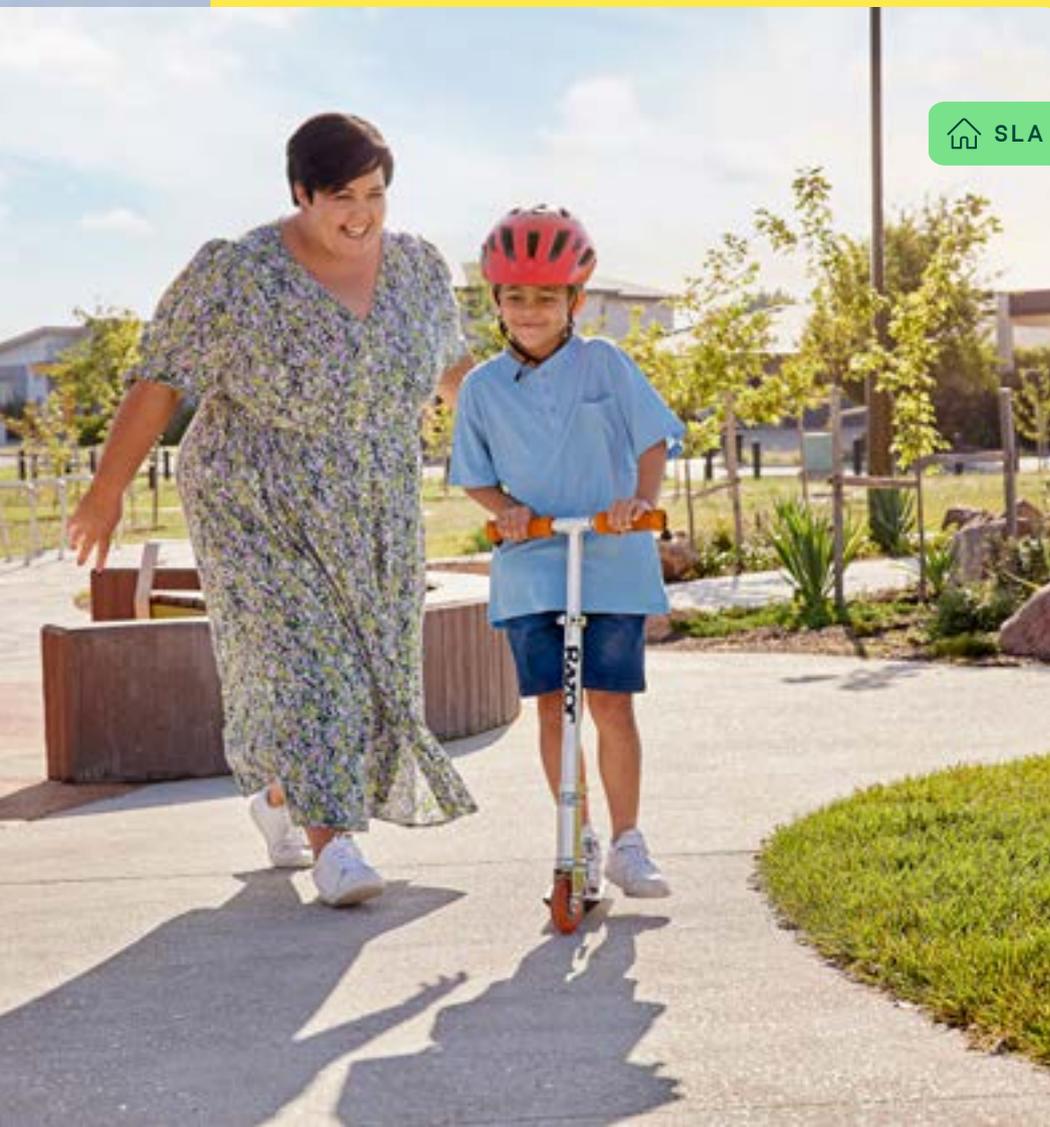


Section 54, Belconnen Town Centre

January 2026

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 SLA PLACE DESIGN

This document was produced by Suburban Land Agency (SLA).

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We acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

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Place Design Brief

The purpose of this Place Design Brief is to inform and provide guidance to the future developer of Section 54 Belconnen (the Site).

