



MOIRÉ

NEWLYNE



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Moiré evokes duality, a place where natural wonder meets urban comfort. Light and line interact to deliver 54 bright and generous architecturally designed residences of 1, 2, 3, 4 and 5 bedrooms in Canberra's established inner north. Close to nature and the city, Moiré defines harmonised living.

MOIRÉ
NEWLYNE

NORTHBOURNE AVENUE

DICKSON GROUP CENTRE

CANBERRA CITY CENTRE

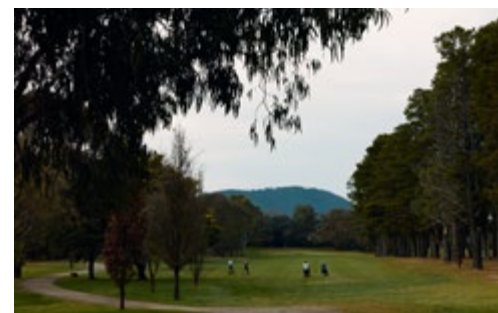
BARTON HIGHWAY





WELCOME TO NEWLYNE

Newlyne is about connection. In the heart of the established inner north, the precinct bridges the gap between old and new. Architecturally diverse buildings frame a central parkland that weaves through the landscape, echoing the natural flow of nearby Sullivan's Creek.



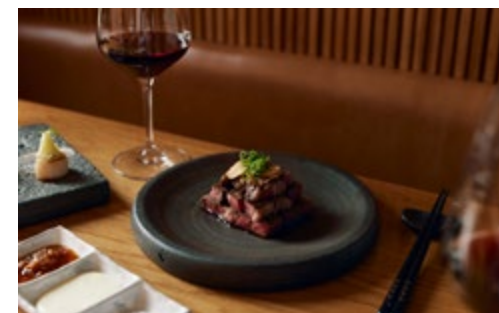
YOWANI GOLF COURSE

Enjoy sprawling views over the tree-lined fairways, then head across Sullivan's Creek for a round of golf. Teeing off has never been easier.



RELAX AND UNWIND

With a host of recreational facilities nearby, shake off the day's stress and reset mind, body and soul.



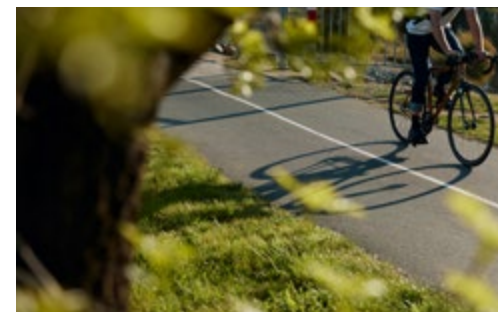
DINING

Take a break from cooking and eat in style. From share plates to fine dining, find your inner foodie at Newlyne.



FOOD FOR THE SOUL

A quick pastry on the way to work or a hot breakfast when nothing else will do, Newlyne delivers the goods.



ACTIVE TRAVEL

Pedestrian and cycle paths along Sullivan's Creek and throughout the precinct make healthy lifestyles a breeze.



LIGHT RAIL

With the light rail stop at your doorstep, ditch the traffic and parking woes and find yourself in the heart of Civic in 15 minutes.



IMMERSE YOURSELF IN NATURE

Amble along the rejuvenated Sullivan's Creek, soaking up the sounds and sights of nature and noticing as balance returns.



ON A FIRST-NAME BASIS

Start the day right with a walk through the lush central parklands for a cup of the best from your local barista.



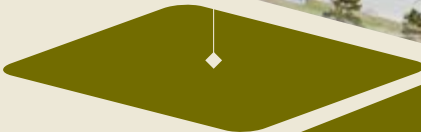
SPORTS MAD

Tennis, netball, volleyball, cricket, rugby, archery, hockey, gymnastics, soccer, frisbee, workouts. All within reach at Newlyne.

“NEWLYNE BRINGS THE WORLD TO CANBERRA.
THE WIDE GREEN SPACES OF CENTRAL
PARK, AMSTERDAM’S CYCLE CULTURE AND
WATERWAYS, EUROPEAN-STYLE DINING.
EXPERIENCE ALL THE BENEFITS OF BIG
CITY LIVING WITH NONE OF THE HASSLE.”

