



Kingston
Quarter

The first stage of Kingston Arts Precinct.

Mixed-use site in the
heart of Kingston.

For sale by Design Based Tender.



ACT
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Suburban Land
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Where culture, community and opportunity meet.



Kingston Quarter is the next mixed-use development opportunity within one of Canberra's most connected waterfront destinations.

Positioned alongside Kingston Foreshore and just 100m from the waterfront, the 21,360m² site presents the opportunity to help shape an integrated destination where residential living, hospitality, hotel, retail and public life come together.

This is a place already defined by movement, creativity and connection. From cafes and restaurants to galleries and public spaces, Kingston has become a destination where people can work, live, gather, stay and experience the best of this city.

Kingston Quarter offers the opportunity to build on this energy through a diverse and integrated mixed-use development that contributes meaningfully to the area's evolving character – with opportunities for residential, hospitality, hotel, retail and commercial offerings.

- Part of Block 15 Section 49
- 21,360m² site
- CZ5 zoning
- Up to 250 dwellings
- Commercial opportunities
- Height controls allowing for 4-6 storeys
- Deliver at least 360 public car spaces
- Strong connectivity to Canberra CBD and Parliamentary Triangle
- Positioned in the heart of Kingston Foreshore



Where Canberra comes together.



Positioned alongside Lake Burley Griffin, Kingston Foreshore has become one of Canberra's most established waterfront destinations. Defined by dining, culture and urban living, it connects residents and visitors through promenades, public spaces, markets, cafés, restaurants and cultural experiences.

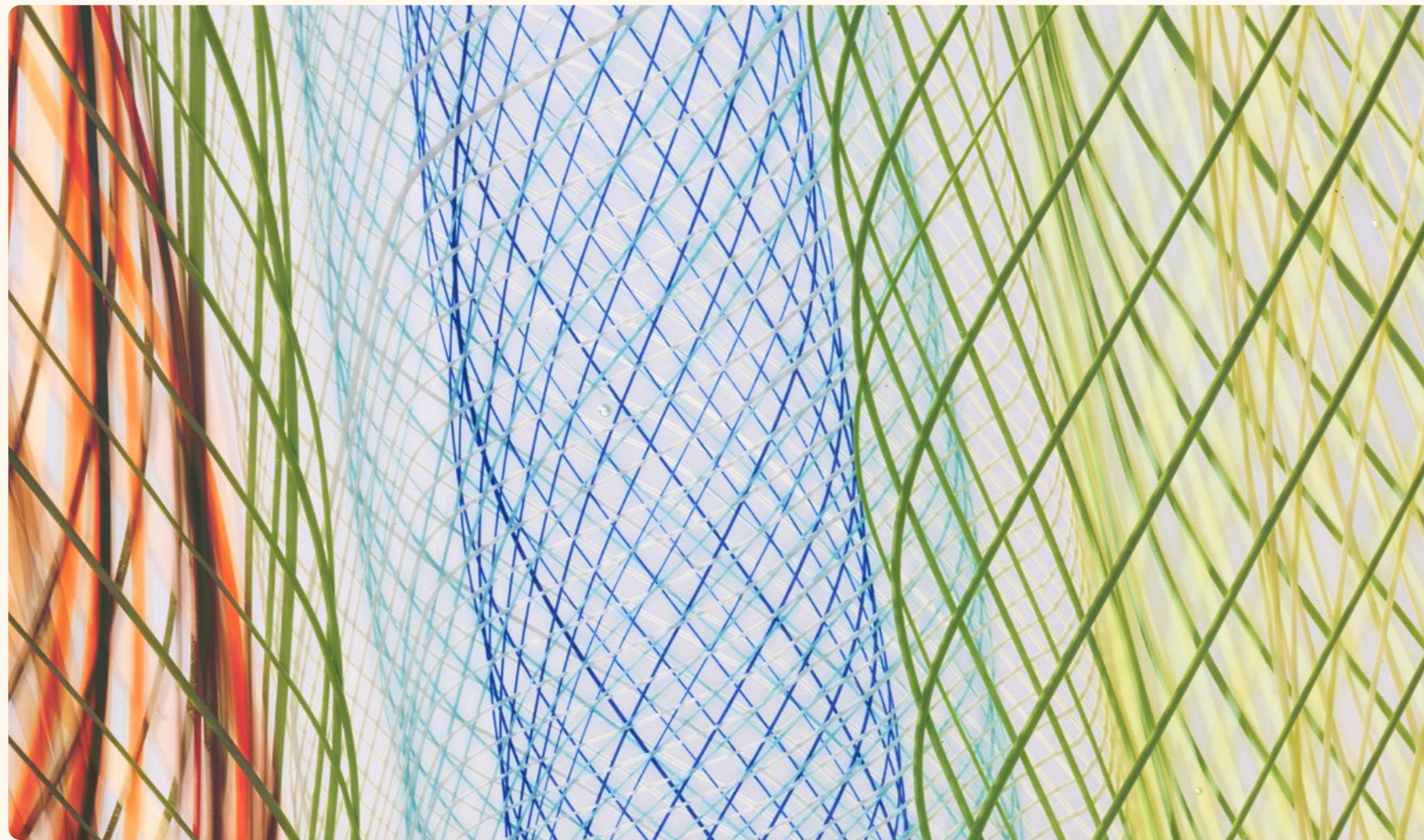
Framing this standout destination, the suburb of Kingston delivers enduring residential appeal, combining leafy streets, heritage character and a tightly held community atmosphere. The local suburb shops are only a 5-minute walk, with more dining, retail, supermarkets, medical and services at your fingertips.