This Brief provides four criteria to be addressed by the future developer within the designs and Development Application lodgement. The developer is required to submit in written and concept form to SLA at the Concept/Schematic Design phase and ahead of any Development Application lodgement.

Informed by

Suburban Land Agency (SLA) is releasing Section 54, Belconnen via a Request for Expression of Interest process (REOI) with a Project Delivery Deed (PDD). The Site is expected to deliver a maximum of 60 residential dwellings. Refer to the REOI, Contract for Sale, Specimen Crown Lease and Project Delivery Deed, background documents including General Sales Information for requirements.

This Place Design Brief provides guidance for the letter of endorsement by SLA as per Schedule 4 of PDD.

This document is not a mandatory set of design or delivery requirements. Rather, it outlines a desired place experience aligned to community aspirations and expectations supported by the SLA for an inclusive and welcoming outcome for residents, workers, and visitors to the area. Section 54, Belconnen is a unique site with important social and community connections – a built form and landscape response that considers these factors will be critical to the success of the neighbourhood.

For endorsement

As per the Project Delivery Deed Schedule 4 - the developer will require a letter of endorsement from SLA prior to Development Application lodgement. The SLA letter will be provided once the developer has submitted to SLA the DA that demonstrate (in drawing and report form and via a meeting between SLA and developer) how the four criteria outlined in this Place Design Brief have informed their plans. The developer should demonstrate which items have been incorporated and which have not been, with rationale for omission. The developer submission will need to demonstrate site's future relationship to and integration with adjacent public realm and Margaret Timpson Park.

