



ACT
Government

Suburban Land
Agency

Great places, where communities thrive

Whitlam Local Centre – Workshop 1- Scene Setting

28 February 2022



We acknowledge the Ngunnawal people, the traditional custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.



AGENDA

ACKNOWLEDGEMENT OF COUNTRY

STATUS OF WHITLAM LOCAL CENTRE

VISION AND ASPIRATIONS

BUILDING ON STRONG FOUNDATIONS

Q&A

NEXT STEPS



Acknowledgment of Country

Housekeeping

- We will be setting the scene with several speakers and covering lots of information. Drop questions at any time into the chat, we will come to these at the end.
- We will be using Mentimeter to collect your thoughts. Have your mobile phone handy to answer the questions.
- This presentation material will be uploaded onto the YourSay website following tonight's session.



ACT
Government

Suburban Land
Agency

Status of Whitlam Local Centre

Simon Tennent – Development Director

Simon Cox - Senior Development Manager



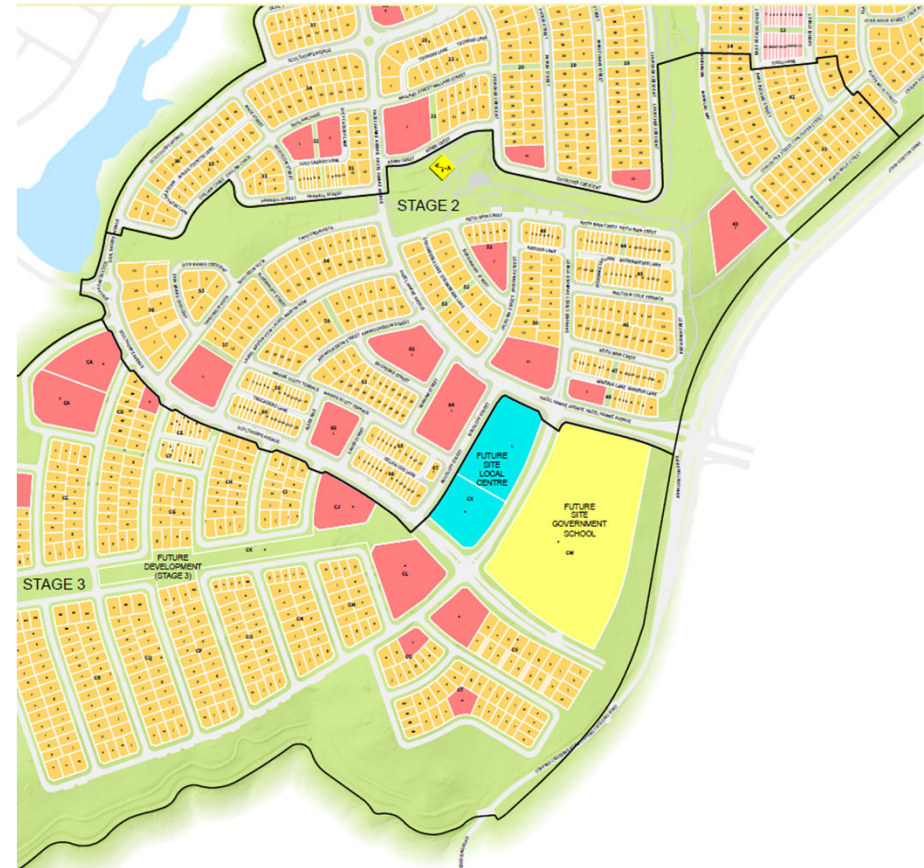
We acknowledge the Ngunnawal people, the traditional custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.

