

# IDEA TWO

## Scheme description:

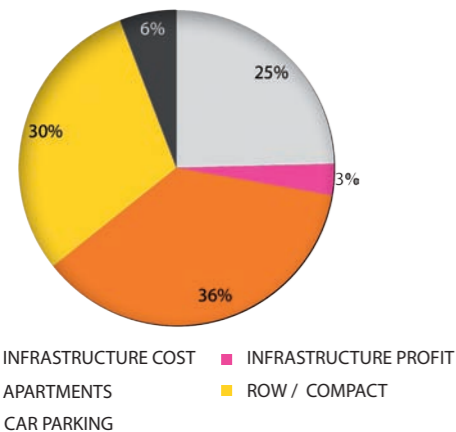
- Idea 2 introduces new types of housing that are currently being developed in Canberra in Crace and other new developments.
- A more diverse housing mix is intended to provide for a wider socio-economic mix and well as a more interesting built form that can help create a distinct character for the place.
- This idea reduces the amount of apartments to 65%, with the remainder being made up of row housing and "compact" housing on small lots.
- Water sensitive urban design features prominently in the "green fingers" that extend into the site from the wetlands. These double as "pedestrian and cycle highways" running north-south along main streets. The compact housing lots run parallel to these streets adding interest and activity to these streets.
- The school is located in the centre of the site with the surrounding fields also providing open space for the area. The school would be two storey, possibly raised in parts to provide undercroft sheltered play areas and to use a smaller site area.
- The commercial band continues to the north of Mildura Street creating a connection between the education facilities and residential housing.



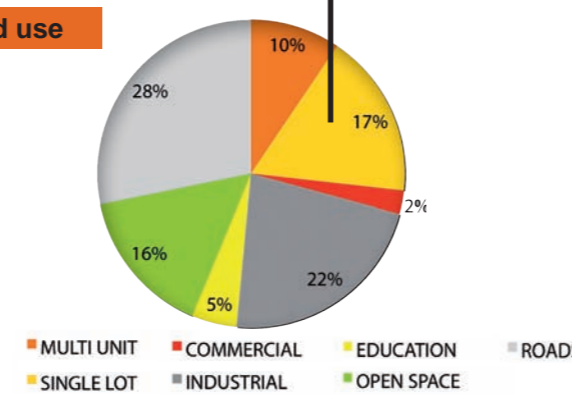
## Cost

### Revenue:

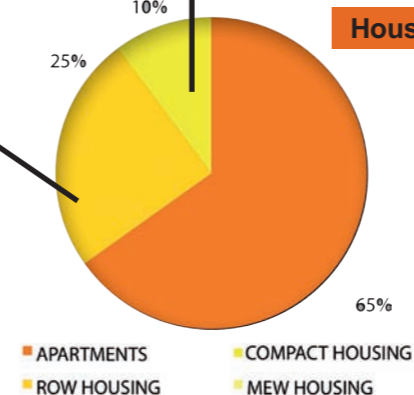
Shows the proportion of revenue derived from apartments, lower rise housing, car parking and infrastructure. The objective for revenue could be to maintain the total amount of revenue to both the public and private sector overall, but to derive it from a more sustainable mix.



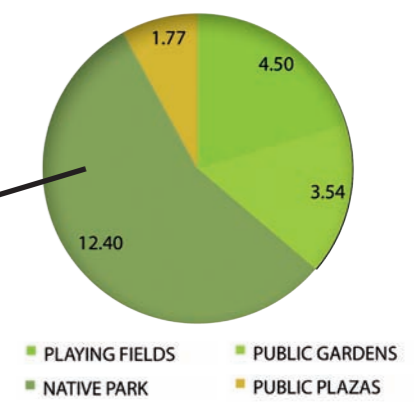
## Land use



## Housing mix

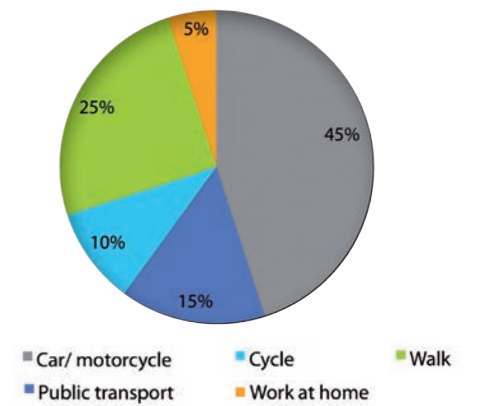


## Open space



## 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.



## Transport Braddon

