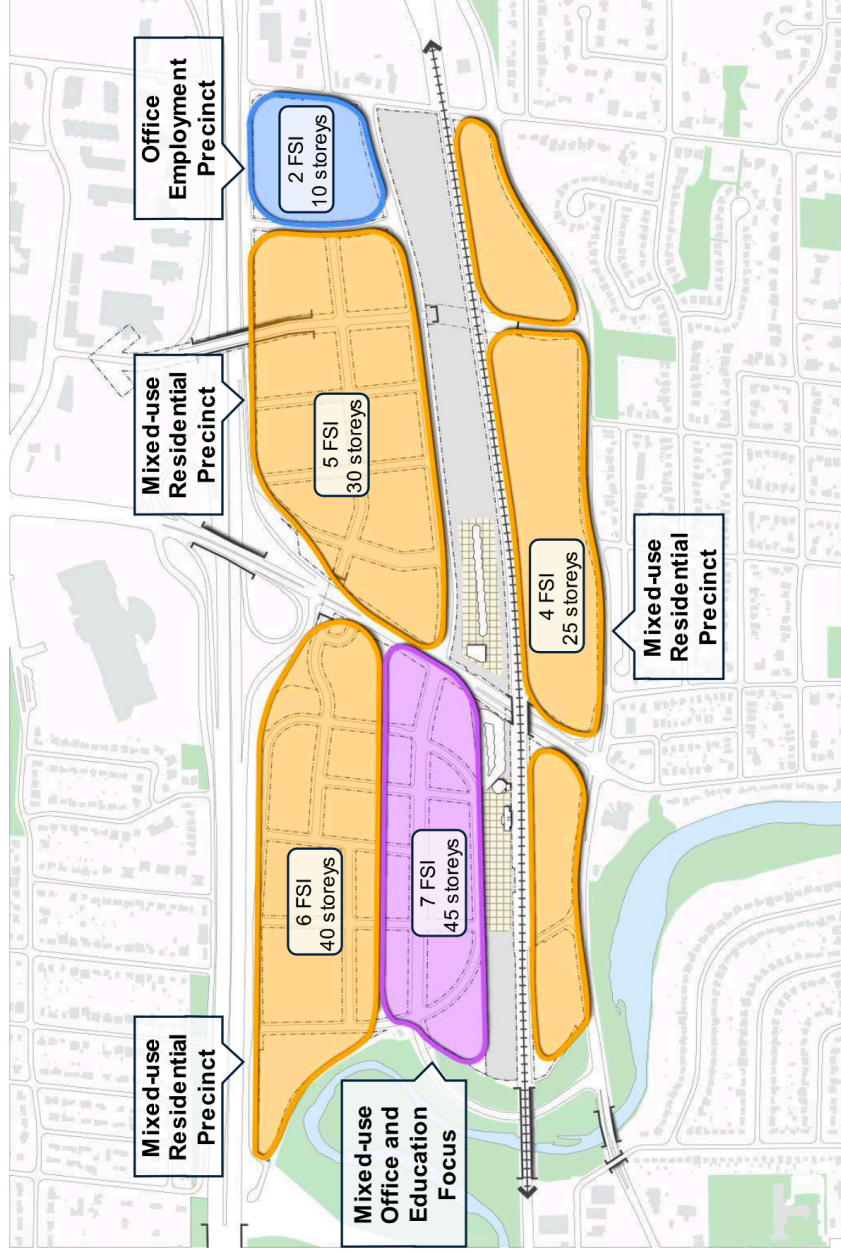


# Concept B: Height & Density

Concept B 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 FSI
Mixed-use Residential Precinct (West)	154,000	6
Mixed-use Office and Education Focus	104,000	7
Mixed-use Residential Precinct (East)	196,000	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	62,000
Jobs	18,000
People and Jobs	80,000