TONY PAN, TP DYNAMICS

NEWLYNE





GREEN STAR RATING

Newlyne is proud to be using the Green Star – Communities rating tool to achieve a 5-star rating for the precinct. This certification from the Green Building Council of Australia formalises our existing commitment to creating sustainable environments that enhance wellbeing and contribute to the wider community.



MANAGEMENT

Each building has its own body corporate for building-specific management, while a precinct-wide body corporate oversees landscaping, cleaning, and maintenance of common areas, ensuring a high standard across Newlyne.



TRANSPORT

Newlyne supports sustainable travel with EV charging stations and future-ready infrastructure. The precinct prioritises pedestrians, cyclists, and scooters, with easy access to light rail and bus stops for seamless public transport connections.



LAND USE & ECOLOGY

Newlyne is designed with extensive landscaping, covering over 30% of the precinct, including a large Central Park and a revitalised Sullivan’s Creek with native plantings. A network of footpaths and green spaces creates inviting areas for residents to relax and connect with nature.



INDOOR ENVIRONMENT QUALITY

All dwellings include double-glazing and high-quality sealing to create airtight, healthy spaces. Window openings and sliding doors allow for cross-ventilation for natural breezes and thermal control.



RAINWATER

Newlyne is future-proofed against drought through an impressive onsite rainwater retention system. Collected rainwater is planned to be used to irrigate landscaped areas and parklands, while overflow can be safely released into Sullivan’s Creek once a rain event has passed.



WELLBEING

Newlyne is just more than a place to live. Our thoughtfully designed residences offer something for everyone, whatever your particular needs may be. Set among beautifully landscaped gardens with direct access to public transport, the Yowani golf course, sporting facilities and a host of essential services nearby, Newlyne cares for your physical, social and emotional wellbeing.



ENERGY

Newlyne features an embedded electricity network enabling precinct-wide energy-saving solutions, with solar power, building-centric heat pump hot water systems, energy efficient street lighting, and energy load management planned for. These initiatives work together to minimise the precinct’s overall energy footprint.



INNOVATION & MATERIALS

Newlyne prioritises sustainable materials and technology, including PV panels, EV charging, double glazing, and thoughtful landscaping in an all-electric precinct. These initiatives, alongside our Green Star commitments, will reduce emissions and support a future-focused community.



CONNECTIVITY

Connectivity is a key feature of Newlyne, with a precinct-wide integrated tech experience planned to provide a range of services to meet the needs of residents.





ARTIST IMPRESSION
MOIRÉ FAÇADE

CHAPTER 1

ARCHITECTURE



With its strong vertical façade, Moiré’s exterior architectural form manipulates the expansive views beyond, framing Canberra’s mountains and projecting you into the outdoors from the comfort of tranquil indoor spaces. The verdant central promenade leads to an exclusive collection of just three to seven residences per floor, embodying considered design and a sense of privacy.

WHERE FORM &
FUNCTION INTERWEAVE

COMING HOME TO MOIRÉ PROMISES TO BE
A SERENE AND SOOTHING EXPERIENCE.
EACH RESIDENCE COURTS THE LIGHT,
GUIDING IT THROUGH SPACIOUS AND
ELEGANT INTERIORS. FROM TRANQUIL
CONTEMPLATION AND RESTORATIVE FAMILY
TIME TO OUTDOOR ENTERTAINING, MOIRÉ
ADAPTS TO YOUR NEEDS AND DESIRES.



ARTIST IMPRESSION
MOIRÉ FACADE







CHAPTER 2

INTERIORS



A symphony of light and shade, Moiré mixes crisp lines and quality materials in a sophisticated blend of form and function. Expertly crafted details and ample glazing create an open and inviting atmosphere that maximises healthy air flow and promotes wellbeing.

WHERE FORM &
AESTHETIC COLLIDE

“MOIRÉ EXUDES UNDERSTATED ELEGANCE.
THIS SMALL COLLECTION OF RESIDENCES
SEAMLESSLY INTERTWINES FORM AND FUNCTION,
DELIVERING BEAUTIFUL AND BALANCED LIVING.”

