

# 'INDUSTRY' TERRACES

BRADDON, ACT

- Lead Consultant Services
- Project Feasibility
- Oversight of Detailed Design
- Block Amalgamation & Subdivision
- 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 three separate frontages of the site and was based 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's experience in working on projects in the Inner North has involved approximately 50% of all projects designed and built in Braddon over the last 25 years. Our lead designers and project leaders live work in Braddon.

With the project recently completed, the residents now enjoy easy access to the light rail network as well as several major green open spaces and playgrounds. Industry is also only a short stroll from the bars, cafes and businesses that have seen Braddon become Canberra's favourite high density lifestyle destination.

*"The **SPACELAB** team were with us every step of the way—reliable, determined, and able to get us through approvals that no one else could. We had really high expectations, and they not only met them—they completely exceeded them. What we've ended up with is a home unlike anything else in Canberra. You can see the care and attention to detail in every part of our place. We live here now, and honestly, we're so proud of it. We absolutely love it." – Jacqui Mann and Tom Stephens*

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