

# Neu Village Curtin

Create Canberra's  
first specialist  
dementia care village.



By Suburban Land Agency

**01**      **Project overview**

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**02**      **Our vision**

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**03**      **Your opportunity**

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**04**      **Location**

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**05**      **Submission**

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**06**      **Contact**

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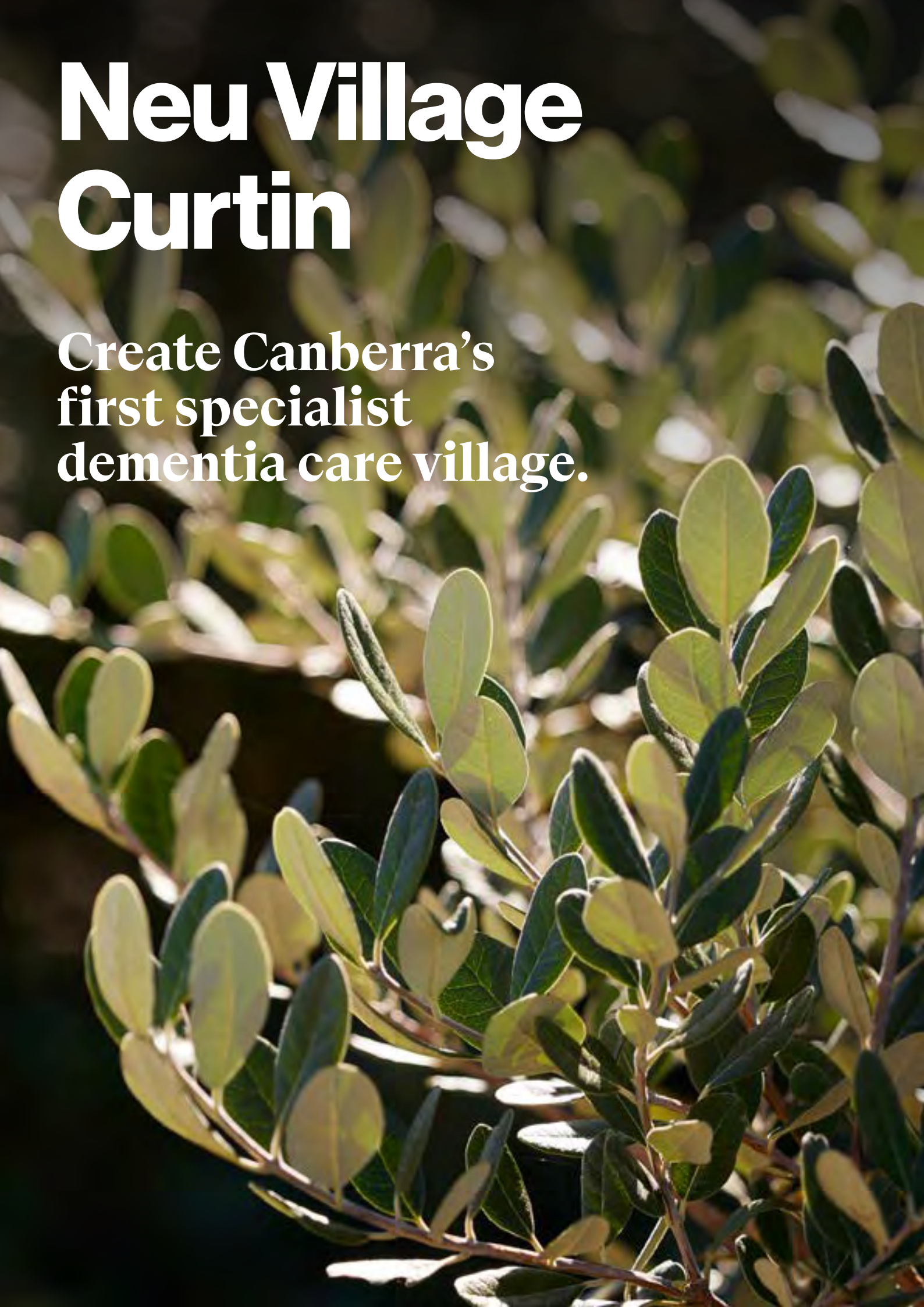
## **Acknowledgment of Country**

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.

# Neu Village Curtin

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# **Project overview**

# The need for Neu.

More than half of Australians in aged care live with dementia – a complex, nuanced and degenerative neurological illness. With its vast spectrum of needs and progressive course, it's a broad diagnosis that demands specialist care to maintain individuals' quality of life over the long term.

Dedicated dementia support is hard for families to find. With today's figure of almost 6,000 Canberrans living with dementia expected to more than double in the next three decades, the time to address our future need is now.

Set to redefine dementia care in Canberra, Neu Village Curtin presents an extraordinary opportunity for specialist providers to deliver a first-of-its-kind facility for our city that will positively shape the future for our community.