TONY PAN, TP DYNAMICS



ARTIST IMPRESSION
LIVING & DINING



ARTIST IMPRESSION
APARTMENT LIVING & KITCHEN

AS WE MOVE THROUGH LIFE WE
GATHER STORIES, OBJECTS AND
EXPERIENCES THAT SHAPE US.
A HOME DOES MORE THAN HOLD
OUR POSSESSIONS, IT SPEAKS
OF OUR DREAMS — OF IDEAS
SEEN THROUGH AND THOSE
YET TO BE REALISED.



ARTIST IMPRESSION
LIVING



ARTIST IMPRESSION
KITCHEN & LIVING





ARTIST IMPRESSION
MASTER ENSUITE

“ENJOY SWEEPING VIEWS ACROSS CANBERRA FROM THE GENEROUS AND LIGHT-FILLED MOIRÉ PENTHOUSES. EACH EXECUTIVE RESIDENCE BOASTS EXCEPTIONAL DETAILING AND LUXURY INCLUSIONS, TRANSPORTING YOU TO A PLACE OF TIMELESS BEAUTY.”

TONY PAN, TP DYNAMICS



ARTIST IMPRESSION
PENTHOUSE KITCHEN & LIVING



ARTIST IMPRESSION
PENTHOUSE BALCONY



CHAPTER 3

LOCATION



Day breaks over a misty Mt Majura and Newlyne comes alive, the central parklands a meeting place on the way to coffee, work, life. Walkways, bike paths and linking roads make your journey to and from Moiré a breeze. Bask in a different perspective.

LIFE FROM A

DIFFERENT LIGHT

THE BEST OF BOTH WORLDS

Central to the Griffin Plan was the notion that the new Seat of Government should be an ideal city, designed to support the political, cultural and social wellbeing of Australians.

Canberra’s evolution over the past century has seen it flourish in its role as the home of democracy and of the nation’s foremost cultural and social institutions. Confident in its global standing and recently ranked second-best city in the world for quality of life, the bush capital artfully combines cosmopolitan living with the beauty and serenity of its natural setting. There is no better place to marvel at this marriage than from the top of Mount Ainslie. Nestled into the valleys and hills, the tree-lined streets conceal the hum of daily life that reverberates through each neighbourhood. From Newlyne, explore the city that knows how to serve – from the public to a seriously good coffee.





BE IN YOUR ELEMENT

Life at Moiré will save you time. Wherever you want to go, revel in the ease, the convenience and the proximity. From farmers markets to the city in 15 minutes.

PARKS, NATURE, RECREATION

1. Yowani Country Club
2. Lake Burley Griffin
3. Mount Ainslie Lookout
4. Lyneham Wetlands
5. Australia National Botanic Gardens
6. Commonwealth Park
7. Lyneham Ridge Reserve

DINING, BAR, SHOPS, ENTERTAINMENT

8. Gang Gang Café & Bar
9. Raku Dining
10. Lonsdale St Streetscape
11. Highroad Café
12. Capitol Region Farmers Market

EDUCATION

13. Australian National University
14. Lyneham High School
15. Lyneham Primary School
16. Daramalan College
17. Australian Catholic University
18. Canberra Institute of Technology
19. Ainslie School

SPORTS, WELLNESS

20. Tennis World Canberra
21. Hockey ACT
22. Netball ACT
23. Next Gen Canberra
24. Recovery Lab

LANDMARKS

25. National Gallery of Australia
26. National Library of Australia
27. National Museum of Australia
28. Australian War Memorial
29. City Hill
30. Parliament House and Capital Hill
31. National Portrait Gallery
32. Old Parliament House
33. Reconciliation Place
34. The Shine Dome

TRANSPORT

35. Swinden St Lightrail



HIGHROAD

Your morning coffee, a breakfast meeting or brunch on the weekend. Enjoy great coffee, food and company without leaving the neighbourhood.

1.2km — 17-min walk



YOWANI GOLF COURSE

A beautifully landscaped Sullivans Creek will guide you over to the new Yowani Golf Course and Clubhouse. You'll be teeing off in no time.

