



Belconnen Village

on Lathlain

**A place to connect,
live and thrive**

By the Suburban Land Agency

Belconnen Village

on Lathlain

- 01 [What's on offer](#)
- 02 [About the site](#)
- 03 [The possibilities](#)
- 04 [How to purchase](#)
- 05 [Contact](#)

Contents



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A connected community in the heart of Belconnen. A destination set to deliver a convenient modern lifestyle.

A connected neighbourhood – close to jobs, shops, experiences, recreation and transit hubs. Providing an opportunity to create a mixed-use environment that delivers all the benefits of modern living.

A place to connect, live and thrive.

Site Details

Site Address:	Block 6, Section 23
Zoning:	CZ2: business zone
Area:	5,658m ² (approx.), height 42 - 60m (12 - 18 storeys)
Yield:	436
Affordable housing:	55
Community housing:	7
Sales Method:	Site for sale by auction

What's on offer

Urbanise – Localise – Humanise

This site is the next phase in a series of land releases aimed at transforming the Belconnen town centre. It presents a unique opportunity to breathe life into the area by creating a series of place experiences, which work in harmony as a cohesive modern village.

The site offers an opportunity for a developer to create a mixed-use precinct that fosters a sense of connectivity, bringing this vibrant local village to life with extensive walkable connections and waterfront recreation.

Our focus is on putting the local community's needs first, ensuring that both residents and visitors can truly feel like locals while experiencing an unparalleled lifestyle that caters to their diverse needs.

We are actively seeking developers to collaborate with the Suburban Land Agency on revitalising Belconnen through a community-driven approach in alignment with the Belconnen Place Design Brief.

The location presents an ideal setting for a neighbourhood that combines the charm and convenience of village living with a wide range of modern amenities at its doorstep. A walkable neighbourhood – close to jobs, shops, experiences, recreation, and transit hubs. Where ease of living comes with the address.

There is an opportunity to integrate with a thriving local community to activate and humanise the urban environment.



Lake Ginninderra

Future Land Release

Belconnen Westfield

Belconnen Village on Walder Development

Future Parkland

Belconnen Village
on Lathlain

Health Centre

Employment Hub



Belconnen Village on Lathlain is set within a well-established town centre location. Fronting Belconnen's bustling Lathlain Street, the site is adjacent to destination food and retail and a short stroll to picturesque lakeside parklands.

Join us in delivering a revitalised, community-driven urban precinct. This site provides a chance to deliver activated street fronts, eat streets and residential dwellings that are easily accessible to public transport and the town centre employment core.

About the site



Set within a well-established town centre location.

1. Lake Ginninderra & Emu Inlet Promenade
2. Belconnen Fresh Food Markets
3. Belconnen Cafes and Restaurants
4. Lake Ginninderra Loop Trail

Site Features

1. Premium central position
2. Connection to public transport and bus interchange
3. Close to Westfield Belconnen Shopping Centre
4. Walking distance to Lake Ginninderra and lakeshore parkland
5. Near the University of Canberra and major hospitals
6. Part of a government and education employment hub
7. Part of an evolving neighbourhood
8. Part of the Belconnen town centre revitalisation

A prime development opportunity in the heart of Belconnen.

With the revitalisation of Belconnen underway, the Suburban Land Agency (SLA) is pleased to present an opportunity for an astute developer to capitalise on a prime location. The release of this prominent site follows the release of other SLA sites alongside Lake Ginninderra and in the town centre.

The site sits in an ideal location opposite Westfield Belconnen Shopping Centre and the Belconnen transit hub, with opportunities for highly visible street frontage. Belconnen Village is marked as part of the Belconnen renewal process, which will ultimately deliver tree-lined streets, slow traffic zones and a vibrant day-to-night economy with alfresco dining.

This site is a significant parcel of land, presenting the opportunity to create a mixed-use precinct in a premium, central location. Built for the community in collaboration with the community.

A place where everyone can connect, live and thrive.



A new home of innovation and sustainability.