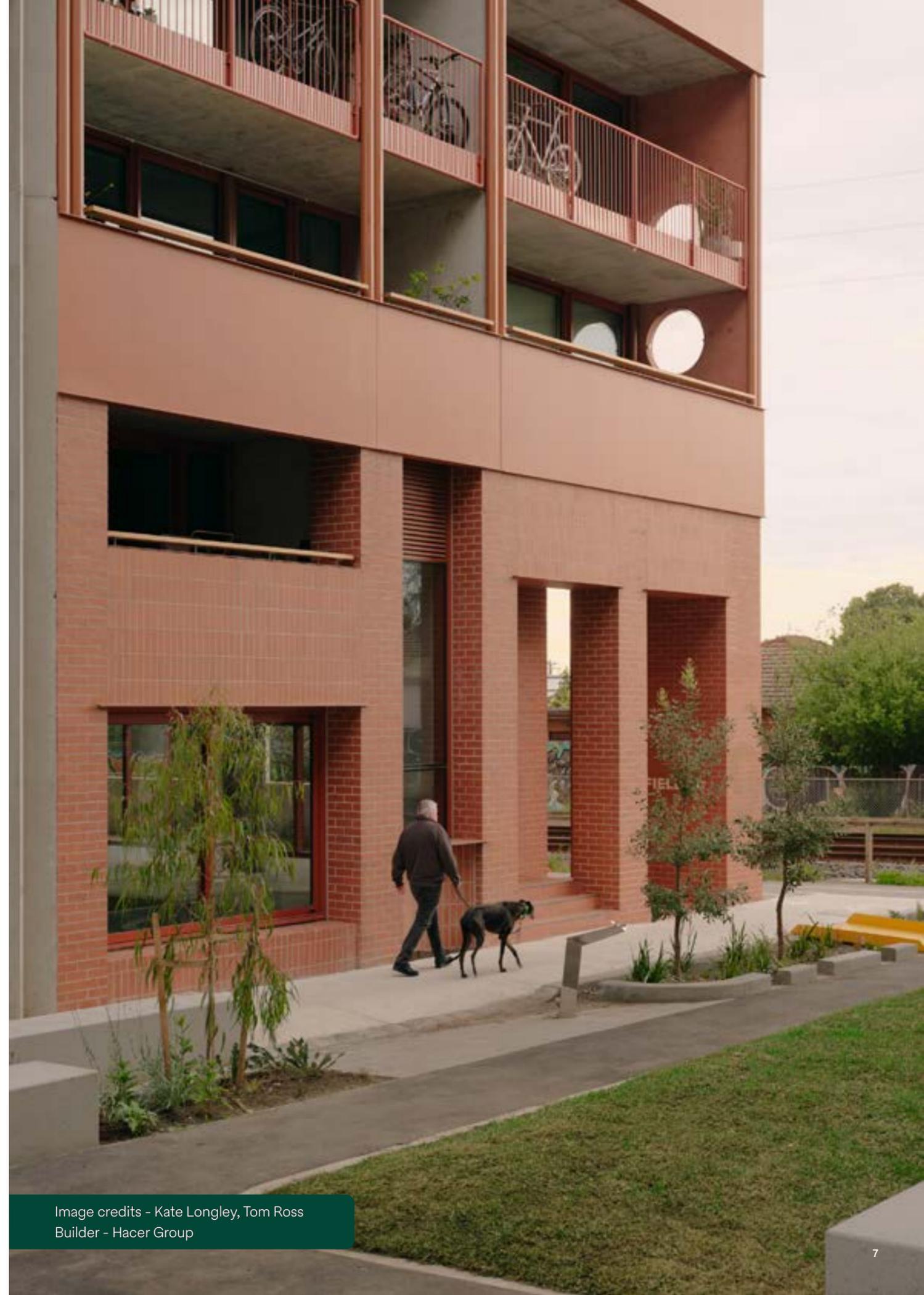
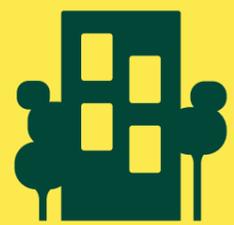
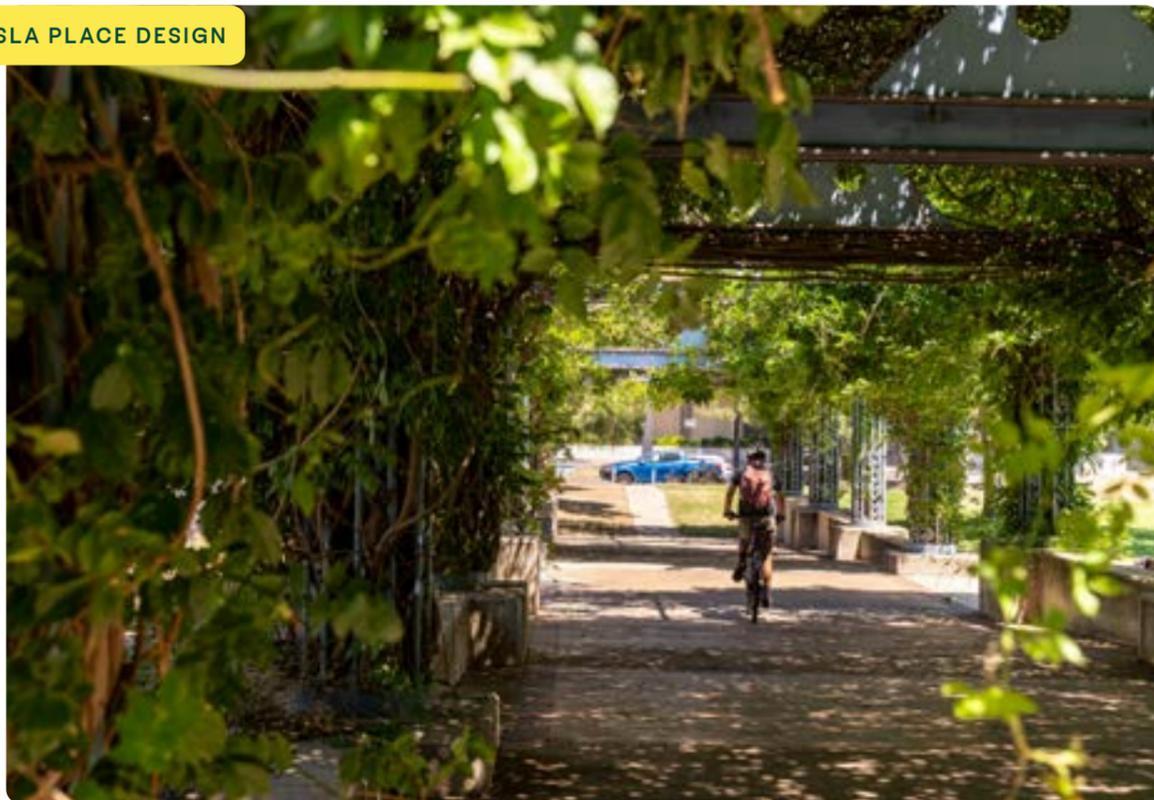


