



Jacka Local Centre

# A PLACE TO MEET AND CONNECT

Block 1 Section 39  
For sale by Tender

## Acknowledgement 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.



# Jacka Local Centre

## Block 1 Section 39 For sale by Tender

The Suburban Land Agency (SLA) is seeking Tender submissions from developers who share our vision to create a sustainable and people-friendly destination for the Jacka community. The Local Centre site will be driven by place-led design which promotes a strong connection between the community and the surrounding natural landscape.

The Gungahlin community has been engaged to support the development of the Jacka Design and Place Framework which will guide the design of the Local Centre.



## The Opportunity

The Jacka Local Centre is a mixed-use site overlooking this fast-growing suburb and surrounding Gungahlin region. Located on the suburb's main road, Romberg Way, the site is surrounded by low and medium density homes with a spectacular natural backdrop unique to the Jacka community.



8,270m<sup>2</sup>  
SITE AREA

CZ4  
ZONING

NO LESS THAN  
55  
RESIDENTIAL

MINIMUM  
700m<sup>2</sup> GFA  
COMMERCIAL AND  
RETAIL SPACE

11  
AFFORDABLE  
DWELLINGS

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MIXED USE SITE

DIVERSE TENANTS

CENTRAL LOCATION

CONNECTION WITH NATURE

ESTABLISHED NEARBY  
COMMUNITIES

To find out more about Jacka, SLA's  
newest all-electric community visit:  
[suburbanland.act.gov.au/jacka](https://suburbanland.act.gov.au/jacka)

## The Location

**Jacka is the Suburban Land Agency's newest all-electric neighbourhood that nurtures sustainable and connected living. The suburb is just 5kms from the Gungahlin Town Centre and less than 20km from Canberra's CBD.**



The centrally-located Jacka Local Centre will support an immediate community of up to 1,800 people in Jacka, as well as residents in surrounding Gungahlin suburbs.

Located along Romberg Way and surrounded by vibrant natural landscapes, parks and wetlands, this site will become a key node within an active and vibrant place.

The Local Centre will become a central hub for this community and will include up to 700m<sup>2</sup> of commercial and retail space.



Map and areas marked are indicative only



## The Possibilities

**The Suburban Land Agency is committed to creating great places where communities thrive. We build people-focused residential estates and urban renewal projects for the people of Canberra.**

Canberra's local centres are transitioning to provide lifestyle services, niche shopping and social connection. Attractive recreational spaces incorporate greenery to facilitate a range of activities and events.

The SLA is taking a people-first approach to placemaking across its communities. Mixed-use amenities and appropriate services surrounded by diverse housing will shape the Jacka Local Centre as a hub of activity and connection. Safe and inclusive from day to night, centres adapt over time to support the needs of surrounding communities.







Considering the future climate of Canberra, the Jacka Local Centre should provide comfortable spaces for all seasons. Environmental and social sustainability should inform the design of the precinct, from the selection of construction materials to the facilitation of a resilient community.

Find out more about SLA's ambitious goals to help Canberra become a world-leading sustainable city:

[suburbanland.act.gov.au/  
innovation-and-sustainability/  
zero-emissions-suburbs](https://suburbanland.act.gov.au/innovation-and-sustainability/zero-emissions-suburbs)

**The Suburban Land Agency has engaged the surrounding communities to inform the Jacka Local Centre Place and Design Framework.**

This Framework will guide the developer of this unique site to create public realm, retail, commercial and residential areas suited to the community's needs.

The following six place principles aim to provide excellent community amenity, whilst capitalising on its unique surrounds and connection to nature:

**1. Distinctive**

**2. Connected**

**3. Green and urban**

**4. Vibrant**

**5. High quality**

**6. Destination**







To access the Jacka Local Centre  
Place and Design Framework visit:

**[Tenders.act.gov.au](https://tenders.act.gov.au)**

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## Tender Details

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The Jacka Local Centre site (Block 1, Section 39 Jacka) is being offered to market by Tender.

We are seeking interest from developers with a proven record of delivering similar projects. The Jacka Local Centre Place and Design Framework should be considered in Tender submissions.

**Tenders close 2pm, Tuesday,  
3 September 2024**

To find out more about this development opportunity, visit [Tenders.act.gov.au](https://tenders.act.gov.au) or contact Civium, SLA's appointed selling agent:

Dania Khalil  
Phone: 0406 375 946  
Email: [danial.khalil@civium.com.au](mailto:danial.khalil@civium.com.au)

# civium







**JACKA**  
It's in our nature

Discover more  
[suburbanland.act.gov.au/jacka](http://suburbanland.act.gov.au/jacka)

Creating great places where communities thrive

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**ACT**  
Government

**Suburban Land**  
Agency

Disclaimer: The Suburban Land Agency and its appointed selling agent make no warranty to the accuracy or completeness of information in this brochure and recommend obtaining independent legal, financial and accounting advice before considering purchasing land or making an offer to purchase land. The plans, examples and information contained herein are for illustrative purposes only and should not, without further inquiry, be relied upon as to their ultimate accuracy, to the extent permitted by law, the Suburban Land Agency and its appointed selling agent will not be responsible for any loss or damage that may be incurred as a result of your reliance upon this material. If English is not your first language and you require translation assistance, please phone the Translating Interpretive Service (TIS National) on 131 450.