



**Denman
Prospect**
STAGE 3

Final
opportunity
in a prime
location.

TENDER NOW OPEN



ACT
Government

Suburban Land
Agency

We acknowledge the Ngunnawal people, the traditional custodians of the land and waters where we live and work, and pay our respects to elders past present and future. Ngunnawal cultural heritage in the area near Denman Prospect is celebrated at the new Namarag Nature Reserve, located north of Denman Prospect Stage 3.

DISCLAIMER

The Suburban Land Agency and its appointed selling agent makes no warranty to the accuracy or completeness of information in this publication 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 will not be responsible for any loss or damage that may be incurred as a result of your reliance upon these materials.

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The opportunity

One last chapter. One incredible opportunity.

Denman Prospect Stage 3 is the final opportunity to develop the last chapter of Denman Prospect. A location that's already helping to transform Canberra for generations. A place of prime potential and opportunity for the right developer.

We're inviting interested developers to share our vision of residential and mixed-used urban development that embraces innovative placemaking to enhance the lives of future and existing residents.

- 40 hectares (subject to final lease boundary)
- Englobo release – freedom of place branding and values
- Medium density residential and mixed-used land
- Approx. 2,950 dwellings* (inclusive of affordable, community and public housing requirements)
- In Canberra's fastest-growing region (ABS Data)
- Final land release in the premium suburb of Denman Prospect
- Established amenity and recreation next door
- 15 minutes from city and major town centres
- Opposite future town centre
- Connected by public transport and emerging infrastructure



Shape the final chapter

Block aa Section 134, Denman Prospect

Block area for sale – 40Ha of residential and mixed-used land

Yield: 2,950 medium and high-density dwellings, commercial space and a site for a primary school and playing field.

Total yield	2,950
Affordable housing	144
Community housing	207
Public housing	60

Zoning

- RZ4 – Medium Density Residential
- RZ5 – High Density Residential
- CZ5 – Mixed Use Commercial
- CFZ – Community Facilities
- PRZ1 – Urban Open Space



Thriving community

A COMMUNITY THAT’S ALREADY REALISING THE POSSIBILITIES.

Denman Prospect is located just south of the Molonglo River and is divided into 3 stages. Denman Prospect Stage 1 and 2 are sold, with Stage 1 already developed and thriving and Stage 2 under construction.

The premium quality of the building and development that has shaped Stage 1 has helped to shape Denman Prospect as a prime location for an incredible lifestyle. This standard of building is complemented by nearby nature reserves, outdoor recreation and scenic views – including the peaceful Molonglo River Park and Stromlo Forest Park.

Denman Prospect and the surrounding suburbs of Molonglo Valley are already full of life and a thriving community. This final stage is one of the last opportunities for you to bring your vision and expertise to this part of Canberra.

- In doing so, you’ll be developing something significant on the doorstep of existing amenity – including:
- Supermarkets
 - Chemist, GP, dentist, physio
 - Cafés, restaurants
 - Community Centre
 - Early Learning Centre (0–5 years)
 - Several local schools
 - 15 minutes from two universities
 - Recreation parks and open green spaces
 - Stromlo Leisure Centre

1

COOMBS AND WRIGHT, AND THE REGION OF NORTH WESTON



2

DENMAN PROSPECT AND MOLONGLO



3

SUBURBS NORTH OF THE MOLONGLO RIVER, INCLUDING WHITLAM

More about Molonglo Valley

Molonglo Valley is Canberra’s newest and fastest-growing region (ABS Data). It already houses 10,000 residents – and over the coming years, it’s expected that another 60,000 people will make it their home.

Molonglo Valley currently includes Wright, Coombs, Denman Prospect and Whitlam and future suburbs of Bandler and Sulman.



Denman Prospect Stage 3 provides a unique opportunity to build on the success of Denman Prospect today, and the Molonglo Town Centre of tomorrow.

Shaping Canberra's future

Be part of a suburb
on the rise

Denman Prospect is a part of Canberra's fastest growing region – Molonglo Valley. Development and ongoing works from ACT Government will improve connections and surrounding amenities that will benefit Denman Prospect. Future works including additional connection to the main arterial road, John Gorton Drive and beyond, will link residents to Woden, Canberra City and Belconnen.

Molonglo Town Centre

WORKS STARTING FROM
2027

Includes Residential, commercial and community zoned sites.

Adjacent to Denman Prospect stage 3 is the Future Molonglo Town Centre which will include a main shopping and commercial precinct, large retail and service trades area, a district library, community centre and more.



Molonglo River Bridge and John Gorton Drive road works

COMPLETION DATE
2026



John Gorton Drive intersection from DP3

COMPLETION DATE
2027



Prime potential. Sustainable future.



Be part of a thriving Canberra

Canberra is Australia’s capital and enjoys a thriving economy, high household incomes, and shorter drive times as a smaller city.