Whitlam – Molonglo's Newest Suburb



Whitlam Local Centre – Current Status

- The Local Centre site is located off Sculthorpe Avenue and Hazel Hawke Avenue
- Located adjacent to the future Whitlam primary school
- Relatively large site of approximately 18,000 m²
- Surrounded by medium density residential blocks
- The ACT Government's Indicative Land Release Program (ILRP) identifies that 10,000m² of the site will be released for sale this Financial Year (2021/22)



Site uses

- The site is zoned CZ4 – Local Centre
 - Supermarket up to 1,500m²
- Can support a number of other uses, including:
 - Cafes
 - Other retail
 - Community use
 - Residential
 - Commercial



Opportunities and Constraints

- Large site offers the opportunity for many uses
- Sloping site
- Collocated with school site
- May compete with Molonglo Commercial Centre in the future





ACT
Government

Suburban Land
Agency

Vision and Aspirations

Ian Wood- Bradley



We acknowledge the Ngunnawal people, the traditional custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.

ACT Planning Strategy 2018

Direction 4.3 Strengthen neighbourhoods & support their diverse character by creating strong local activity hubs

- different lifestyle and economic demand.
- greater diversity - cafes, niche supermarkets, bike stores, hair dressers and florists + chemists, IGAs
- Hubs of activity - greater mix of uses, housing diversity and appropriate service levels - destinations and hubs of activity
- easily accessible by walking, cycling and public transport
- place-making - creating spaces that are locally relevant, provide the opportunity for communities to be involved



Vision

A RANGE OF HOUSING CHOICES

- for people at different life stages

SPACES FOR BUSINESSES, WORKPLACES AND COMMUNITY FACILITIES

- jobs close to home
- to support strong local economies
- creating thriving local centres.

WALKABLE PLACES WITH GREAT ACCESS TO GREAT TRANSPORT

- open street networks and paths connecting places
- connected to existing paths and cycleways.

SUSTAINABLE PLACES FOR CURRENT AND FUTURE COMMUNITIES

- open spaces for communities to enjoy
- environmentally sustainable principles such as water and energy efficient design
- well-designed public spaces and buildings that demonstrate design excellence.





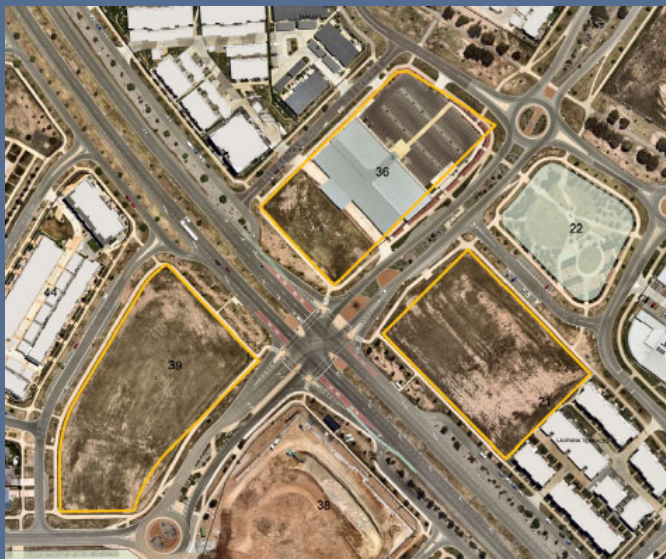
Darling Quarter playground by Aspect Studios.
Image: Florian Groehn



Fitzroy Gardens, Potts Point, source: NSW Government Architect,
Draft Greener Places Design Guide - Draft for Discussion.

COOMBS & WRIGHT VILLAGE

June 2021



*Design & Place
Framework*

“There should be a diversity of size and spaces, including spaces, pauses and landscaping between buildings”
- Community Panel

“all new buildings be limited to a maximum length of 55 metres”
- Community Panel

”



“Development should be permeable to foster connection with surrounding spaces”
- Community Panel





Beecroft Street re-imagined, with markets, a new community building, canopy cafe and water-play