## Neu Village Curtin

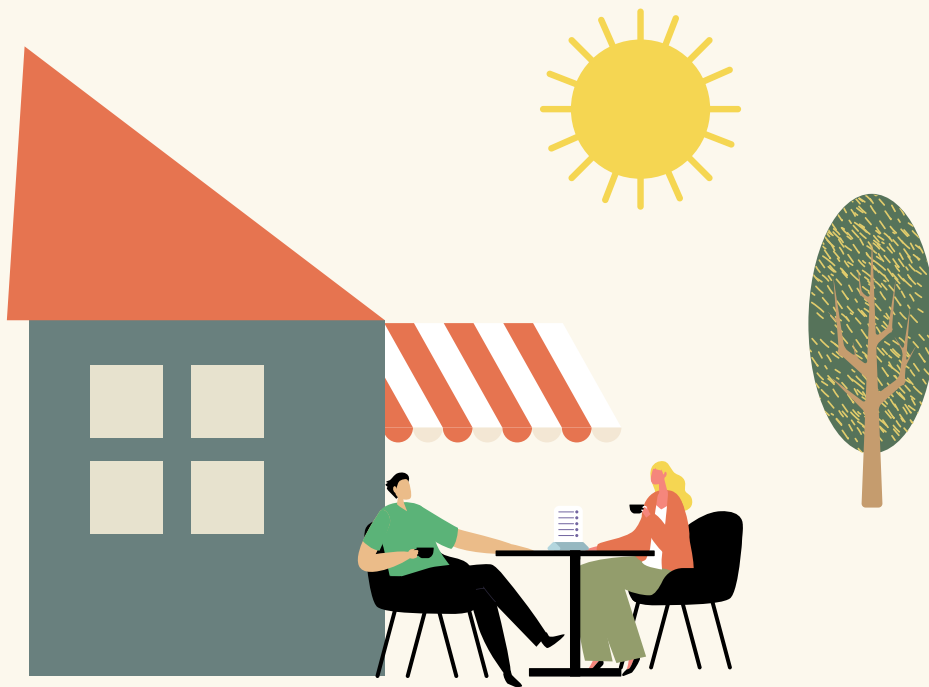
Informed by extensive community engagement, the Suburban Land Agency has committed to releasing Curtin Section 99 Block 14 to the market to enable development of Canberra's first dedicated dementia care village to support those living with dementia and their families over the lifetime of their illness.



# Our vision

Inspired by successful village-style models around the world, Neu Village Curtin will be a micro-neighbourhood purpose-built for those living with dementia, providing specialist care within a connected community setting that helps residents feel at home.

This village-style model has recently emerged as a breakthrough in dementia care, praised for its emphases on social connection, physical activity and autonomous living, and its proven benefits of decreased reliance on medication and increased holistic wellbeing.



## **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 thrive.

In 2023, the ACT Government engaged with the local community to discuss opportunities for the future development of the site. Common themes raised by the community included safety, connectivity, and accessibility that promotes wellbeing. This engagement informed the Curtin Dementia Village Place Development Brief. Interested developers will need to respond directly to this brief in their tender response. Read more about our community engagement [here](#).



**Your  
opportunity**



# Create Canberra's first specialist dementia care village.

Suburban Land Agency is inviting proposals from change-making developers, investors and aged care providers to transform Curtin Section 99 Block 14 into Canberra's first specialist dementia care village.

Open to individual entities and collaborative partnerships, we are seeking innovative submissions that demonstrate an in-depth experience operating care facilities and an understanding of contemporary community design and best-practice dementia care, articulating how you will deliver the enhanced safety, comfort, health, wellbeing and connection of a minimum of 90 future residents.

Proposals for the design of the village must respond to the Curtin Dementia Village Place Development Brief, including the following place themes:

- Achieves best practice dementia care, enabling environments and place design.
- Fosters connection to the community.
- Supports innovative and holistic model of care.







**Curtin Section 99 Block 14**  
**2.245ha**  
**Zoned for Community Facility**



**The vision for Neu Village Curtin will be realised through a design and operational approach that supports the positive interaction between the built environment, community, and model of care.**

Neu Village Curtin is intended to be owned and managed as a commercial or not-for-profit enterprise, without ongoing Government support.



# Location



## **Situated in the heart of the inner south.**

Located 10km from the CBD, Curtin is an established, thoughtfully designed suburb in Canberra's charming inner south, home to local walking trails, green parklands and neighbourhood shops.

Neu Village Curtin will seamlessly integrate into the existing fabric of its surrounds, inviting residents to meaningfully interact with their neighbours to experience a genuine sense of community belonging.