One of Canberra's most desirable inner south addresses, Kingston offers the rare balance of tranquility and connectivity, with easy access to the foreshore, Parliamentary Triangle and Canberra CBD.



Canberra offers a unique blend of national significance, cultural richness, and exceptional liveability. As Australia's capital, it places you at the centre of government and policy, anchored by Parliament House and the Parliamentary Triangle. The city is home to world-class institutions including the National Gallery, National Museum, and Australian War Memorial, while its strategic location between Sydney and Melbourne provides strong connectivity for business and travel. With a highly educated workforce and steady population growth, Canberra continues to evolve as a dynamic hub for opportunity.

Designed with nature at its core, Canberra combines urban convenience with expansive green spaces, from Lake Burley Griffin to surrounding reserves and parklands. Established precincts such as Telopea Park showcase leafy streets, strong community character, and proximity to key employment and cultural centres. This balance of lifestyle, accessibility, and growth makes Canberra an attractive destination to live, work, and invest.



Guided by place. Designed for connection.

The opportunity is guided by a set of place-led design principles that prioritise connection to place and Country, as well as recognition of heritage values. It focuses on creating multifunctional outdoor spaces, clear arrival points, and strong legibility.

Movement experience, convenience, and efficient vehicular access and circulation are also key considerations, alongside supporting precinct activity. Sustainability, resilience, and sensitive integration with surrounding built form and neighbouring residences underpin the overall approach.

Kingston Quarter is offered for sale by design based tender.

Developers will be required to submit a design proposal, a financial offer, and a response to Development Obligations, Place Brief and Site-Specific Objectives.

Kingston Quarter is intended to be a highly sustainable, future-focused development that contributes to long-term environmental, cultural and community value while respecting the site's heritage and urban context.



Kingston Quarter is a rare opportunity

Helping shape the next chapter of one of Canberra's most distinctive destinations. Guided by sustainability, cultural connection and thoughtful urban integration, this will be a development designed to contribute meaningfully to the life of Kingston and Canberra – now and into the future.

This is your chance to create a destination that strengthens connection, supports community and leaves a lasting contribution to our city's evolving story.

Prime location. Endless potential. Yours to build.



Tender details

SLA invites innovative and creative developers to respond to the tender with their design proposal addressing the Place Design Brief and sales documents.

Tender closes at 2pm on the 20th of October 2026.

