airport Management Centre during the public consultation phase.

Details on how to contact Darwin International Airport are listed below.

