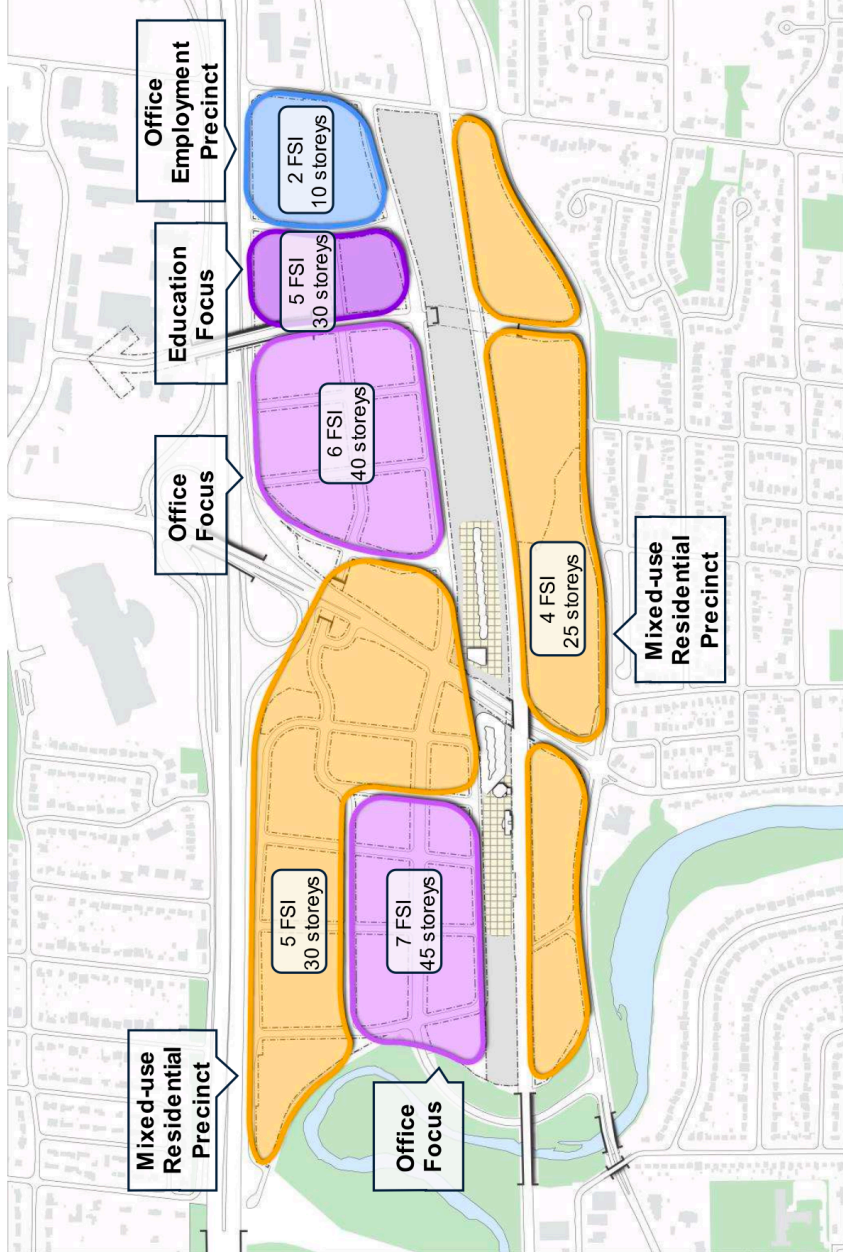


# Concept C: Height & Density

Concept C includes densities of between 2 to 7 FSI and approximate height ranges between 10 to 45 storeys



Precinct	Approximate Gross Area (m <sup>2</sup> )	Draft Maximum FSI
Mixed-use Residential Precinct (West)	181,000	5
Office Focus (West)	104,000	7
Office Focus (East)	196,000	6
Education Focus	54,000	5
Office Employment Precinct	58,000	2
Mixed-use Residential Precinct (South)	140,000	4

Long-term (2051 and beyond) people and job estimate:	
People	60,000
Jobs	19,000
People and Jobs	79,000