For more information, contact:



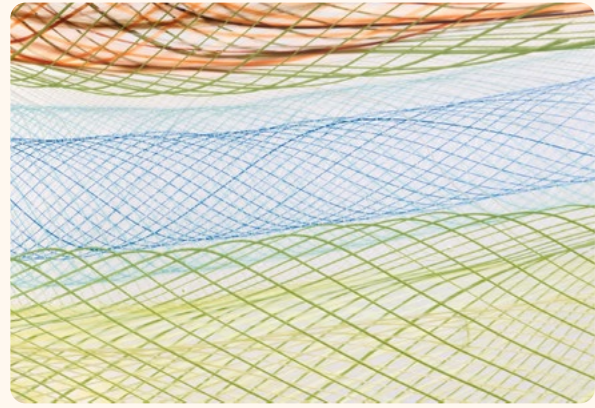
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Brought to you by SLA

The Suburban Land Agency is a government agency dedicated to opening up opportunities for positive, sustainable development and helping shape places where communities flourish.

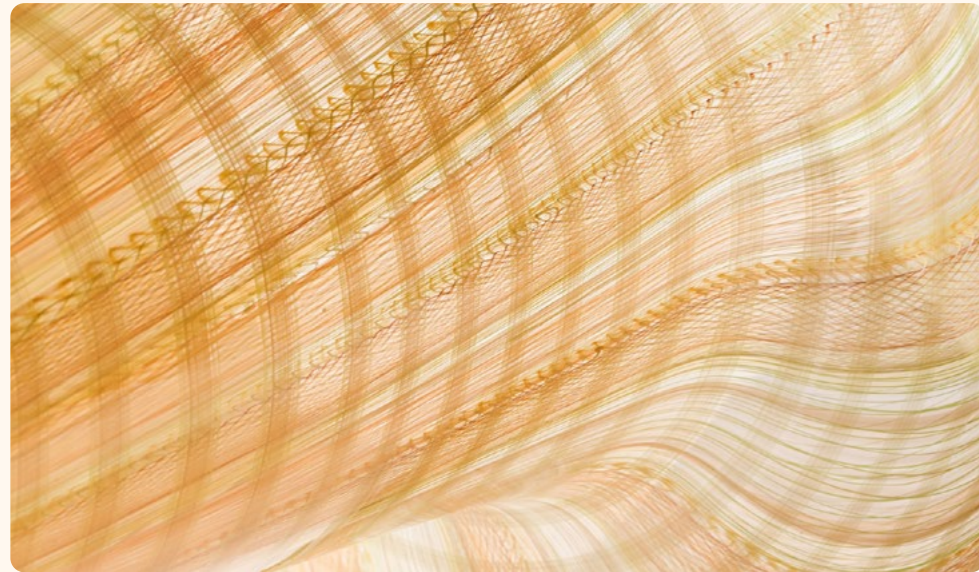
Together, we're helping build a connected and healthy Canberra for generations to come.



FLOATING NETS #1, 2020
HOT BLOWN AND KILN FORMED GLASS WITH CANES.



VIOLET AND GOLD LONG WEAVE BASKET, 2022
HOT BLOWN GLASS WITH CANEWORK.



LARGE SEDGE REEDS EEL TRAP, 2016
HOT BLOWN GLASS WITH CANEWORK.

Where cultures & artists converge.

Meet the Artist

Jenni Kemarre Martiniello OAM is an award-winning glass artist, poet, writer and photographer and cultural leader of Aboriginal (Arrernte), Chinese and Anglo-Celtic descent, whose practice spans glass, sculpture, textiles and literature.

Jennifer's artworks have been chosen to showcase the rich history and artistic culture of the area. Kingston is a place that celebrates heritage, culture, and the arts as part of its vibrant urban life.



In talking about Kingston, Jennifer feels connected to the area and “has been part of the glassworks family since 2008...”

She also positively notes that “It promises to be an exceptional interventional hub for the whole Canberra community...”



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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.