DENMAN PROSPECT - Density & slope



C Architecture

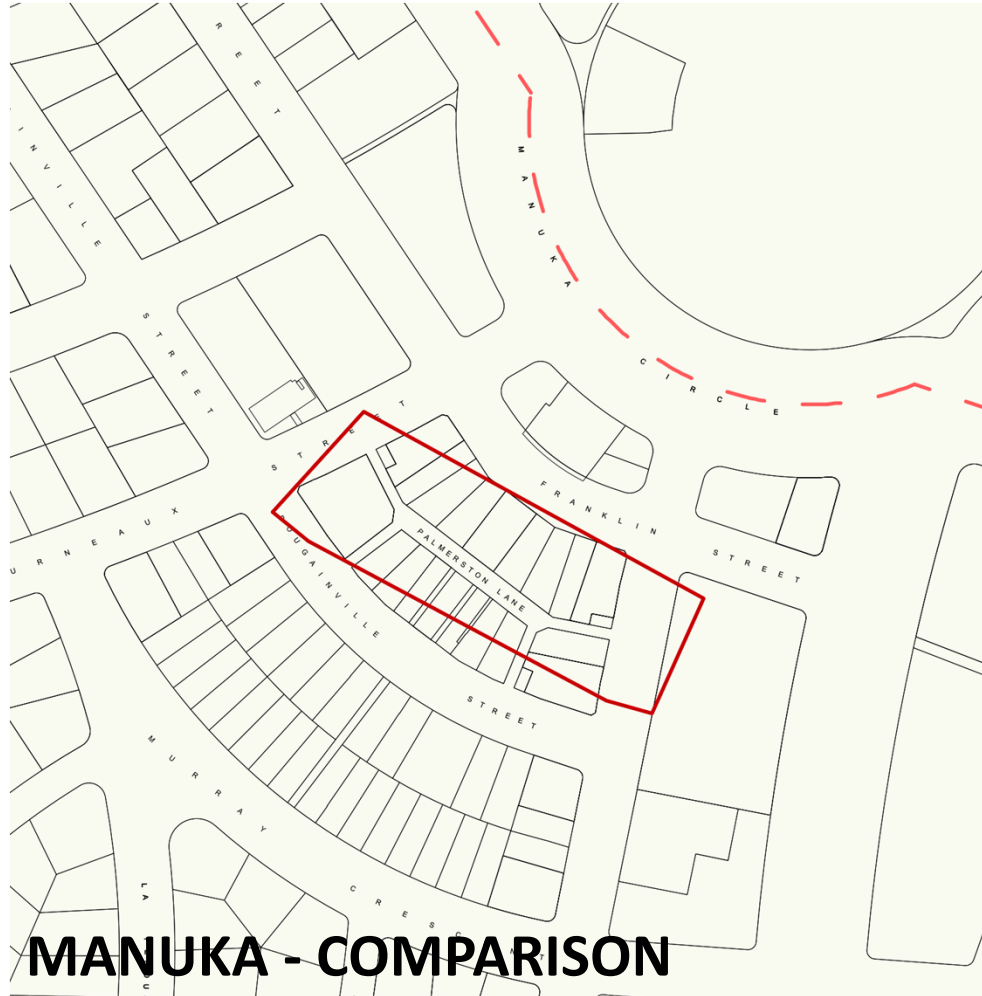


AMC Architecture



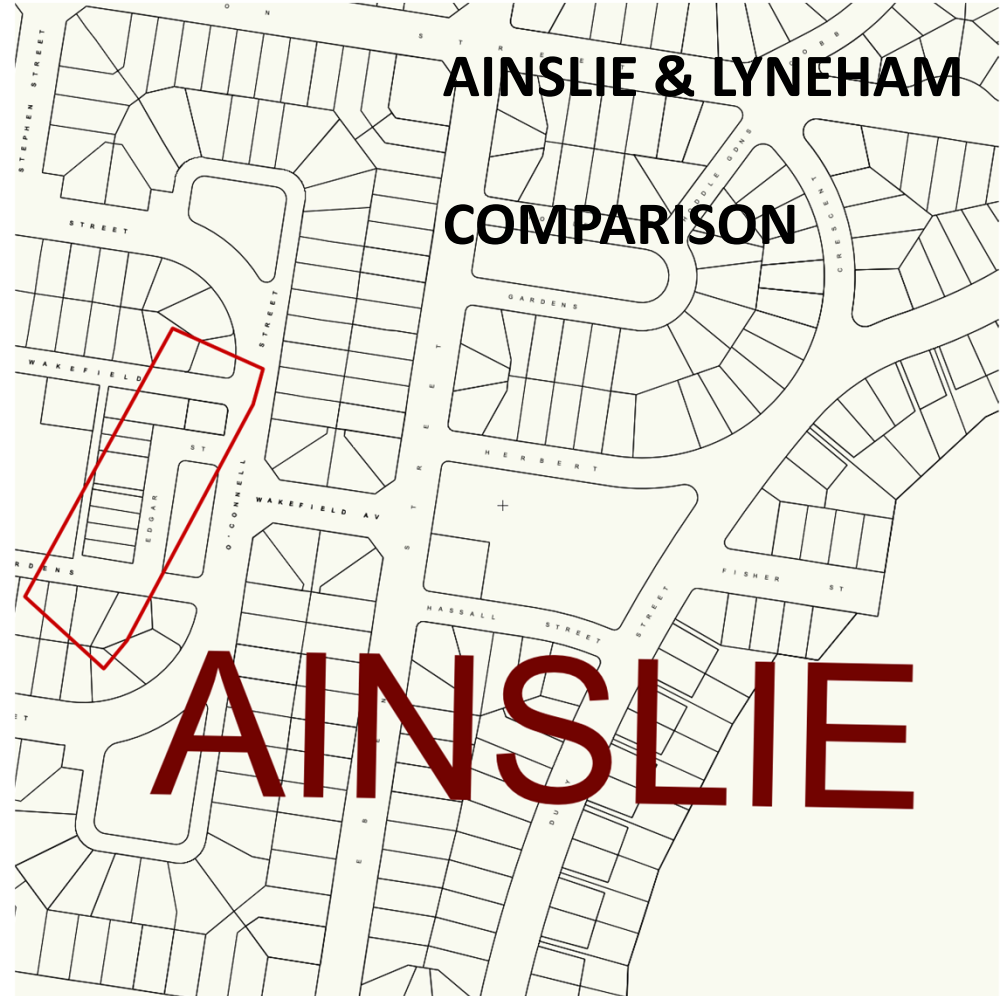
WHITLAM LOCAL CENTRE & SCHOOL - SYMBIOSIS







LYNEHAM SCHOOL PRECINCT



AINSIE COMPARISON



ACT
Government

Suburban Land
Agency

Building on Strong Foundations

Angela Koepp – Hatch Roberts Day



We acknowledge the Ngunnawal people, the traditional custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.



**SPECTACULAR
VIEWS OF THE
BRINDABELLAS**



**BORDERED BY
NATURE RESERVES**



**9 KM TO
THE CITY**



**5 KM TO
BELCONNEN
TOWN CENTRE**

WHY WHITLAM LOCAL CENTRE?



SUBURBAN LAND AGENCY

24m is the distance that one
can recognise another's face

LOW Social interaction reduces our lifespan as much as
alcoholism and smoking, has more impact than lack
of exercise, and is twice as harmful as obesity.

Well-planned improvements to public spaces within
town centres can boost commercial trading by up to
40 per cent and generate significant private sector investment.

80% of people report an internal pull to visit,
revisit and look after places of special meaning
/ attachment to them.

10- 15 doors / 100m is the ideal activation
grain to keep a pedestrian stimulated
(walking, shopping, spending).

Pedestrianisation of an area can lead to an:

- increase of \$80 per square meter (annual office rents)
- \$60 per square meter to retail rents,
- nearly \$800 per square meter to home values, and
- over \$300 per month to apartment rents.

Improved CBD pedestrian safety can
result in 50% more foot traffic and
up to 2 hrs extended trade.

If intersection density is doubled it
will increase walkability by 40%.

OUT OF THE BOX BEST PRACTICE

(BoardGroveArchitects)



NGV OUTDOOR PAVILIONS

These flat-pack, flexible structures can offer shelter and help make best use of the outdoors.

They encourage dwelling in place freely and can be used for events.