The ACT has a strong and stable property market. In 2021 Canberra experienced a 28% increase across residential property prices. Since then Canberra has maintained a steady period, with house prices remaining the third highest in the country.¹

¹ ABS 2021

430K	\$96,350	5.6%	2nd lowest
Population	Highest national disposable income	High unit rental yield	Unemployment rate ¹

The next chapter in a more sustainable future

Sustainability is more than just a priority in Canberra. It’s a part of the city’s fabric. Currently ranked the Number 1 sustainable city in the world (Uswitch 2021), Canberra’s electricity is powered by 100% renewable energy – and they have the most electric vehicle charge stations per capita.

The ACT Government is committed to achieving net zero emissions by 2045 at the latest. The Suburban Land Agency supports that commitment, by creating sustainable built environments. Denman Prospect Stage 3 will continue that standard of sustainability.

Prime time for net zero

The ACT’s next sustainability opportunity on the journey to net zero is transitioning away from gas and electrifying our heating and cooling systems.

Denman Prospect Stage 3 will be a zero emissions development – and a gas-free suburb.

This is a key part of Suburban Land Agency’s sustainability roadmap, which guides suburb planning, town centre development and infrastructure design which are all resilient to the impacts of climate change.

You can find out more by referring to the [ACT Planning Strategy 2018](#) and [Zero Emissions Government Framework](#). Progress is publicly reported each year in the Minister’s Annual Report under the [Climate Change and Greenhouse Gas Reduction Act 2010](#).





How to buy and develop in the ACT

Buying and developing land in the ACT

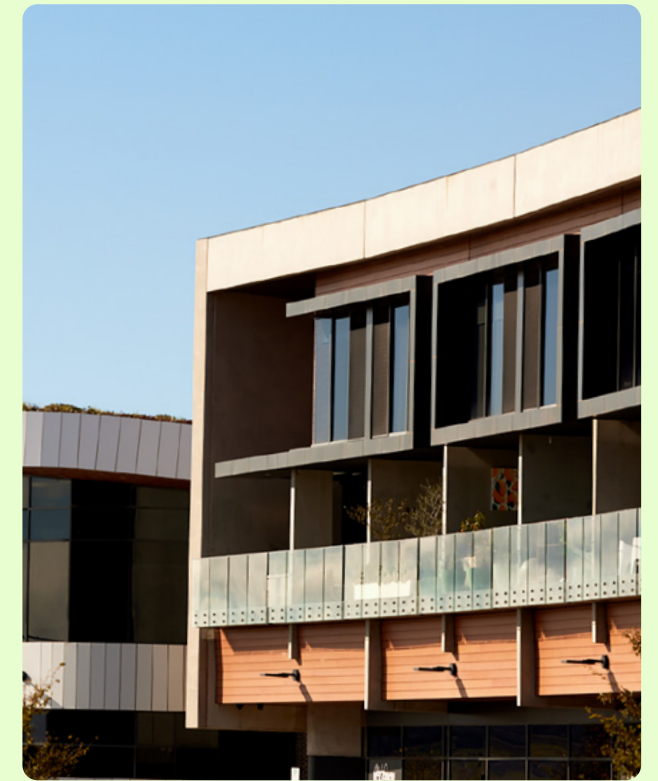
There are some unique elements to Canberra's government systems – which often make a positive difference when buying and developing land. The state has their own planning and development systems – and as the only state or territory to have a single level of government, there are no local councils and less red tape to consider.

The ACT's planning system

The ACT's planning and leasehold system is established by the Planning Act 2023. The key statutory planning document used by the ACT Government is the Territory Plan which guides developers and gives the Territory Planning Authority the tools to approve or refuse applications for development.

The *Territory Plan* is used to assess development applications and guide the development of new estates. The *Territory Plan* also divides land into sections and blocks, to show what zoning applies to particular blocks. These different types of zoning set out which uses of land are permissible – and what's prohibited in each zone.

The ACT Government also maintains a web-based geospatial tool, ACTmapi (actmapi.act.gov.au) that provides a high-resolution digital map of the ACT and shows the zoning and other relevant information for each block of land in Canberra as specified in the *Territory Plan* [here](#).



Subdivision Design Application

For developments on large sites in the ACT, Subdivision Design Applications (SDA) are required for proposed land subdivisions under the *Territory Plan* and Section 43 of the Planning Act. These SDA's set out a plan for the proposed development of the estate – and the creation of blocks within it – in ways that are consistent with the concept plan (as part of the *Territory Plan*) for the area where the estate is located.

The SDA will also need to identify the estate's boundaries, along with the block boundaries for individual blocks within the state and the existing zoning.

