

*Whitlam*

# The heart of Whitlam.

Ready to be shaped by you.

 **FOR SALE**

With its unique landscape, stunning views and connected community, Whitlam is one of Canberra's most vibrant, growing destinations.

**Whitlam Local Centre**  
**Selling Agent: Wayne Harriden**  
[Wayne.Harriden@civium.com.au](mailto:Wayne.Harriden@civium.com.au)  
**0418 625 414**



**ACT**  
Government

**Suburban Land**  
Agency





# Contents

Introduction	01
Discover the site	02
About Whitlam	03
Selling Agent details	04

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.



# With its unique landscape, stunning views and connected community, Whitlam embodies the best of contemporary life in Canberra.

At the heart of this thriving community will be Whitlam Local Centre. A vibrant hub that brings together over 5,000 residents to connect to each other, to services, to experiences and to possibility. This mixed-used precinct will be future-focused by design and alive with movement, green space and shared moments.

01



## A destination ready to be shaped by you.

This is a rare opportunity for developers to establish the first local centre north of the Molonglo River in the District of Molonglo. Bring your bold ideas and sustainable vision, this will be the precinct where Whitlam comes alive.

Don't miss your chance to shape it into something that thrives.



CANBERRA CITY →

BELCONNEN TOWN CENTRE

WHITLAM LOCAL CENTRE

FUTURE ACT GOVERNMENT SCHOOL

## DISCOVER THE SITE

# Space to shape the heart of Whitlam

## HIGHLIGHTS

Full site size

# 16,788m<sup>2</sup>



### Zoning

**Block 3** – zoned CZ5, for a mandatory use of multi-unit housing (no more than 178 dwellings).

**Block 4** – zoned CZ4, for the mandatory use of supermarket, with a minimum GFA of 800m<sup>2</sup> and a maximum of 1,500m<sup>2</sup>, and multi unit housing of no more than 55 dwellings.

Both blocks also have space for additional, complementary uses – such as café, retail, commercial and community spaces.



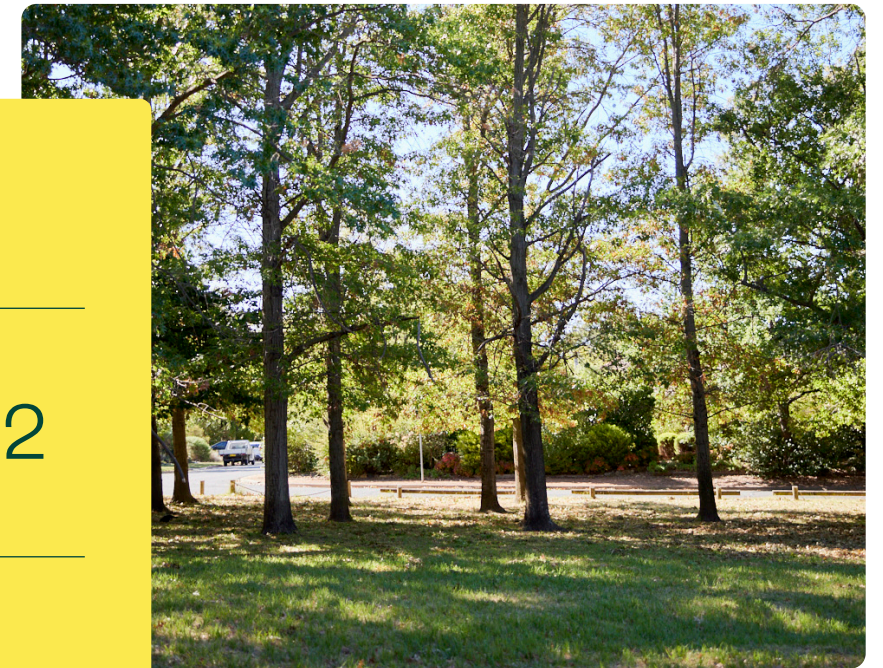
### Dwelling Yield

Up to 233 diverse residential dwellings.



### Affordable Requirements

Approximately 15% of dwellings will need to meet the requirements of the ACT Government's Affordable Home Purchase Scheme.



**Whitlam Local Centre is made up of two blocks, which will be sold under one Crown lease.**

It will reflect the community's vision, which was developed through a co-design process, for Whitlam Local Centre to be a meeting place for the local community. A place that's inviting and accessible for all, realised through innovative design and high-quality delivery.

Whitlam Local Centre will have active retail frontages facing Alice Moyle Way, the slow-speed main street in the community.

The new ACT Government Primary School is located directly to the east. An anchor supermarket will be located in the southeastern block and a public plaza will create a safe and welcoming connection between the school and the local centre. Above the shops, there will be a range of mixed-use dwellings in buildings of three to six storeys fronting the main street. At ground level, it will offer an integrated, permeable network of well-designed public spaces, paths and streets that support a vibrant public life and high connectivity.



# The heart of a growing community

Whitlam sits amongst the rolling hills north of the Molonglo River, less than nine kilometres from Civic. It's surrounded by natural and cultural attractions like the National Arboretum, the Molonglo River Nature Reserve, Mount Stromlo and an extensive network of nature trails.



03



COMMUNITY

Whitlam enjoys spectacular views in every direction, including dramatic vistas to the Brindabella Mountains, while still feeling effortlessly connected to the rest of Canberra, the future Molonglo Town Centre and beyond.

It's a one-of-a-kind community in a unique location that's been taking shape for a few years now. Whitlam Local Centre, along with the future ACT Government primary school being built, will help people and place alike, thrive.



# Bring Whitlam local centre to life.



04



For sale

\$11,000,000 (GST Inclusive)



Contact

Wayne.Harriden@civium.com.au  
or call 0418 625 414



More information

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





**ACT**  
Government

**Suburban Land**  
Agency