



Belconnen Village

on Walder

**A sense of place,
an experience where
everyone feels at home.**

By the Suburban Land Agency

The Suburban Land Agency vision

The Suburban Land Agency is committed to creating great places for our city.

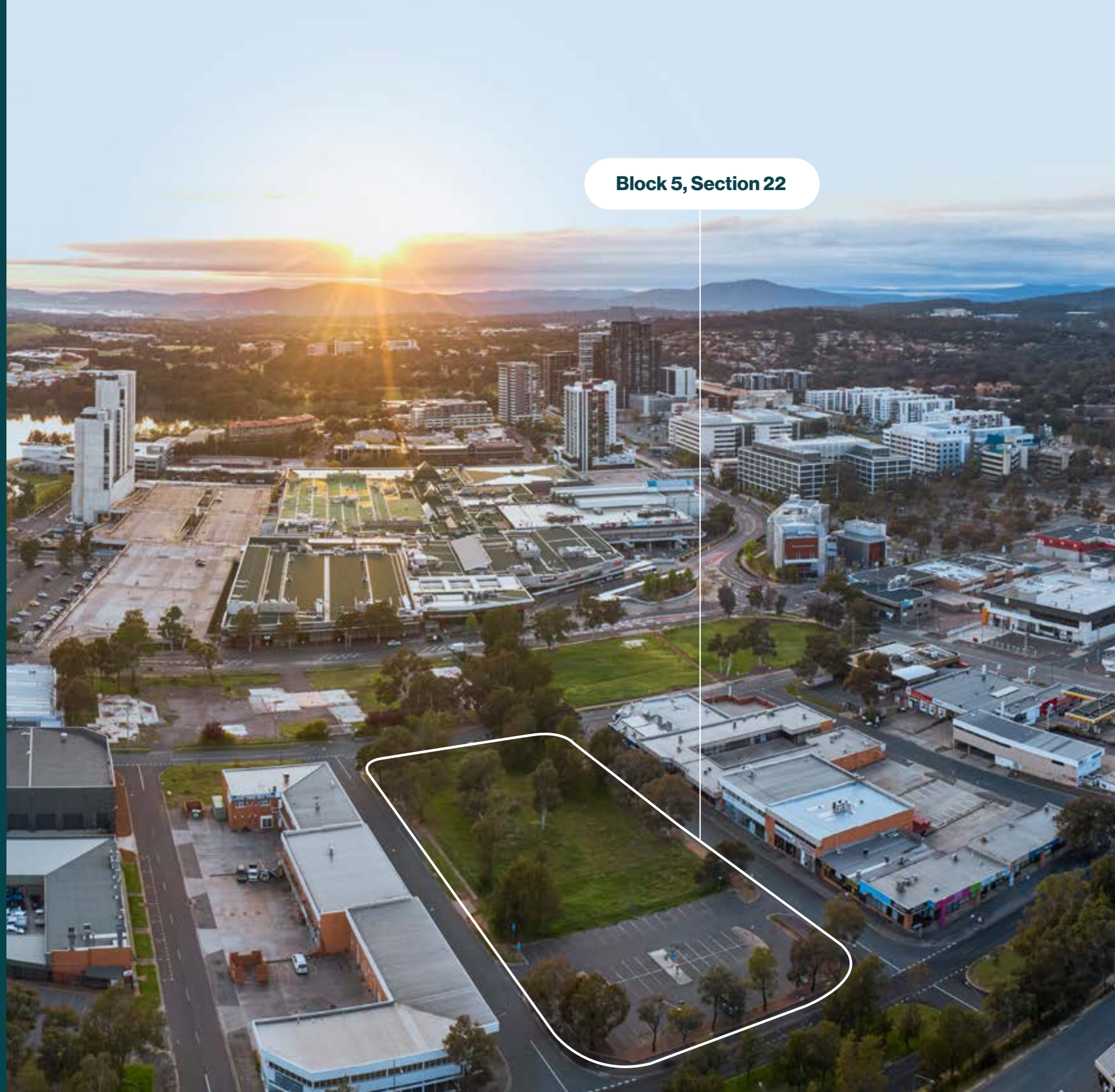
We pride ourselves on delivering sustainable urban environments that bring people and businesses together, to help our community and natural environments to thrive.



ACT
Government

Suburban Land
Agency

Block 5, Section 22



Belconnen Village

on Walder

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We acknowledge the Ngunnawal people the traditional custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.

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A sense of place, an experience where everyone feels at home.

A walkable neighbourhood – close to jobs, shops, recreation, and transit hubs – providing an opportunity to urbanise, localise and humanise the mixed-use environment, creating a landmark for beauty and fulfilment.