500m — 5-min walk



NATURE RESERVES

Newlyne puts you in the middle of endless sporting and recreation opportunities. A five-minute drive leads you to Lyneham and Bruce ridges or Mount Majura nature reserve for a dose of nature in all its splendour.

5km — 5-min drive



DICKSON EATERIES

An easy stroll or light rail ride sees you in the heart of Dickson in under 10 minutes. Enjoy the best laksas in town then savour an ice cream as you wander through the lively main street.

1.2km — 17-min walk



FINE DINING AT NEWLYNE

Fine dining is set to be a feature of Newlyne. A future hotel and multiple ground-floor tenancies provide opportunities for new or established Canberra institutions to join this dynamic new precinct.

500m — 5-min walk



FARMER'S MARKET

Every Saturday morning, enjoy the best of the region's fresh produce, coffee, hot food and baked goods at the Capital Region Farmers Market. Restock for the week or find the perfect inspiration for tonight's dinner party.

5km — 10-min drive



PARLIAMENTARY TRIANGLE

Head straight down Northbourne Avenue from Newlyne and reach the Parliamentary triangle in 15 minutes. A dose of art and democracy awaits.

8km — 15-min drive



SWINDEN STREET LIGHT RAIL

Swinden Street light rail stop is on your doorstep. It simply doesn't get easier than this. Head to Gungahlin or Civic in under 20 minutes, beating the traffic and avoiding the hassle of parking.

500m — 5-min walk



LAKE BURLEY GRIFFIN

Lake Burley Griffin creates a beautiful separation between north and south Canberra. Do the bridge to bridge, stopping for coffee halfway or a browse in the bookshops and art stores of the nation's best cultural institutions.

6km — 15-min drive





CANBERRANS LOVE THE CHANCE
TO GET OUTSIDE ON THE WEEKEND
FOR A LAKE WALK, A MOUNTAIN
HIKE OR A CATCH-UP OVER COFFEE.
MOIRÉ IS THE PERFECT SPRINGBOARD
TO GET YOU TO WHERE YOU WANT TO BE.



NATIONAL CARILLON



NATIONAL GALLERY OF AUSTRALIA

10 MINUTE DRIVE







FROM DAY

TO NIGHT

“CANBERRA IS SUCH A VIBRANT,
EXCITING PLACE TO BE RIGHT NOW.
THIS CITY NEVER STOPS GIVING, FROM
OUR FESTIVALS — CELEBRATIONS OF
ART, MUSIC, WRITING, FOOD — TO THE
NATURAL BEAUTY OF THE CHANGING
SEASONS AND THE ARCHITECTURAL
RICHNESS THAT FLOWS THROUGH
THE TOWN.”

TONY PAN, TP DYNAMICS





RAKU

11-MINUTE DRIVE



ACT LEGISLATIVE ASSEMBLY

10-MINUTE DRIVE



ARTIST IMPRESSION
CRYSTALBROOK COLLECTION AT GAREMA PLACE

CHAPTER 4

TP DYNAMICS



TP Dynamics is creating places that respond to the needs of Canberrans. From the first apartment after leaving home to the retirement home of your dreams, TP Dynamics is here for the journey.

A DYNAMIC

COLLABORATION



DICKSON VILLAGE

DEVELOPER

TP DYNAMICS

Our neighbourhood projects combine beautiful, functional residential spaces with practical services such as supermarkets and healthcare providers, and a host of other retail opportunities for small business.

Our philosophy is to bring people together to create spaces that make life better. Recent projects in Bruce, Giralang and Dickson are testament to our commitment to working with the local community to deliver great spaces that serve the whole neighbourhood.

Newlyne is a rare opportunity for the Canberra market to enjoy a modern lifestyle among an established community. This special location inspired us to take a novel approach, designing an eclectic mix of homes and urban spaces that reflect the diversity of our town and the increasing desire for flexibility in our day-to-day lives.

We are part of the Canberra community and strive to make a meaningful contribution to our city's future.



ARTIST IMPRESSION
CRYSTALBROOK COLLECTION AT GAREMA PLACE

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