

Appendix A

Movida Local Structure Plan



LEGEND

LOCAL RESERVES

- Public Open Space
- Utilities / Infrastructure
Western Power

ZONES

- Residential - R30/R40/R60/R80

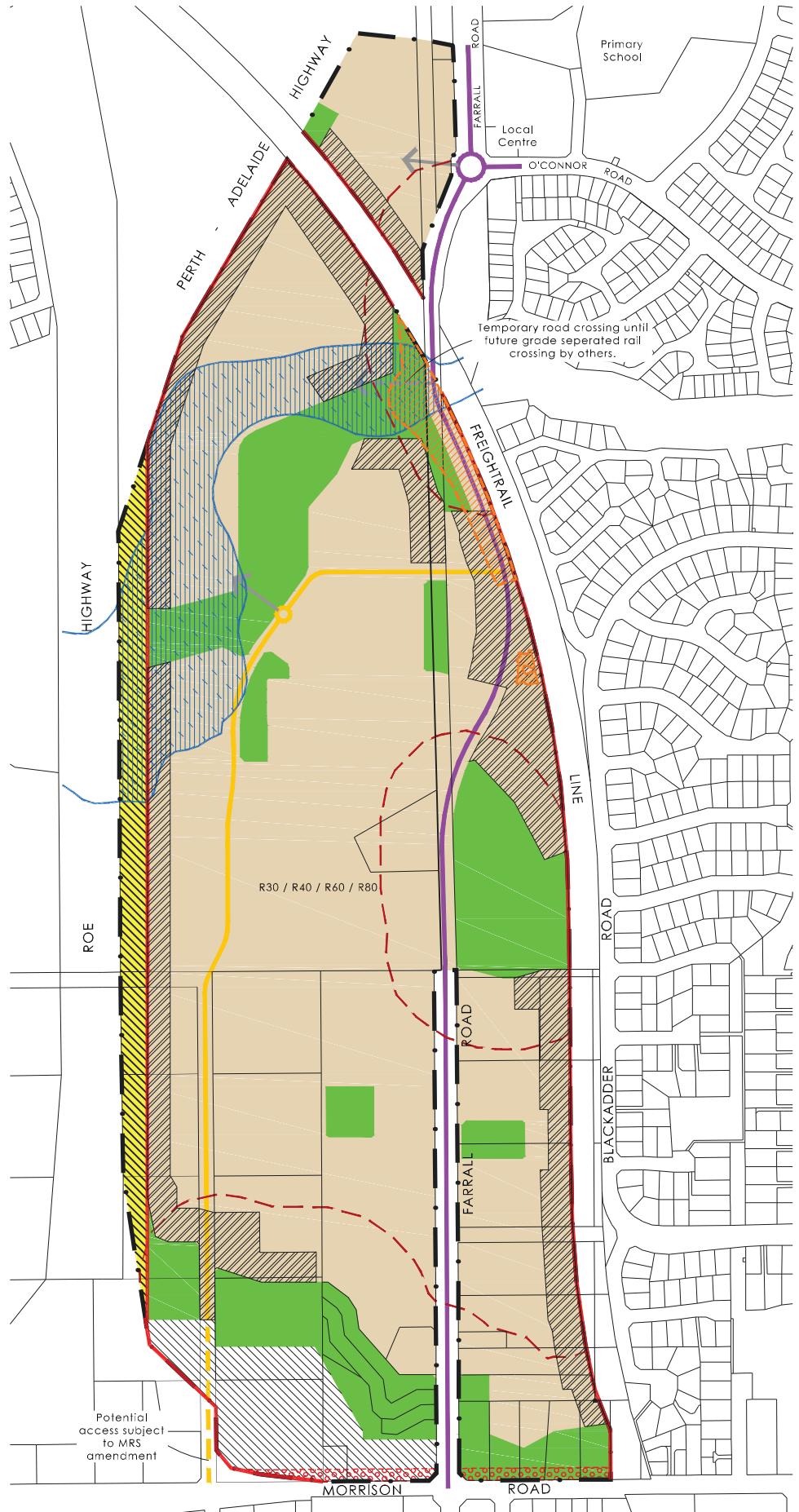
The allocation of residential densities shall be in accordance with the following locational criteria:

- 1) The R30 density code shall apply as the base code to all 'Residential' zoned lots, with the exception of those lots coded R40 – R80 as set out in 2), 3) and 4) below.
- 2) The R40 density code shall apply to 'Residential' zoned lots where:
 - i) The lot is located within 800m of community centres;
 - ii) The lot is located within 400m of public open space; or
 - iii) The lot is located within 250m of public transport or neighbourhood connector routes.
- 3) The R60 density code shall apply to 'Residential' zoned lots where:
 - i) The lot is located within 400m of community centres;
 - ii) The lot is located within 200m of public open space;
 - iii) The lot is located within 200m of public transport or neighbourhood connector routes.
- 4) The R80 density code shall apply to 'Residential' zoned lots that meet one or more of the criteria set out in 3) above and where:
 - i) The lot is abutting or directly adjacent to public open space not less than 3,000m² in area; or
 - ii) The lot is greater than 800m², excluding balance of title lots.

OTHER

- Structure Plan Boundary
- District Distributor B
- Neighbourhood Connector
- Access Street
- Area subject to Future Planning Investigation.
- Area subject to future investigation for grade separated railway crossing
- Area Subject to Further Investigation
- Designated Bushfire Prone Area (100m setback from bushfire hazard)
- Western Power Easement (16m wide) (Local Development Plan required)
- Flood Prone Areas (Local Development Plan required)
- Dwellings subject to Quiet House Design principles (Local Development Plan required)
- Noise Wall (indicative)

- Notes:
1. Local road network and public open space is indicative only and subject to change and refinement at subdivision stage.
 2. Notwithstanding any statement to the contrary with AS3959-2009, (or relevant equivalent) any Class 1, 2 or 3 buildings or a class 10a building or deck associated with a Class 1, 2 or 3 building to be erected on residential lots within Structure Plan 42, that are either partly or wholly within 100 metres of the 'extreme' or 'moderate' Bushfire risk areas as identified in 'Appendix 8 - Fire Management Plan' or shall comply with the requirements of AS3959-2009, or equivalent Australian Standard.



PLAN A: LOCAL STRUCTURE PLAN