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Site context

The Site is unique in its accessibility to services, parks, amenity, and public transport. As a community housing site, Section 54 presents an opportunity to create a connected and vibrant community through good design that supports meaningful interactions with residents, park users and local businesses. When designing and planning; the developer should take into consideration the City and Environment Directorate's designs and plans for Margaret Timpson Park upgrades (provided as attachment to PDD).



Criteria One

Place Vision

- Create a vibrant, inclusive, and sustainable community housing development.
- Enhance public realm and connectivity between Section 54, Margaret Timpson Park, Swanson Plaza and Benjamin Way.
- Promote health, wellbeing, and social interaction through design.
- Deliver high-quality, place-based outcomes aligned to the Territory Plan.

Criteria Two

Site Context and Opportunities

- Situated adjacent to Margaret Timpson Park, the site allows for a strong green interface, with opportunities to incorporate public/private realm seating and complementary designs.
- Benjamin Way/Park corner lends itself to the design of interesting public / activated spaces connecting the built form on the Site to the park and to pedestrian spaces.
- Located within Belconnen Town Centre – many current neighbours to the Site are essential and well-visited service providers including; Access Canberra, Library, Employment Service, Senior Citizens Centre, Neighbourhood Centre, bus interchange. As well as Westfield Shopping Centre, College and BelcoArts nearby. The experience and amenity of a new building on the Site should enhance safety, a welcoming environment and connectivity.
- Benjamin Way as a busy street for vehicles and active travel. Swanson Street presents opportunity for greening and amenity upgrades.
- The arbour and shading provided by the wisteria vines and walkway between the Site and Margaret Timpson Park are much loved by locals. Integrating the shade, foliage, colours and seating areas already offered by this feature into the new building would provide community connections, pride in place and connection between public and private spaces.
- Sentinel apartment residents as well as commercial tenants in Swanson Plaza look on to the Site from above. Consideration should be given to plant, equipment, solar and rooftop uses as experienced by residents of the new building and by those looking on to the space.
- Creative hoarding is on the site already. The structure has been designed for longevity and re-use. When hoarding is removed by the Developer, the structural framing elements should be considered for reuse either by SLA or the developer.
- In addition to the vinyl sticker artworks, there is a 30 metre community mural on the hoarding entitled ‘Creatures of Belconnen’. The hoarding currently supports wayfinding to key services in the area. SLA will work with the Developer to uphold license agreements with artists and would welcome art remaining onsite as long as practicable with consideration to developers’ own marketing and any alterations to panels, entry gates etc.