# Site Specifics

- **Curtin Section 99 Block 14**

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- **2.245ha**

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- **Zoned for Community Facility**

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- **Previous history and existing infrastructure**

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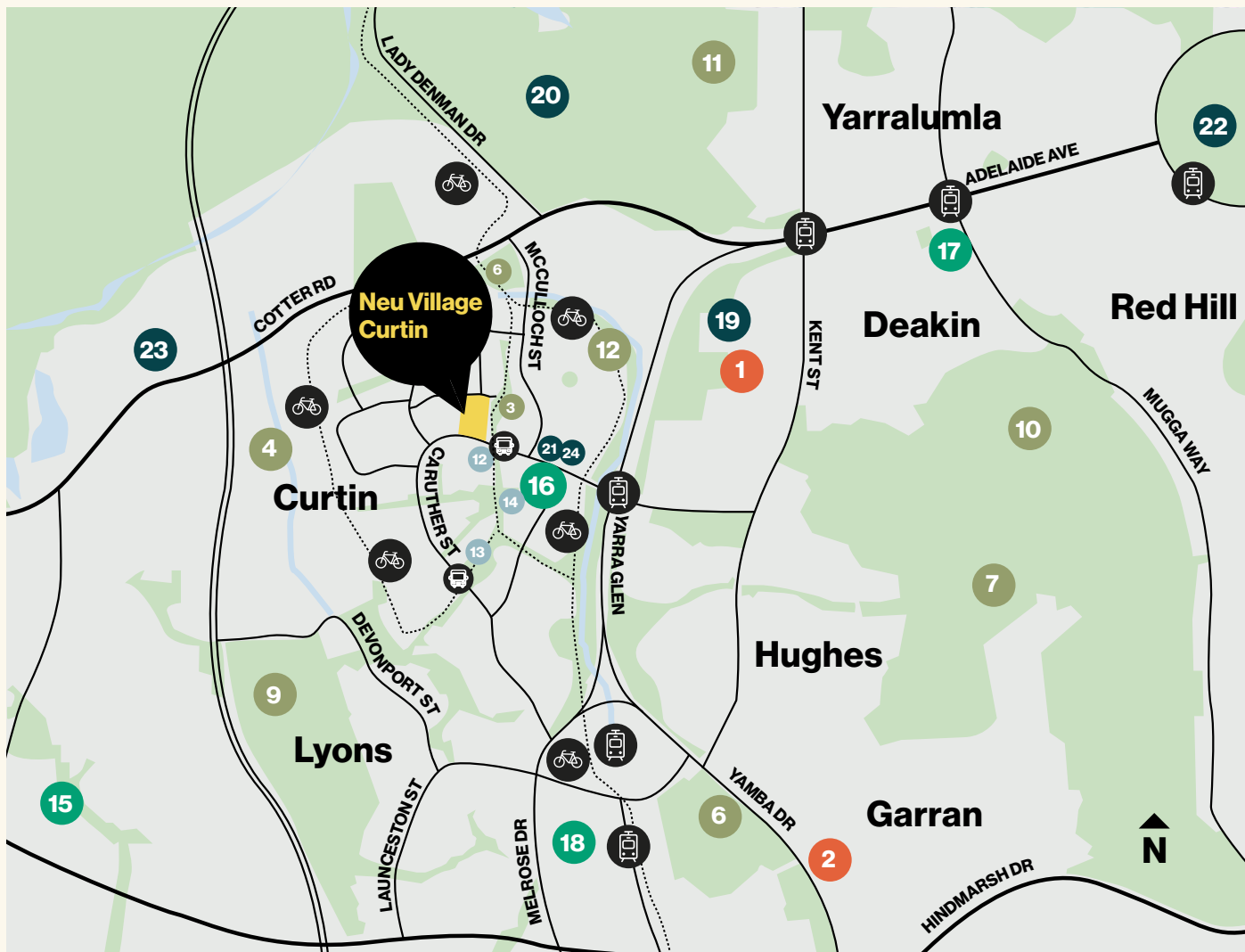
- **Potential for adaptive reuse**

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- **Opportunity for secondary uses**

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### Health

1. Calvary John James Hospital
2. Canberra Hospital

### Recreation

3. Crowther Playground
4. Curtin Park
5. Curtin Playing Fields
6. Eddison Park
7. Federal Golf Club
8. Oakey Hill Nature Reserve and Walking Trails
9. Red Hill Lookout
10. Royal Canberra Golf Club
11. Yarralumla Creek

### Education

12. Curtin North Preschool
13. Curtin Primary School
14. Holy Trinity Primary School




### Shopping and Retail

15. Cooleman Court
16. Curtin Shops
17. Deakin Shops
18. Westfield Woden

### Other/Arts and Culture

19. Australian Royal Mint
20. Government House
21. Good Shepherd Anglican Church
22. Parliament House
23. RSPCA ACT
24. St James Uniting Church

### Transport

-  Bus stops
-  Bike paths/path around the site area
-  Future light rail stop (indicative only)





# Submission

# Share your vision for the site.

Neu Village Curtin is being released to market for sale by a single-stage design-based competitive tender process. Submit your concept design that responds to the Request for Tender and Curtin Dementia Village Place Development Brief, along with your written tender submission by 2:00pm on Thursday 5 September 2024.

**To view the sales documents, visit [tenders.act.gov.au](https://tenders.act.gov.au)**

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**For more information visit [suburbanland.act.gov.au](https://suburbanland.act.gov.au)**

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**Or contact Suburban Land Agency's appointed Sales Agents JLL**

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**Neu Village  
Curtin**

**Contact**

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**[suburbanland.act.gov.au](http://suburbanland.act.gov.au)**

**Translation Services**

If English is not your first language and you require translation assistance, please phone the Translating Interpretive Service (TIS National) on 131 450 (within Australia) or +61 3 9268 8332 (outside Australia).

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