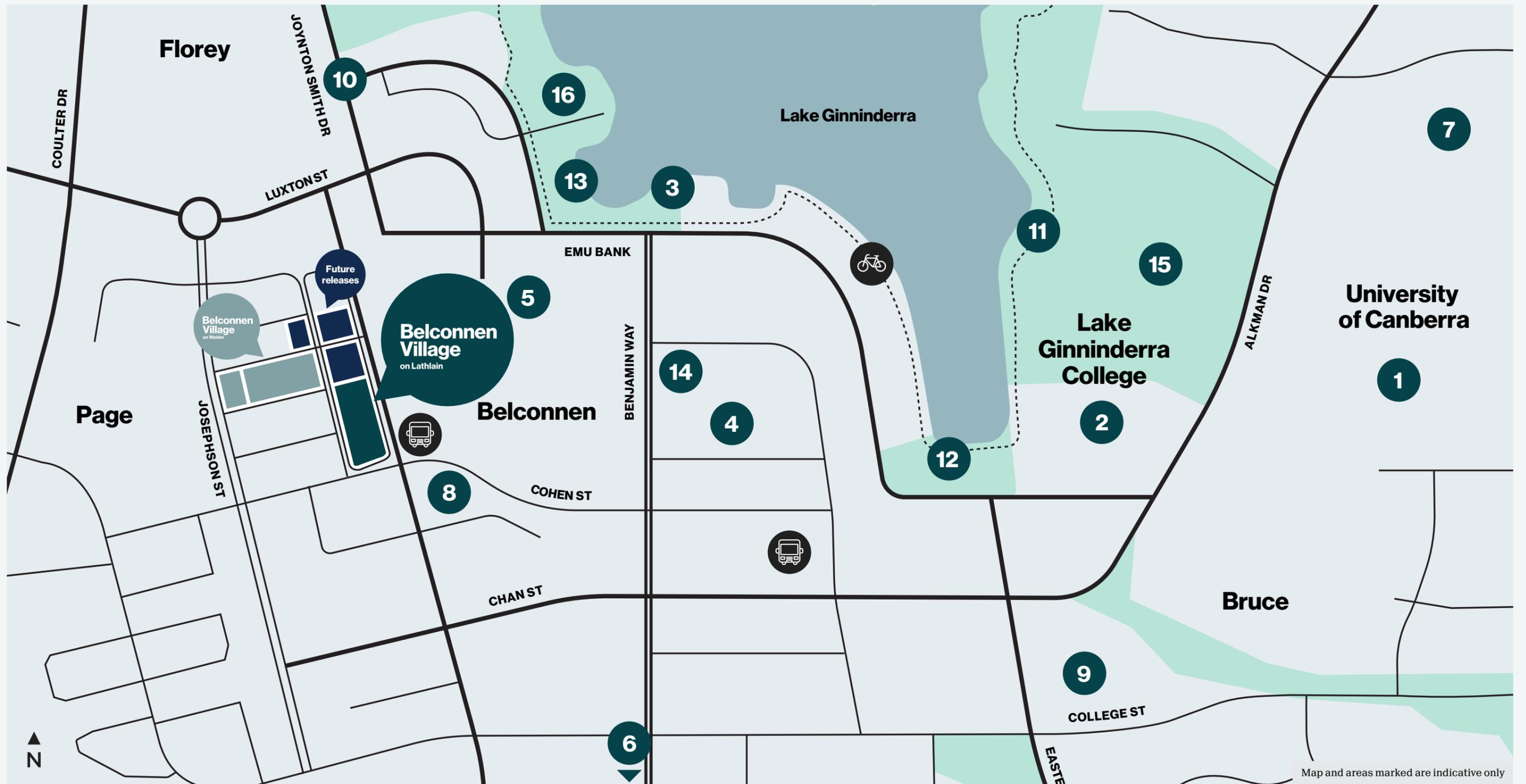
Through smart, sustainably designed development, our goal is to balance social, economic and environmental benefits for all Canberrans.

Future development of the Belconnen Lakeshore is guided by an award winning [Place Design Brief](#), developed in extensive consultation with the local community.

Prepared using individuals' insights and local knowledge, the Place Design Brief defines community expectations for the development with a focus on great urban experiences. The people of Belconnen recognise that investment must be made into the area, from streetscapes to public place amenity and the built environment.

The community's aspirations for a new precinct focus on key areas for improvement: walkable, safe connections and a greener, innovatively designed urban environment.

The large urban park will be delivered by SLA, providing seamless interface with the adjoining frontages. It is envisaged that this will be a destination for regular community events, concerts and cultural programming. A quieter and more intimate native green space will provide an opportunity to better connect with nature.