Criteria Three

Design Principles

CATEGORY	DESIGN PRINCIPLES
Community Benefit and Value	Design for social connection between neighbours to help address wellbeing and loneliness. This includes but is not limited to consideration of rooftop green spaces, communal areas with shade, seating. Communal solutions to mail, waste and storage that promote a shared and circular economy
Community Benefit and Value	All year seasonal considerations for communal connections.
Community Benefit and Value	Inclusive, safe spaces. Consideration of all abilities, ages and pets. Consideration of lighting interface between park and built form on Section 54; safety, amenity, activation.
Community Benefit and Value	Street trees, verge treatments, landscaping, safety and accessibility are considered on all four perimeters of the Site. Rain gardens, low maintenance, climate resilient planting that provides shade, heat island mitigation, considers neighbours, enhances urban biodiversity and permits safe egress for all users.
Building Entries and Interface	Integrate visitor amenities such as seating, bike parking, and EV charging.
Building Entries and Interface	Provide clear, welcoming, and weather-protected entrances.
Building Entries and Interface	Maximise active frontages and multiple entries to enhance street engagement – particularly facing Margaret Timpson Park and Benjamin Way. Figure 6 of Belconnen District Policy outlines these requirements.
Lower Storeys and Public Realm Activation	Use high-quality materials, planting and urban furniture to enhance setbacks and forecourts. Interface with arbour and wisteria – noting seasonal changes, time of day experience. Consideration of interface to Swanson Plaza, in particular noting the basement parking entrance and walkway at rear of section 54. Impact to residents as well as safety and amenity of people using the walkway between the two buildings.
Lower Storeys and Public Realm Activation	Include publicly accessible functions (e.g. hospitality businesses) at ground level. Create; through planting, heights, screening, layout of the built form and retail offerings; spaces that bleed into the Park and arbour area and complement the upgrades to Margaret Timpson Park.
Lower Storeys and Public Realm Activation	Design balconies and lower storeys to overlook and engage with public spaces. Consideration of planting beds for edibles that blur public/private realm.
Circulation and Connectivity	Ensure natural light and ventilation in corridors within the building
Circulation and Connectivity	Include seating and gathering spaces to foster incidental social interaction.
Circulation and Connectivity	Promote stair use and visibility of circulation areas for passive surveillance.
Private Open Space	Consider neighbours looking down onto balconies and roof/plant areas from neighbouring taller buildings (Swanson Plaza and Sentinel Apartments).
Private Open Space	Include features like hose taps, power outlets, and acoustic separation.
Private Open Space	Design balconies and courtyards for usability, privacy, and microclimate comfort.
Environmental Sustainability	Consider cost of running/operating the homes and the building overall.
Environmental Sustainability	Design for long-term maintenance and longevity of green infrastructure.

Do's and don't

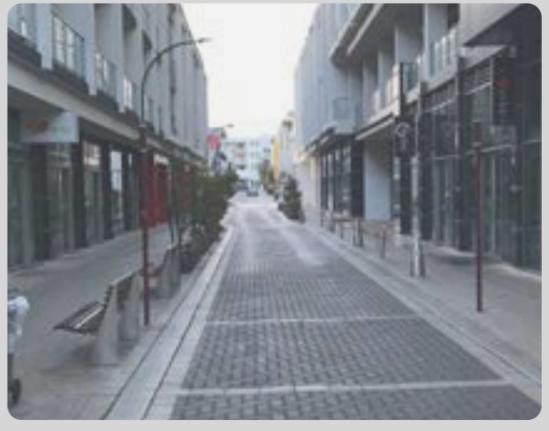
Desired outcomes

- ☑ Open / visual / inviting spaces that open out to the public realm, servery window options, pop-up or spill-out displays, seating or activations, shops and hospitality offerings with generous windows inviting interaction.
- ☑ Melding of private and public spaces in some ground floor areas of the Site to foster connections between Belconnen residents, park users, workers and visitors.
- ☑ Planting and design that considers and complements the wisteria and arbour.
- ☑ Considerations for safety and activation day and night and all year round.
- ☑ Integration of the existing community mural into design in some way and/or additions to this throughout the site.



Undesired outcomes

- ☒ 'Active frontage' is not a frosted doorway entry to a commercial office space.
- ☒ High walls fronting the Park.
- ☒ Corner of Benjamin Way and Park as a blank, high wall.
- ☒ Alcoves and dark spaces around the Site that lead to safety concerns.
- ☒ Residents with high operating costs due to poor ventilation, solar access, orientation or other design and materiality choices.



Criteria Four

Stakeholder Engagement



- Engage with community stakeholders, including residents, commercial tenants, Belconnen Community Council and nearby service providers.
- Use visual tools and clear language to support participation in planning – consider use of the hoarding already in place for communication with locals about what is planned for the Site.
- Meet with SLA and other ACT Government Directorates to gain insight into community interests and connections with the Site.

City of Sydney: Active Frontages - *An active frontage is a continuous business or retail uses that open directly to the footpath. These uses provide activity on the streets. They enhance public security, and passive surveillance and improves the amenity of the public domain by encouraging pedestrian activity. They also assist in supporting the economic viability of the street.*



- Refer to:**
- 2016 Belconnen Masterplan
 - Belconnen District Strategy
 - Belconnen Community Council
 - ConnectUp2617



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