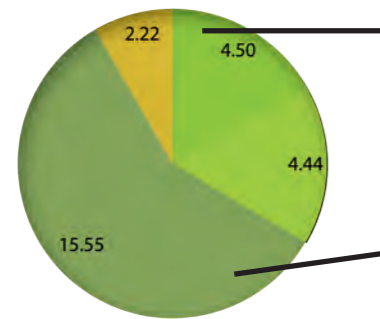


BASE

Open space (ha)

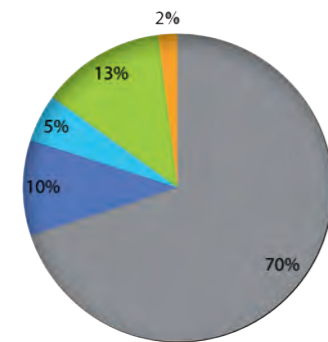


- PLAYING FIELDS
- NATIVE PARK
- PUBLIC GARDENS
- PUBLIC PLAZAS

Transport

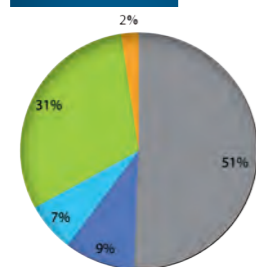
Transport:

These are targets for how people get to work for future East Lake residents. They are based on the very high patronage of public transport, walking and cycling that occurs in Braddon. The advantages of the site, its proximity to employment and the city (5.7km by cycle), mean there is good potential for a very different travel pattern compared to the rest of Canberra.



- CAR / MOTORCYCLE
- CYCLE
- WALK
- PUBLIC TRANSPORT
- WORK AT HOME

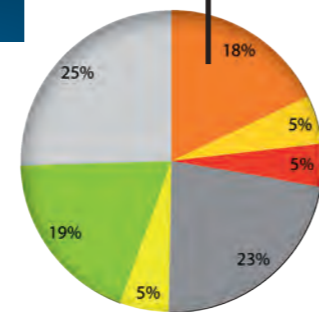
Transport Braddon



- CAR / MOTORCYCLE
- CYCLE
- WALK
- PUBLIC TRANSPORT
- WORK AT HOME

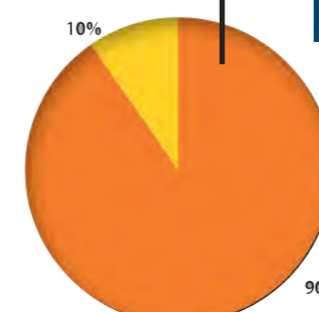


Land use



- MULTI UNIT
- SINGLE LOT
- COMMERCIAL
- INDUSTRIAL
- EDUCATION
- OPEN SPACE
- ROADS

Housing mix



- APARTMENTS
- ROW HOUSING
- COMPACT HOUSING
- MEW HOUSING

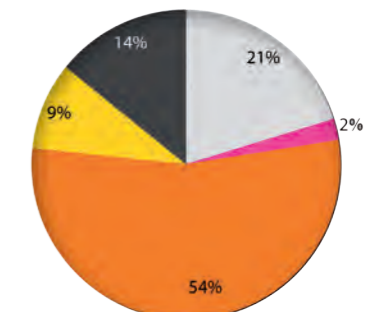
Scheme description:

- The baseline scheme draws together all the planning and infrastructure thinking that has been completed prior to this study.
- The baseline is intended to illustrate a "business as usual" approach that would meet current standards with a built form that the development industry is familiar with.
- This approach relies on a high proportion of mid-rise apartments (average 4 storeys) across the site to achieve the required 4,000 dwelling yield. 10% of the dwellings could be on individual lots located along the northern development boundary with an outlook to the wetlands.
- A commercial band is established to the north of Mildura Street, this extends into the site to the proposed station location.
- A school and open space is provided in a conventional low rise and low density form near Wentworth Avenue, on existing transport routes, and close to existing residential areas.

Cost

Revenue:

Shows the proportion of revenue derived from apartments, lower rise housing, car parking and infrastructure. The objective for revenue could be to maintain the total amount of revenue to both the public and private sector overall, but to derive it from a more sustainable mix.



- INFRASTRUCTURE COST
- APARTMENTS
- INFRASTRUCTURE PROFIT
- ROW / COMPACT
- CAR PARKING