Education

- 1. University of Canberra
- 2. Lake Ginninderra College

Arts & Culture

- 3. Belconnen Arts Centre
- 4. ACT Library

Shopping

- 5. Belconnen Westfield
- 6. Fresh Food Markets

Transport

-  Bus
-  Bike Path

Health

- 7. University of Canberra Hospital
- 8. Belconnen Health Centre

Recreation

- 9. Canberra International Sports and Aquatic Centre
- 10. Belconnen Bike Way

- 11. Lake Ginninderra Loop Trail
- 12. Belconnen Skate Park
- 13. Emu Inlet Park Waterfront
- 14. Margaret Timpson Park
- 15. John Knight Memorial Park
- 16. Gummiuk Beach



Restaurant

**Club or drink
establishment**



**Indoor
entertainment
and recreation**



The Possibilities

Residential use*

*Multi-unit housing is limited to a minimum of 62 dwellings and a maximum of 436 dwellings. Single residential housing is not permitted.



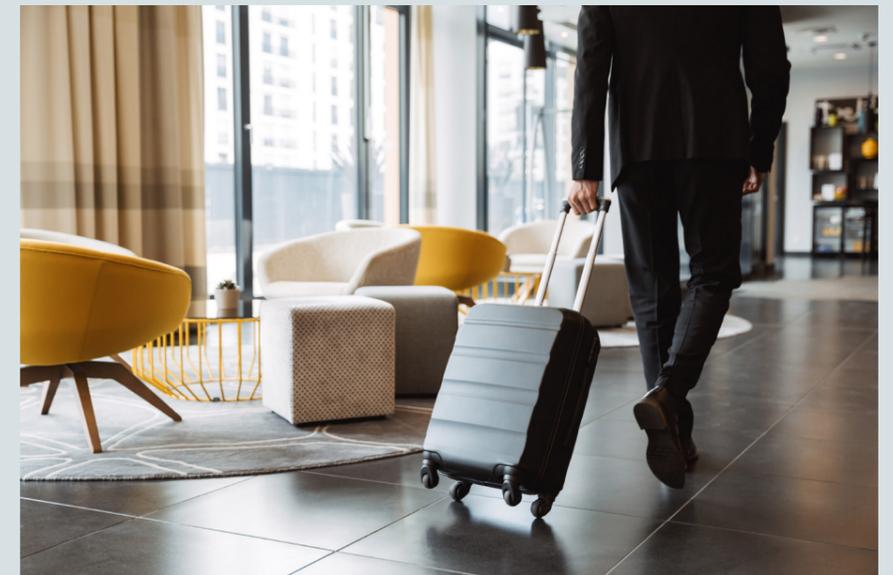
Shops*

*Maximum gross floor area for shop is 200sqm (see 11.1 of Commercial Zones Development Code, and 2.2 of the Belconnen Precinct Map and Code).



Car park

**Commercial
accommodation**



**This is an opportunity
to create a vibrant,
mixed-use destination in
Belconnen that fosters
connection.**

The Possibilities



A thriving, connected community

A place that fosters a sense of connection and belonging, where people feel truly at home within their urban neighbourhood. Social connection forms the fabric of a thriving hyper-local community.



A modern village lifestyle

The location affords an ease of lifestyle and promotes active travel, with proximity to the Belconnen bus interchange, town centre, Lake Gininderra, and a rich array of local business offerings.



A vibrant day-to-night economy

A vibrant community destination at your doorstep. A place that offers rich cultural offerings for the local community to experience, including restaurants, entertainment, and retail. A bustling, vibrant precinct with a lively atmosphere.



A sustainable community

A precinct with a 5 Star Green Star rating, inclusive of EV charging infrastructure and active travel through end of trip facilities. A place that serves our community now and sustainably into the future, for generations to come.

This prime development opportunity is presented for purchase by auction.

As the Belconnen town centre transforms, we are seeking collaborative developer partners to enrich the lives of the present and future Belconnen community.

This precinct demands people, place, and design-led thinking to deliver a community-driven development.

The release of this site presents an opportunity to draw on the location's potential and create a well-connected precinct that will deliver value to the Canberra community for years to come.

How to purchase

Online Auction Details

Date: 11am, Wednesday 23 August 2023

Venue: Vibe Hotel,
1 Rogan Street, Canberra Airport

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.

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 and help our community and natural environments to thrive.

Contact

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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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