



Belconnen Precinct
On Emu Bank

Meet a precinct that delivers more.

Mixed-use
development site.

 **CANBERRA**

For sale by auction on Thursday 20 August 2026.

SUBURBANLAND.ACT.GOV.AU



Develop Belconnen Town Centre's next precinct.

Belconnen Precinct on Emu bank is already a place for locals and visitors alike to meet. Whether walking around Lake Ginninderra, wandering Westfield or catching up at one of the district's dining spots, it's an established part of the community filled with ways to connect.

But there's even more to come.

If you're ready for your next community-defining opportunity, it's time for you to meet Belconnen Precinct on Emu Bank and shape a new urban experience.

Spanning three sites and covering over 18,000m², this is a rare large-scale mixed-use precinct designed to deliver up to 750 dwellings, alongside vibrant commercial and retail activation. Strategically positioned to link Belconnen's retail core with the lakefront, Belconnen Precinct on Emu Bank will be a meeting point of places to live, to connect, to play, to grow.

This is more than one site, or one kind of development. It's a mixed-used, multi-zoned meeting place that will bring Belconnen into a brand new, brilliant era – and redefine what it means to feel like a local.



SITE SPECIFICS

Three sites. One connected vision.

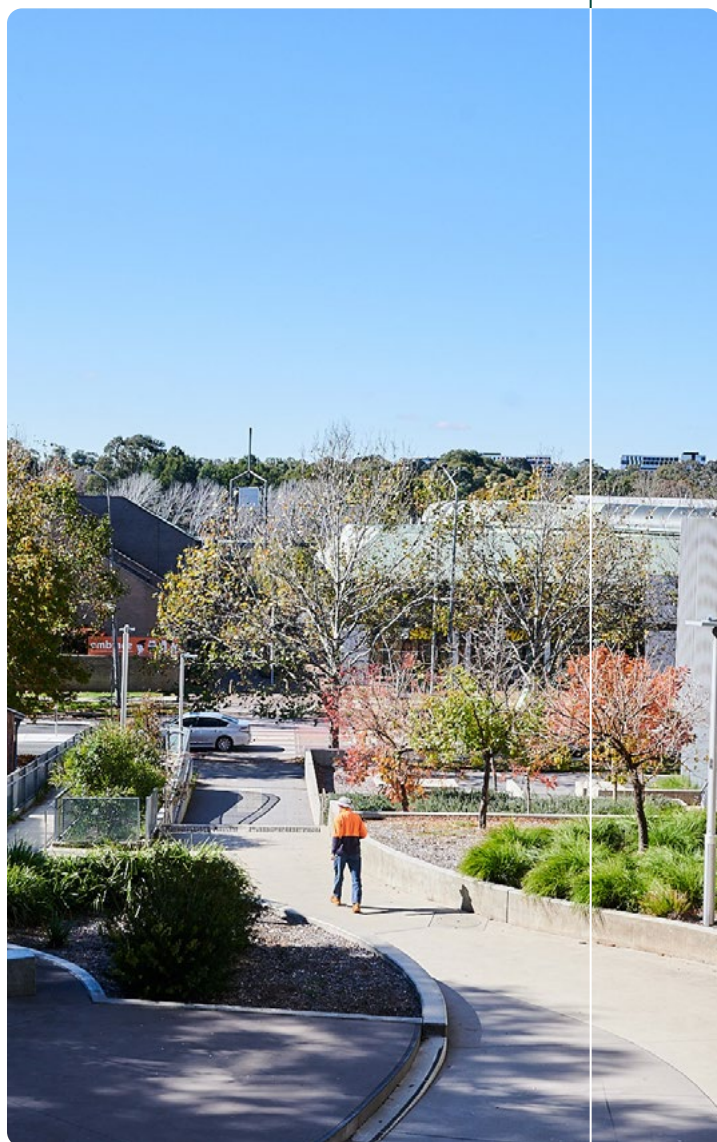
Guided by the Belconnen Town Centre Place Design Brief, this future precinct represents a significant opportunity to shape a more connected, sustainable urban environment.

The vision brings together people, movement, and green space – prioritising walkability, accessibility, and strong connections to Belconnen’s most frequented destinations.

This vision is underpinned by a significant development opportunity. Bring together three strategically located sites with the scale, flexibility and connectivity to deliver a high-density, mixed-use precinct in the heart of Belconnen.

It will include:

- 18,175m² across three strategically positioned sites
- 750 dwelling yield, including 88 affordable and 25 public housing dwellings
- Views towards Lake Ginninderra
- Direct connection to Westfield Belconnen Shopping Centre and the retail core
- Flexibility to develop across three unique and connected sites
- Zoning that supports a diverse range of mixed-use outcomes
- Integrated commercial, retail and lifestyle activation opportunities
- Opportunity to create a new pedestrian gateway connecting Lathlain Street to Lake Ginninderra foreshore





SITE SPECIFICS

The site in detail.

Total size	Dwelling yield	Affordable	Public housing	Zoning affordable
18,175m ²	750	88	25	CZ2 Business Zone and CZ1 Core Zone

Block 2 Section 151 Belconnen

- Block Area (m²): 10,549
- Zoning: CZ2 Business Zone

Block 38 Section 52 Belconnen

- Block Area (m²): 4,871
- Zoning: CZ1 Core Zone

Block 39 Section 52 Belconnen

- Block Area (m²): 2,755
- Zoning: CZ2 Business Zone

AGENT DETAILS

Knight Frank

Nathan Dunn
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Date

Thursday 20 August 2026

Location

Antill Room, Ainslie Football Club,
52 Wakefield Avenue Ainslie

Registrations

1:30pm – 2:00pm

Auction to commence

2:00pm

DISCLAIMER

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