

'INDUSTRY' TERRACES

BRADDON, ACT

- Feasibility Planning
- Masterplanning
- Lead Consultant Services
- Landscape Architecture
- Strategic & Urban Planning

SPACELAB was engaged by the client to assess the feasibility and development potential of this city edge site in Braddon. Our assessment sought to maximise the 3 separate frontages of the site and built on our experience in delivering earlier laneway projects in Dickson, Braddon and Turner. Early in the process it was determined that an industrial/ factory feel would be very suited to Braddon's historical roots as Canberra's original heart of industry.

SPACELAB masterplanned the site and as lead consultant then engaged the consultant team to deliver the project. We provided a very detailed brief to the architects, to ensure we maximised the site potential without breaking any of the numerous mandatory rules within the highly restrictive Inner North Precinct Code. Our assessment of many of these mandatory rules has seen creative interpretation win. We were successful in advocating for our interpretation to be accepted in our dealings with the City Renewal Authority (CRA), The National Capital Authority (NCA) and The Local Planning Authority (EPSDD) and Transport Canberra and City Services (TCCS).

Our team experience in working on projects in this precinct has involved approximately 70% of all projects in the last 25 years. Our lead designers and project leaders live in Braddon. We understand the planning processes, community and market very well.

The project is within 150 metres of the light rail network as well as several major green open spaces and kid's playgrounds. Located just a short stroll from the bars, cafes and businesses that have seen Braddon become Canberra's favourite high density lifestyle destination.

Completion expected late 2022.

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