



LAWSON MIXED-USE SITE

BLOCKS a & b, SECTION AD
FOR SALE BY TENDER



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.



FINAL OPPORTUNITY IN LAWSON

The Suburban Land Agency (SLA) is seeking Tender submissions from developers who share our vision to create a thriving, people-friendly destination for the Lawson community. Mixed-used site (Blocks a & b, Section AD) will be driven by a place-led design brief developed through engagement with the Belconnen community.

THE OPPORTUNITY

CREATE A DISTINCT SENSE OF PLACE IN LAWSON

As the only instance of mixed-use zoning in the area, this is a desirable development opportunity. Create a precinct that fosters a sense of connectivity to bring this vibrant suburb to life with extensive walkable and public transport connection, and waterfront recreation. The elevated blocks offer lake views with north orientation for increased sustainability outcomes.

Providing an opportunity to create a mixed-use environment that delivers all the benefits of modern living, this site features residential and commercial space, with the opportunity for a small supermarket and other local retail and hospitality offerings.

The developer will need to demonstrate an integrated design across Blocks a & b, guided by the Lawson Mixed-Use Place Design Brief.



THE POSSIBILITIES

HIGH-QUALITY EXPERIENCES

This is an opportunity to deliver high-quality experiences that integrate living, working, dining, shopping and recreation in a well-connected suburb. The development allows for 1,500m² of commercial Gross Floor Area (GFA) at ground level, 700m² of which can be used as supermarket space. A maximum of 138 new residential dwellings, including 16 affordable and 5 community dwellings are required. Sustainable solutions addressing electric vehicle charging, solar PV, energy efficiency and living infrastructure are required.



THE LOCATION

ABOUT LAWSON

Lawson is an established, well-connected community contributing to Canberra's strong economy. Between March 2023 and March 2024, median unit prices in Lawson have increased in value to \$705,000, while the median rental unit price has remained consistent at \$620 per week*.

With arterial corridors and public transport connectivity at its doorstep, the site is serviced by direct bus routes to Belconnen and the CBD, with convenient access to nearby retail, restaurants, bars and government employment.

Close proximity to Lake Ginninderra, adjacent grasslands, and open green spaces offer potential views in all directions.

*Source: <https://www.realestate.com.au/act/lawson-2617/>

FUTURE EXPANSION

Lawson Stage 2 is in development and will deliver government-funded amenities along the lake foreshore, including a public playground and park, a multi-sport court, BBQ facilities and outdoor seating. Plans for the suburb include extensive landscaping with over 10km of walking and active travel paths, as well as bike trails, exercise stations and areas for recreation and relaxation. The rejuvenation of College Creek and improved access to the lake via a boardwalk and jetty will support watercraft and recreation amongst the natural landscapes.

- 1 CANBERRA STADIUM
- 2 10KM TO CANBERRA CBD
- 3 4KM TO CALVARY HOSPITAL
- 4 <2KM UNIVERSITY OF CANBERRA

- 5 UNIVERSITY OF CANBERRA PLAYING FIELDS
- 6 MEDICAL AND COUNSELLING CENTRE
- 7 LAKE GINNINDERRA FORESHORE
- 8 3KM TO THE BELCONNEN TOWN CENTRE

- 19,648M² SITE AREA
- CZ5 ZONING
- 1,500M² COMMERCIAL GROSS FLOOR AREA (GFA)
- 700M² SUPERMARKET SPACE

- 138 (MAX) RESIDENTIAL
- 16 AFFORDABLE
- 5 COMMUNITY
- FEBRUARY 2027 ANTICIPATED SETTLEMENT DATE

TENDER DETAILS

**Lawson mixed-use site
(Blocks a & b, Section AD Lawson)
are being offered to market by Tender.**

We are seeking responses to the Place Design Brief from interested developers with a proven track record of delivering similar projects.

TENDERS CLOSE 2PM, THURSDAY 22 AUGUST 2024

To find out more about this development opportunity, visit suburbanland.act.gov.au or contact SLA's appointed selling agent CBRE:

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CBRE



Scan the QR-code
to learn more

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