	Lot	Area (ha)	~~Min. Density*~~ **Target Density*** (dw/ha)	~~Min. Target*~~ **Achieved Dwellings*** (dw)	Max. Retail, Comm, Indoor Entertainment GFA	Approved Uses – Town Centre Land Use Concept Master Plan
Low-Medium Density Residential	6000	1.264 ha	25 dw/ha	~~32 dw~~ **44 dw**	—	**Display Home, House** (including secondary dwelling) where: – the lot is 400m² or less – the frontage is 12.5m or less – for display home, consistent with the ultimate built form outcome for a permanent residential use **Multiple Residential, Other Residential** where: – involving a site density of no less than 1 dwelling per 400m²
	6001	1.208 ha		~~31 dw~~ **37 dw**	—	
	6004	~~0.409 ha~~		~~11 dw~~	—	
Medium Density Residential	6005	~~2.129 ha~~ **2.016ha**	**40 dw/ha**	~~128 dw~~	—	**Display Home, House** (including secondary dwelling) where: – the lot is 400m² or less – the frontage is 12.5m or less – for display home, consistent with the ultimate built form outcome for a permanent residential use **Multiple Residential, Other Residential** where: – involving a site density of no less than 1 dwelling per 2~~00~~50m²
	6006	3.710 ha	60 dw/ha	~~223 dw~~	—	
High Density Residential	6007	1.804 ha	100 dw/ha	~~181 dw~~	1,000m²	**Display Home** where: – consistent with the ultimate built form outcome for a permanent residential use **Multiple Residential, Other Residential, Short Term Accommodation** where: – involving a site density of no less than 1 dwelling per 100m² **Fast Food Premises, Food Premises, Shop, Business, Health Care Services** where: – fronting Providence Parade and integrated below residential uses
	6008	0.953 ha		~~95 dw~~		
District Centre	6003	1.357 ha	—	~~39 dw~~ **103 dw**	Part of 15,000m² for Lot 7000	**Display Home** where: – consistent with the ultimate built form outcome for a permanent residential use **Multiple Residential, Other Residential, Short Term Accommodation** where: – involving a site density of no less than 1 dwelling per 100m² unless the minimum residential target for the lot is achieved **Fast Food Premises, Food Premises, Shop, Shopping Centre, Business, Health Care Services** where: – integrated below residential uses; or – the minimum residential target for the lot has been achieved
	7000	4.708 ha	—	—	15,000m²	**Display Home** where: – consistent with the ultimate built form outcome for a permanent residential use **Multiple Residential, Other Residential, Short Term Accommodation** where: – involving a site density of no less than 1 dwelling per 100m²; and – integrated above retail or commercial uses; or – the maximum GFA has been achieved **Fast Food Premises, Food Premises, Garden Centre, Market, Shop, Shopping Centre, Showroom, Business, Car Park, Health Care Services, Sales Office** **Indoor Entertainment, Indoor Sport and Recreation** where: – excluding premises for conducting large scale functions e.g. convention or leisure centre **Child Care Centre** **Service Industry** where: – each tenancy is not greater than 500m² and not exceeding a cumulative GFA of 1,000m² – not within 20m of a sensitive use
	8001	1.500 ha	—	—	Part of 15,000m² for Lot 7000	**Community Facility** OR where integrated with a community facility or where all or part of the site is not required for a community facility: **Multiple Residential, Other Residential, Short Term Accommodation** where: – involving a site density of no less than 1 dwelling per 100m² unless the minimum residential target for the Land Use Concept Master Plan Area is achieved **Fast Food Premises, Food Premises, Garden Centre, Market, Shop, Shopping Centre, Showroom, Business, Health Care Services** **Indoor Entertainment, Indoor Sport and Recreation** where: – excluding premises for conducting large scale functions e.g. convention or leisure centre **Child Care Centre** **Place of Assembly** where: – no greater than 500m² GFA
All Non-Residential Lots		—	—	—	—	**Utility Installation** where: – integrated within a building – not located adjoining a residential or sensitive land use as defined in the PDA Development Scheme
		Total	~~Total~~ **730 dw**	~~741 dw~~ **Total approved dwellings (184 dw currently)**	16,000m²	

* Note – Measured across the whole of the precinct (net residential density as per development scheme definition). **The Table of Approved Uses identifies density targets for each superlot. The transfer of density between superlots is permitted, ensuring the minimum dwelling target of 730 will be achieved across the whole of the precinct.**