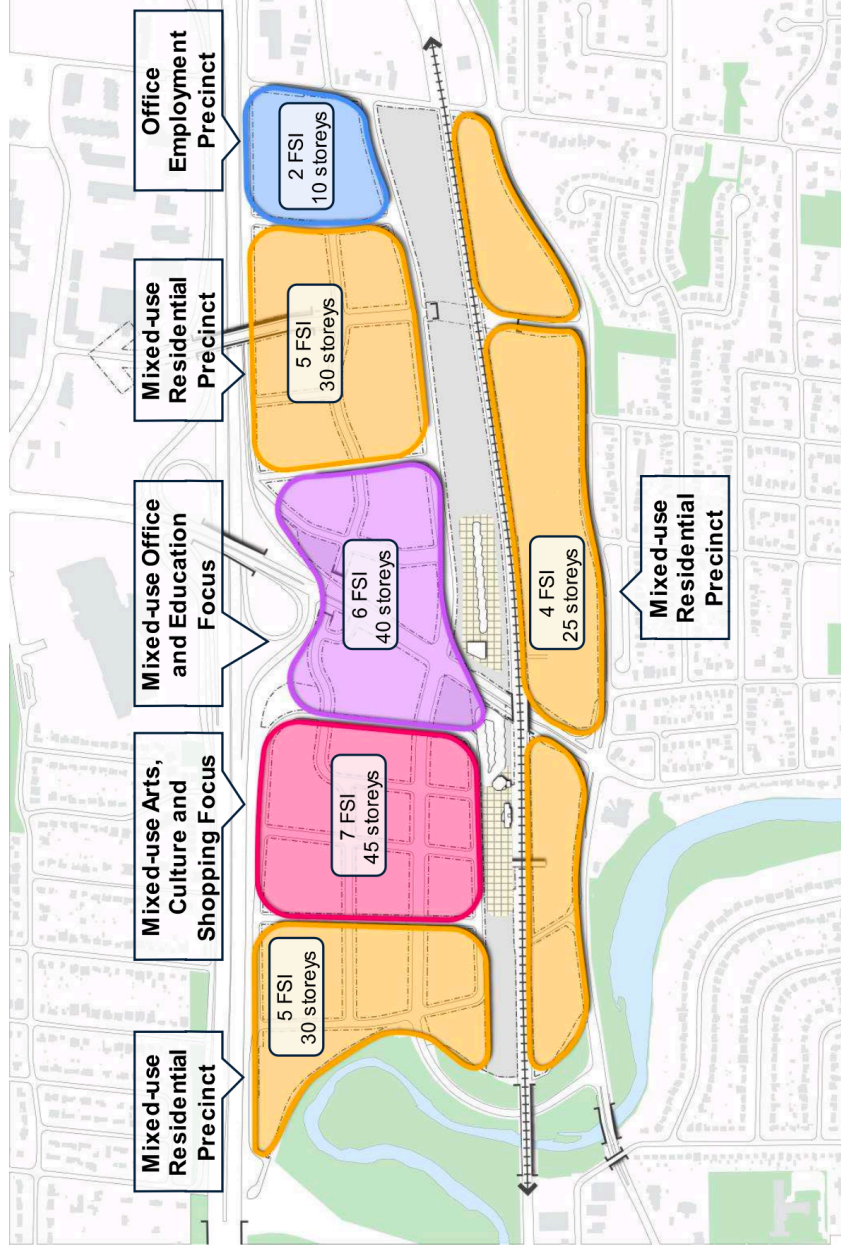


Concept A: Height & Density

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



Precinct	Approximate Gross Area (m ²)	Draft FSI
Mixed-use Residential Precinct (West)	91,000	5
Mixed-use Arts, Culture & Shopping Focus	130,000	7
Mixed-use Office and Education Focus	92,000	6
Mixed-use Residential Precinct (East)	141,000	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	61,000
Jobs	18,000
People and Jobs	79,000