Belconnen Village on Walder will be presented for purchase by **auction 11am, 7 December 2022**. Please register your interest at **suburbanland.act.gov.au**

Block 5, Section 22

Zoning:	CZ2: Business Zone
Section 22:	6,381m ² , height 29m (8 Storeys)
Total Dwellings:	189
Affordable:	30
Community:	3

Urbanise – Localise – Humanise – Collaboration Realised

This site presents the opportunity to create a mixed-use precinct built for, and designed in collaboration with, community. A place where everyone belongs, our home.

At The Suburban Land Agency (SLA), we aim to create ‘sense of place’ experiences. We collaborate with communities and developers to deliver great places where communities thrive. We foster quality place and design outcomes through our land sales processes and place delivery during development.

We are seeking innovative developers to help us shape a sustainable future for Belconnen at this prominent site. A walkable neighbourhood, leveraging amenity and locality – close to jobs, shops, recreation, and transit hubs – providing an opportunity to activate and humanise the urban environment in creating a landmark for beauty, joy and fulfilment.

Another connected community designed development brought to you by the The Suburban Land Agency.

‘Settle for more’

Executive Summary

We're inviting innovative developers to bid for this prominent site and deliver a revitalised community-driven urban precinct.

The site is zoned for a variety of uses, complementary retail, office and restaurants delivering an activated mixed-use development.

The Offer



1.



2.

—
Set within a well-established town centre location.



3.

- 1. Lake Foreshore
- 2. Cohen Street Bus Interchange
- 3. Lake Ginninderra Loop Trail

Site Features

1. Premium central position
2. Connection to public transport and bus interchange
3. Close to Belconnen Westfield Shopping Centre
4. Walking distance to Lake Ginninderra and lakeshore parkland
5. Near to the University of Canberra and major hospitals
6. Part of a government and education employment hub
7. Part of an evolving neighbourhood
8. Near future development of SLA's Belconnen Central
9. Near future development of SLA's Belconnen Lakeshore