(Lean Timms)



VERITY LANE

Retail approach that allows smaller, pop up venues to operate with lower expenses than a full-scale fit out.

Customers have access to high quality seating and multiple food and beverage options.

Asian Grocer at The Glen, Melbourne (AustralianDesignReview)



THE ASIAN GROCER

Award-winning grocery options with a bright and fresh aesthetic and generous spaces.

The grand entry entices shoppers passing by to explore a broad spectrum of Asian tastes through the products stocked on the shelves.

OUT OF THE BOX BEST PRACTICE

(OMA)



WOLLERT NEIGHBOURHOOD CENTRE

The Wollert Neighbourhood Centre & school is 9,000m² and integrates a central public courtyard, amenity spaces, and childcare and a school, with a retail program. The complex serves community and commercial needs, with a social condenser to connect people.

(copyright: Jaime Diaz-Berrio)



ANU POP UP CENTRE

The centre includes study amenities, desks, digital connections and quiet spaces inside. A central public courtyard with pop-up retail and eating options is a space that perfectly connects school and urban centre.

(copyright: Leonid Formansky)



THE COVID CLASSROOM

This COVID classroom is an outdoor concept helping to provide functional educational spaces that serve health and safety needs, and encouraging more active and healthy play.

PRECEDENT - BUILT FORM



Denman (Ginette Snow)



Kingston (AllHomes Website)



Denman (DenmanProspect.com.au)



Montreal (Facebook)

LOCAL CENTRE PRECEDENT

Elements of high quality built form for local centres

- being able to get about (thoroughfare / access)
- being protected from the elements, but enjoying the outdoors (controllable / enclosable)
- human scale
- layered, multi functional areas (different functions across levels)

QUESTIONS

Is there a centre you find feels high quality?

What contributes to your sense of comfort in this local centre?

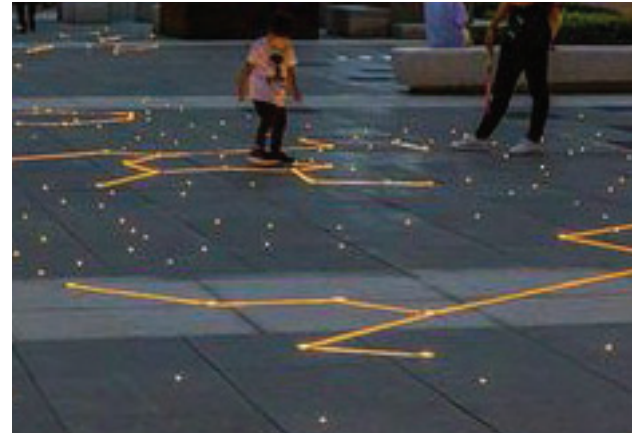
Is there a centre you feel safe walking in?

What about a centre you feel is safe for children?

PRECEDENT - PUBLIC REALM



New Acton (Hatch Roberts Day)



New York (Matt Coggan)



Manuka (Torie Davies Photography)



Tuckshop, Brisbane (Facebook)

LOCAL CENTRE PRECEDENT

Elements of public realm for local centres

- accessible, safe and concentrated (sense of activation)
- areas for play
- shading and protection from the elements
- healthy air quality
- areas to rest and seating
- clear wayfinding
- public art
- mix of intimate and open spaces
- porosity and thoroughfare, creating walkability
- activated local centre, including active edges

QUESTIONS

Which local centres have the best public realm?

What activities do you like to do there?

What elements of interest do you stop to take notice of?

