

 CANBERRA

# A standout opportunity in Molonglo 1

Be at the centre of Canberra's next chapter.  
64,000m<sup>2</sup> high density residential englobo opportunity for sale by single stage tender.



# A standout opportunity starts here

**Canberra is a city in its prime – and few areas are as pivotal to its next chapter as Molonglo 1. This is your standout opportunity to be a part of its growth, while experiencing the kind of potential that comes from a surrounding thriving community.**

Spanning a significant 64,000m<sup>2</sup>, the englobo site lays the foundations for a residential precinct in a highly sought after riverside location.

Located in the already-thriving Molonglo Valley, surrounded by established suburbs mean the area is already amenity-rich. This potential is going to be amplified further with the development of Molonglo Town Centre, which is adjacent to this site. Including a main commercial precinct, school, library and other community facilities, it will be the core of a community that bears the best hallmarks of sustainable, purposeful placemaking.

Your opportunity to contribute to that positive legacy starts here.





SITE MAP & SITE SPECIFICS

# A unique site ready to scale

Suburban Land Agency (SLA) invites tender submissions from developers to deliver the first chapter of Molonglo 1. Create a well-connected residential precinct with design flexibility amongst a thriving and growing Canberra community.

Block Details	Block 1 Section 1 Molonglo
Total yield	700
Affordable housing	nil
Community housing	65
Public housing	40

- Deliver 700 dwellings over 64,000m<sup>2</sup>
- Connected to the future Molonglo Town Centre
- Close to world class sporting facility, Stromlo Forest Park
- Multiple existing and planned for early education and schools in the area
- Design flexibility to create a precinct that explores various heights and dwelling mixes
- Fully-electric development

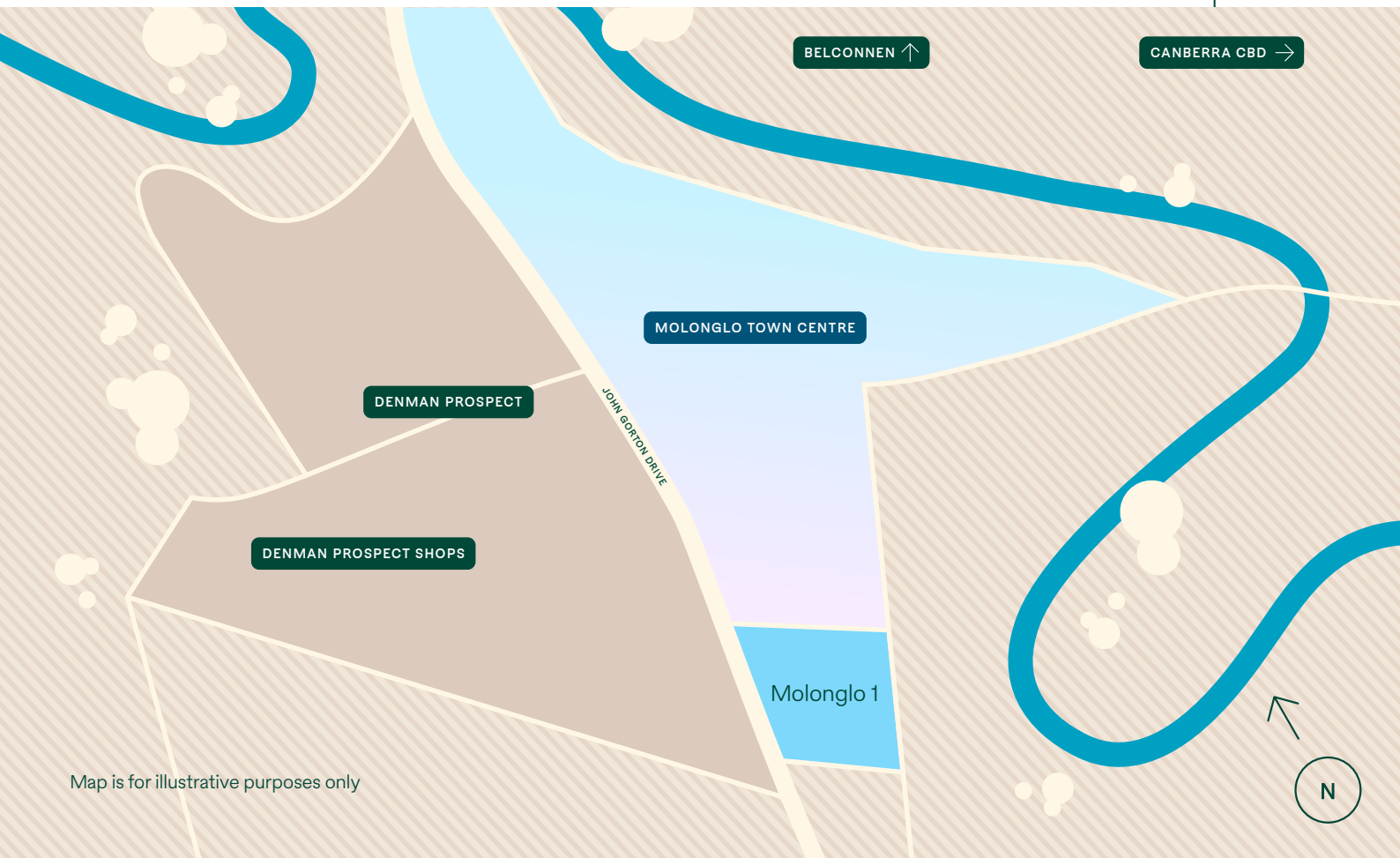
# Molonglo 1 is starting to take shape



The Molonglo Valley, located on Ngunnawal Country, will be home to nearly 70,000 people by 2050. At the heart of this community will sit the new suburb of Molonglo.

