

## PROJECT INFORMATION BULLETIN #1

### DEVELOPMENT OF NEW OFFICE BUILDING IN TUGGERANONG TOWN CENTRE

Recent media statements have confirmed the Department of Social Services (DSS) will continue to be located in Tuggeranong, retaining a major Commonwealth employment presence in Tuggeranong.

Cromwell Property Group is in discussions with the Department with a view to constructing a new building at the corner of Athllon Drive and Soward Way on Block 2 Section 14 Greenway. As proposed, the new building will provide approximately 30,000m<sup>2</sup> of office space for the Department to occupy from late 2016, when the lease for Tuggeranong Office Park expires.

The current draft concept design comprises a 6 storey building fronting Athllon Drive.

As proposed, the new office building will include basement parking, new road access off Soward Way and pedestrian access off Athllon Drive. There will also be a new landscape plan for this part of the overall site.

The National Capital Authority (NCA) will have responsibility for development approval as the site is on National land. An amendment to the existing Development Control Plan administered by the NCA will be advertised shortly for public comment, over a 6 week period, to incorporate changes that will facilitate the proposed development.

It is anticipated that plans for the proposed development will be submitted to the NCA in late September this year for approval.

As part of the overall project, a separate development application will be lodged with the ACT Government for approval to construct a new section of Roland Rees Crescent between Soward Way and Athllon Drive.

The new road will include about 200 new parking spaces to replace those lost by the creation of the construction site, avoiding additional pressure being placed on existing nearby public car parks.

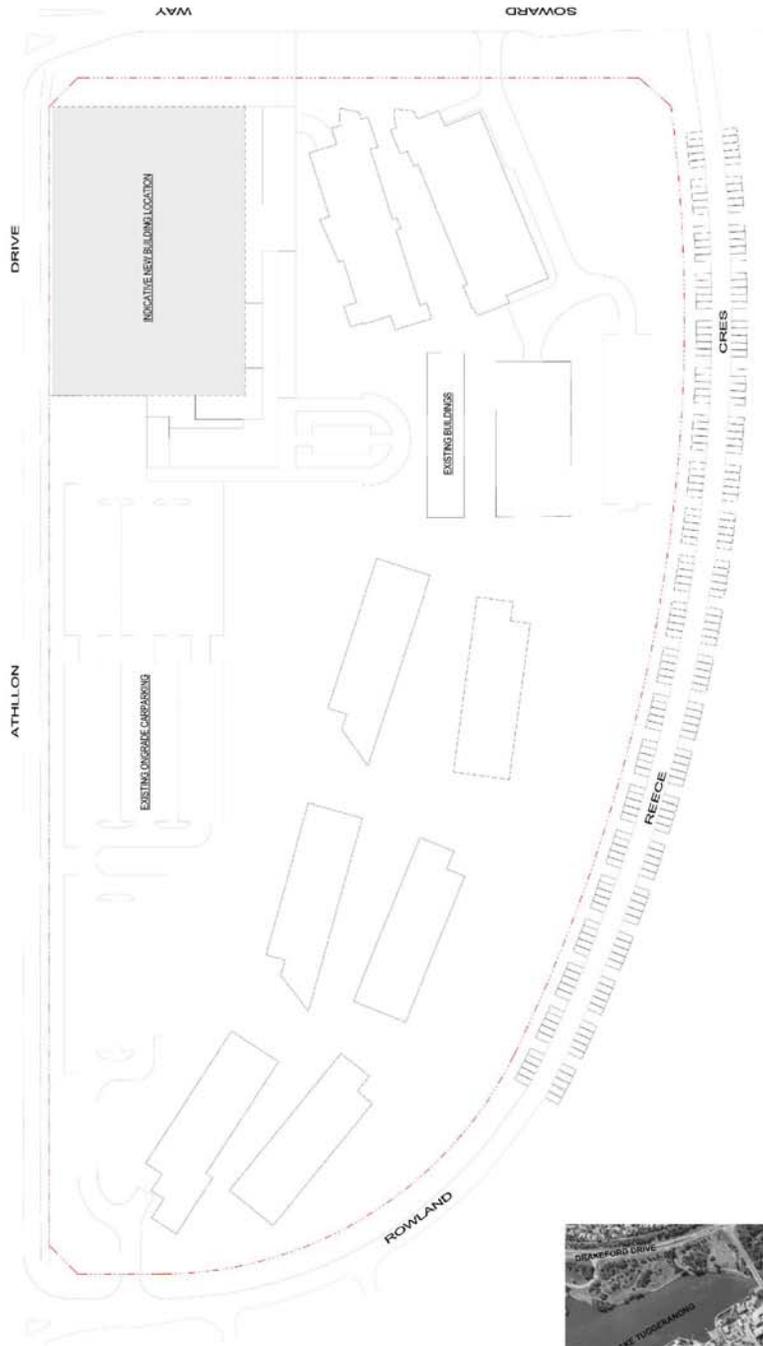
Construction of road works is subject to planning approval but is expected to commence in the latter part of this year.

Construction of the office block is planned to commence in early 2015, subject to satisfactory completion of an agreement for lease with the Department, planning approvals and to consideration of a report to the Australian Parliament by the Joint Standing Committee on Public Works, and subsequent passage of an expediency motion in the Parliament.

A parking strategy will be prepared as part of the planning approval process to address disruption of parking on site resulting from construction work.

The project team will provide Tuggeranong Community Council with updates on project progress as required. For inquiries about the project please contact Rob Purdon (62571511) or [rob.purdon@purdon.com.au](mailto:rob.purdon@purdon.com.au).

**Site Plan**



**Context**