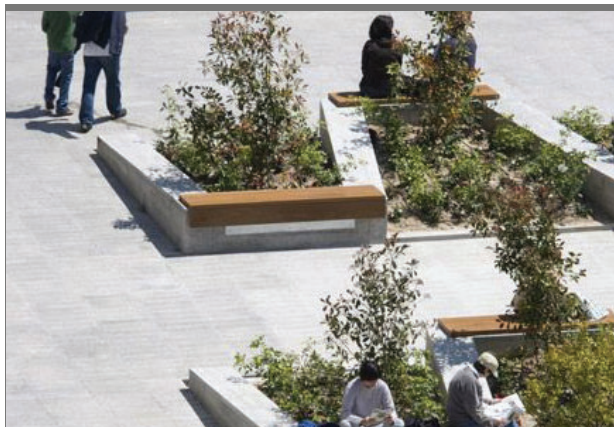
PRECEDENT - GREEN SPACES



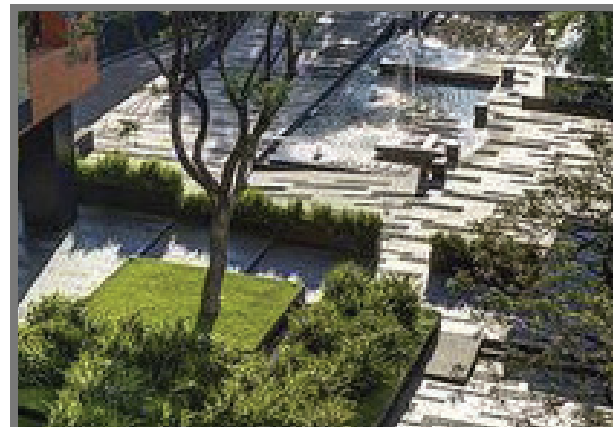
Community Garden Stock Image (Getty Images)



Kingston (Hatch Roberts Day)



Plaza de Santo Domingo (Landzine)



Coyoacán Corporate Campus (Frank Lynan via Pinterest)

LOCAL CENTRE PRECEDENT

Elements of green space in local centres:

- deep planting and breadth of urban canopy
- opportunities for shade and filtered light
- grassed areas
- nature play / opportunities to learn
- greening roofs and walls

QUESTIONS

Which local centres have excellent green space?

What elements of green space do you enjoy most?

What ways can we activate outdoor areas during Canberra's winter?

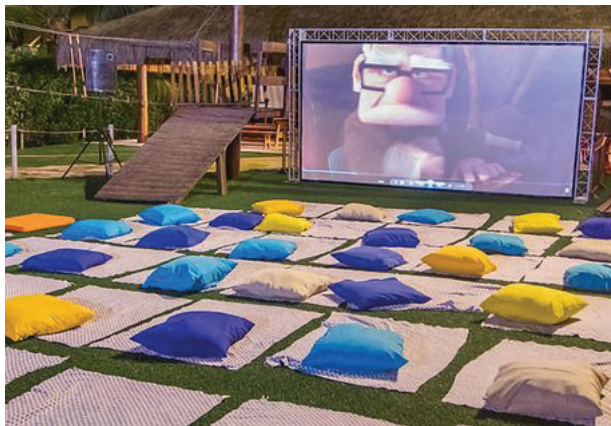
PRECEDENT - PLAY



Dairy Road, ACT (Hatch Roberts Day)



Gosford Leagues Park (Hatch Roberts Day)



--(EllasList.com.au)



Muuuz Playground (ArchDesignClub Magazine)

LOCAL CENTRE PRECEDENT

Elements of play space in local centres:

- water play- zero level/ wet and dry
- multi purpose infrastructure elements (skating, sitting, accessibility, art)
- landscape/ hardscape areas
- demonstrate innovation/ indigenous appreciation
- events program
- make the most of the small spaces
- leverage off adjoining school

QUESTIONS

Which local centres have the best play space for many ages?

Which local centres do you visit on a Friday night?



ACT
Government

Suburban Land
Agency

Q&A



We acknowledge the Ngunnawal people, the traditional custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.

QUESTIONS

Which local centres have the best public realm?

What activities do you like to do there?

What elements of interest do you stop to take notice of?

Which local centres have excellent green space?

What elements of green space do you enjoy most?

What ways can we activate outdoor areas during Canberra's winter?

Which local centres have the best play space for many ages?

Which local centres do you visit on a Friday night?



ACT
Government

Suburban Land
Agency

Next Steps



We acknowledge the Ngunnawal people, the traditional custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.