It will cover over 97 hectares, stretch 5 kilometres along the Molonglo River and house around 15,000 future residents. It is located on the western edge of the ACT, south of Belconnen, north of Weston Creek, and east of Denman Prospect, across John Gorton Drive.

Molonglo 1 is the suburb's first chapter. Perfectly positioned to connect into the future Molonglo Town Centre and enjoy its lifestyle, amenity and vibrancy for the long-term.



# A standout new commercial centre

**Suburban Land Agency has started working on the future Molonglo Town Centre, which will be at the heart of Molonglo, adjacent to this site.**

**It will include:**

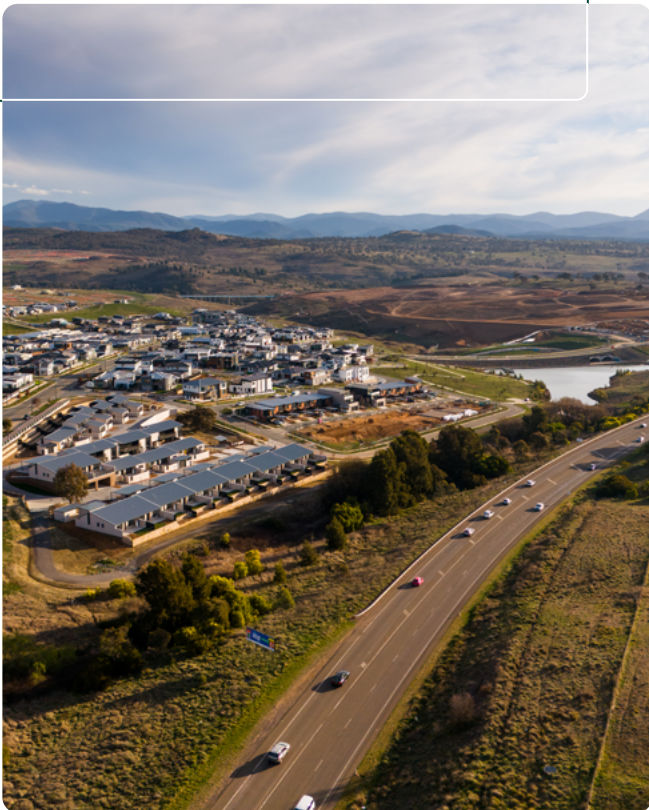
- A main shopping and commercial precinct
- A large retail and service trades area
- A library and community centre
- A public high school and college
- A central playground
- Parks and open spaces
- A shared recreation path next to the river reserve
- The Molonglo Parkway Drive Connector

Public transport and active travel routes will connect the Molonglo Town Centre to nearby neighbourhoods, recreational spaces and the wider Canberra area. The design will encourage walking, cycling and using public transport.



# Buying and developing in the ACT

Canberra's planning system is unique, focusing on the overall impact of development to support a city that is innovative, well-designed, and thoughtfully planned for the future.



## Buying and Developing in the ACT

The ACT's planning and development framework is governed by the Planning Act 2023. The Territory Plan is the primary document guiding development and informing approval decisions. It outlines zoning, permissible land uses, and the organisation of land into sections and blocks. Supporting this, ACTmapi is an online mapping platform that provides accessible, up-to-date zoning and land information across Canberra.

### Subdivision Design Applications

Subdivision Design Applications (SDAs) are required for larger developments where land is subdivided into smaller parcels. These applications establish how land will be structured and developed in accordance with the Territory Plan, including estate layouts and individual block boundaries. SDAs are generally required where infrastructure is to be delivered and transferred or where directed as part of the development process.

### Property Developers Act 2024

The Property Developers Act 2024 introduces reforms to improve construction quality, strengthen accountability, and enhance confidence in the residential development sector. The Act applies to developments involving three or more dwellings and establishes a regulatory framework to ensure developers demonstrate appropriate capability and experience.

#### Key features include:

- The ability for the Registrar to issue rectification orders for serious defects (in some cases extending to company directors)
- Expanded obligations anticipated under the Building Act from July 2026
- A mandatory Property Developer Licence from 1 October 2026 for those undertaking, marketing, or selling residential developments prior to completion.

# Canberra's land tenure system

**Canberra's leasehold system supports a coordinated, well-planned city - while offering an ownership experience familiar to freehold systems.**

## **Crown Leases**

In the ACT, land is held under a Crown Lease, which provides purchasers with the right to occupy and use land – typically for a term of up to 99 years.

Development must comply with approved uses and conditions within a specified timeframe. Once these requirements are met, the leasehold interest can be sold or transferred.

## **Holding Leases**

Holding Leases are short-term arrangements, generally lasting between five and ten years, designed to facilitate staged development – particularly where infrastructure delivery is required. As development milestones are completed, parcels of land are progressively converted into standard Crown Leases.

## **Purchasers Should Seek Independent Advice**

Purchasers should not rely solely on the information above and are encouraged to obtain independent legal advice regarding applicable laws, including the Property Developers Act 2024, and any development requirements prior to submitting a tender.





# Molonglo 1 is for sale by Tender

SLA are seeking responses to the Tender from interested developers who can positively contribute to the growth of Canberra.

Submit your written tender submission by 03 September 2026 [act.tenders.act.gov.au](https://act.tenders.act.gov.au)

For more information contact SLA's appointed sales agent Civium Property Group.

**Civium Property Group**

Andrew Smith  
0409 600 471

**CIVIUM**



**ACT**  
Government

**Suburban Land**  
Agency

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.