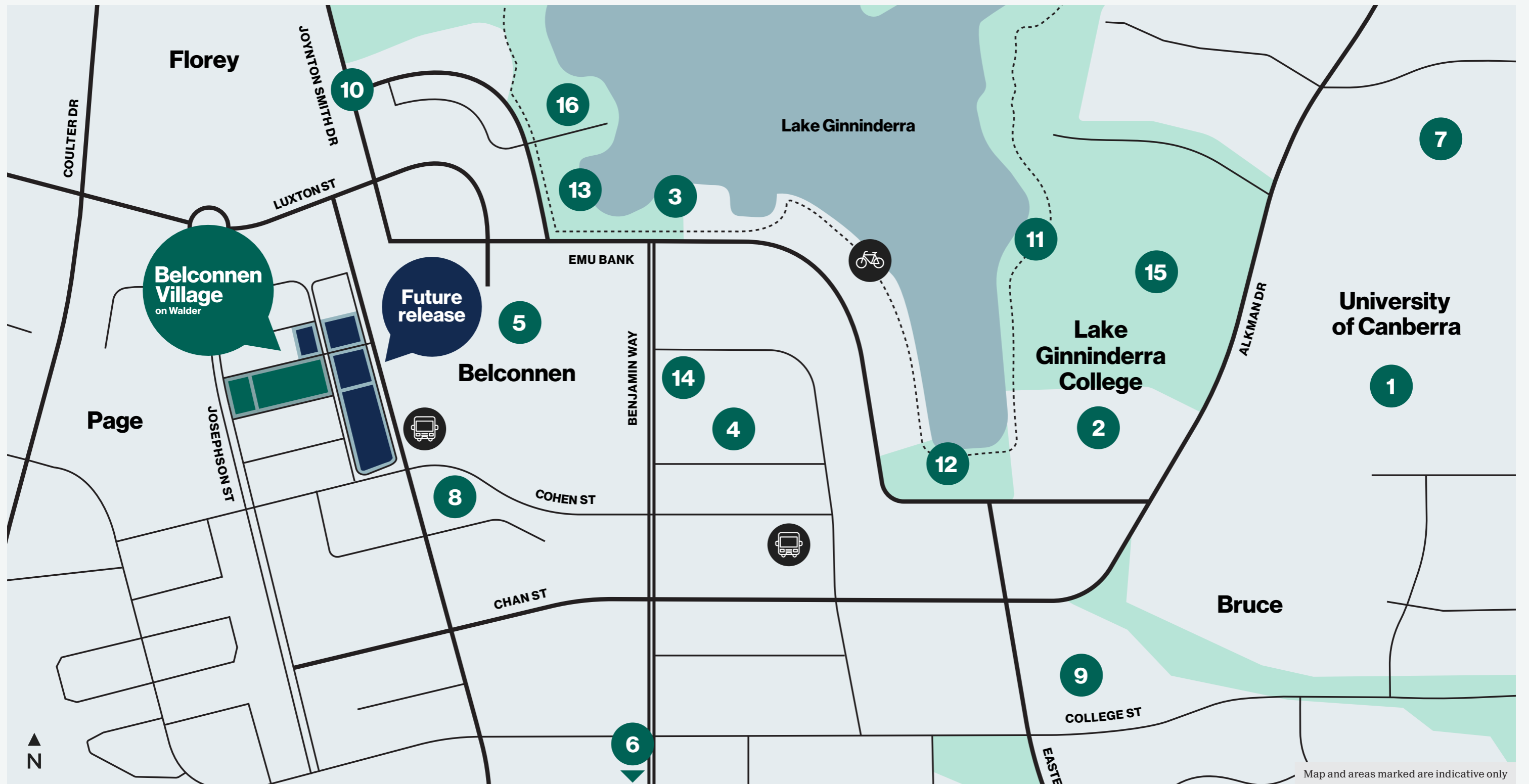
The Site

An opportunity to capitalise on Belconnens revitalisation.

Belconnen is going through a revitalisation with multiple new developments evolving the look and feel of the area. The release of this new site follows the release other SLA sites by Lake Ginninderra and in the town centre.

The site is located in a premium central position opposite Westfield Shopping Centre, an area undergoing transformation in line with the [Belconnen Town Centre Place Design Brief \(2021\)](#). The site will in time, have connection through to Lathlain Street. The Lathlain Street location is marked as part of the Belconnen renewal process which will ultimately deliver tree lined streets, slow traffic zones and alfresco dining.

This site represents a significant and uniform parcel of land and presents the opportunity to create a mixed-use precinct in a premium central position, built for community and designed in collaboration with community. A place where everyone feels at home.



Education

- 1. University of Canberra
- 2. Lake Ginninderra College

Arts & Culture

- 3. Belconnen Arts Centre
- 4. ACT Library

Shopping

- 5. Belconnen Westfield
- 6. Fresh Food Markets

Transport

-  Bus
-  Bike Path

Health

- 7. University of Canberra Hospital
- 8. Belconnen Health Centre

Recreation

- 9. Canberra International Sports and Aquatic Centre
- 10. Belconnen Bike Way

- 11. Lake Ginninderra Loop Trail
- 12. Belconnen Skate Park
- 13. Emu Inlet Park Waterfront
- 14. Margaret Timpson Park
- 15. John Knight Memorial Park
- 16. Gummiuk Beach



1.



3.



2.



4.

- 1. Belconnen Cafes and Restaurants
- 2. Lake Ginninderra & Emu Inlet Promenade
- 3. Belconnen Fresh Food Markets
- 4. Lake Ginninderra Loop Trail

This is a unique opportunity to create a vibrant, community-driven mixed-use destination that fosters connection in the heart of Belconnen.



A thriving residential lifestyle

A space for people to live with ease and connect with their community. An inclusive neighbourhood created with its community at the core that inspires a sense of pride and belonging.



A connected business hub

A place for a diverse range of businesses to thrive with all the conveniences of a prime urban location. A connected business community abundant in commercial opportunities afforded by its locale.



A vibrant community destination

A place that enlivens an array of rich cultural offerings for the local community to experience, including restaurants, entertainment, and retail. A rich, bustling, and vibrant precinct with a lively atmosphere.



A sustainable community

A precinct with a 5 Star Green Star rating, inclusive of EV charging infrastructure and supportive of active travel through end of trip facilities. A place that serves our community now and sustainably into the future for generations to come.

The Possibilities

This prime development opportunity will be presented for purchase by auction.

Belconnen Village on Walder will be presented for purchase by auction.

As the Belconnen Town Centre transforms, we are seeking collaborative and innovative developers to enrich the lives of the present and future Belconnen community.

This precinct demands people and place-led design thinking to deliver a community-driven sustainable development in the heart of the Belconnen Town Centre.

The release of this site presents a unique opportunity to draw on the location's potential and create a well-connected precinct that will deliver value to Belconnen for years to come.

The Process

Online Auction Details

Date 11:00 am, 7 December 2022

Register by 5:00pm, 5 December 2022

Please refer to our website for the online auction details and registration requirements: suburbanland.act.gov.au

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Contact

Selling Agents



Daniel McGrath
Daniel.McGrath@au.knightfrank.com
0411 140 523

Joseph Rennie
Joseph.Rennie@au.knightfrank.com
0431 040 132

Contact details



ACT
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The Suburban Land Agency

General (02) 6205 0600
Sales 1800 777 952

GPO Box 158
Canberra ACT 2601

suburbanland.act.gov.au

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