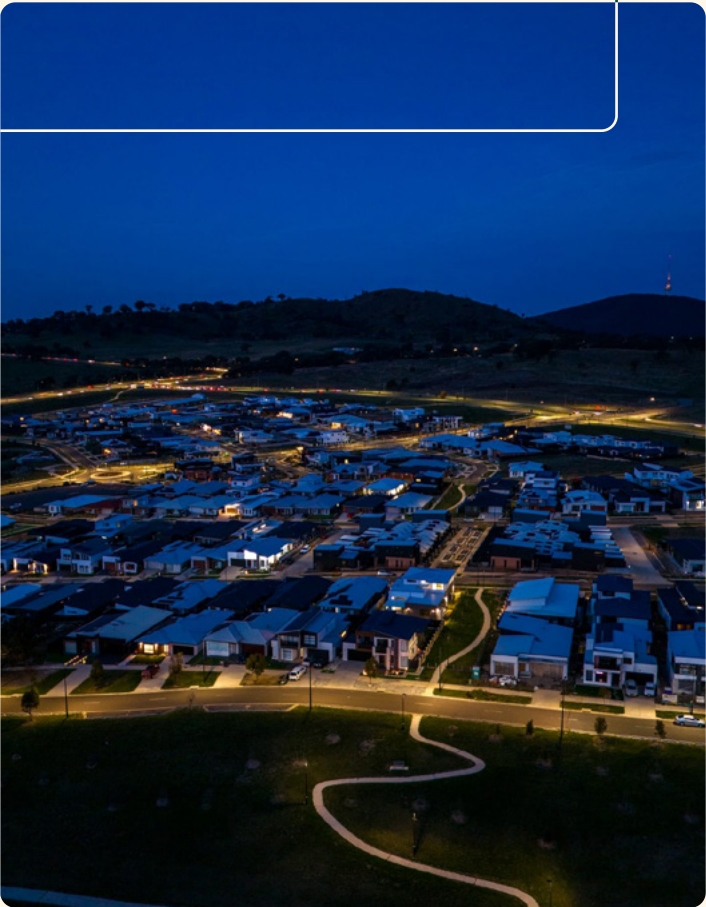
SDA will need to be prepared in circumstances when either:

- The associated infrastructure for a proposed land subdivision needs to be handed back to the Territory once it's completed, or
- The ACT Government determines that an SDA needs to be prepared.



Canberra's land tenure system

Since Canberra's foundation, land use has been based on a leasehold system, where the government retains ownership of the land. This was done to limit land speculation and to allow the early planners of the city to effectively shape its development.



As Canberra grew, the need to closely control development has reduced and the leasehold system shifted over time to become similar to typical freehold systems of land tenure. As a result, if you or your organisation is interested in purchasing land in Canberra, you are able to develop and own your property just as you would elsewhere in Australia. However, there are some small, but important differences in how land tenure, land use planning and development take place in the ACT.

CROWN LEASES

Under the ACT's system of land tenure, you buy the right to use land under the lease terms, usually up to 99 years' duration, while the Territory retains ownership of the land. This form of title is called a Crown Lease.

Under this system, uses of land held under Crown Leases are regulated by the relevant ACT legislation and certain legislative requirements must be met before the land can be sold or developed. This is in comparison to freehold systems of land tenure, where you may have outright ownership of a piece of land, with no time limit for development or changes of use.

The ACT Government usually sells land by granting a Crown Lease over a block to a Buyer (the Crown Lessee).

The Crown Lease generally includes a development covenant that requires the Crown Lessee to construct a specified development within a specified time. An example might be the construction of a single dwelling within a 2-year timeframe or a commercial building within a 4-year timeframe from signing the lease.

As a Crown Lessee, you can sell your Crown Lease provided you have completed the building required by the building and development covenant contained in the Crown Lease, or if this has not been completed, obtained written consent from the ACT Government.



HOLDING LEASES

A Holding Lease is a form of Crown Lease which is issued by the ACT Government to facilitate the development of land. The term of the Holding Lease is short as it is intended to only facilitate development of infrastructure works required to service the land, such as while developing a new estate. There are a number of differences between Holding Leases and Crown Leases. The term of a Holding Lease is usually limited to between 5–10 years and it contains a range of provisions, including:

- Requiring the leaseholder to undertake development (often infrastructure works sufficient to allow subdivision and construction of the ultimate intended development) in accordance with a Deed of Agreement ('the Deed'),
- Upon completion of required development on the area of land covered by the Holding Lease;
 - surrender of the initial Holding Lease,
 - the grant of a 'balance' Holding Lease covering the remainder of the original land still awaiting development,
 - grant of a 'consequent' new Crown Lease over the completed area of land – restricting the assignment, subletting or transferring of the Holding Lease without written consent of the ACT Government.

The Deed is an agreement between the leaseholder and ACT Government outlining in detail the development required to take place on the parcel of land. It will often have an Estate Development Plan and Stages Plan (with a Program of Works) attached along with the requirements for bonds and securities to ensure development is completed. As development progresses over time, land subject to a Holding Lease reduces until all developable land has been developed in accordance with the Deed.

When land held under a Holding Lease is fully developed and all required access and services are in place, the Holding Lease can be surrendered and a normal 99-year Crown Lease will be issued for each new subdivided parcel (e.g. residential blocks). The land developer then sells these Crown Leases and blocks of land to end users to build their homes on.

For more information, contact the Suburban Land Agency's selling agents Civium or visit the ACT Planning website planning.act.gov.au.

Sale process

Denman Prospect
Stage 3 is for sale by
single stage tender

Closing date
11 September 2025

For tender documentation visit
tenders.act.gov.au

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