



**LEGEND**

- BUS BAYS (ON STREET)
- STUDENT PICK UP & DROP OFF (EMBAYED ON-STREET PARKING)
- HERITAGE AND CHARACTER FEATURES
- PARKING AREAS (ABOVE AND BELOW GROUND)
- TREE RETENTION AREAS

*NOTE: Existing buildings site features depicted on plan for indicative purposes only.*

- INDICATIVE LAWN AND SOFT LANDSCAPING AREA
- SETBACK
- APPROXIMATE ELEVATION (METRES AHD)
- SITE BOUNDARY
- INDICATIVE FUTURE EDUCATION PRECINCTS
- \* POTENTIAL LANDMARK ELEMENT

**VEHICULAR ACCESS:**

- ACCESS AND EGRESS: STAFF & STUDENTS
- ACCESS AND EGRESS: STAFF ONLY
- ACCESS AND EGRESS: MAINTENANCE STAFF
- EGRESS ONLY: STAFF & STUDENTS

*Refer to Transport Management Plan for further details*

robertsday.com.au *planningdesignplace*



REV	DESCRIPTION	YMMDD	DRAWN	APPR'D
G	CHAPEL BNDY MOD	201023	SB	RDu
D	UPDATE BASE PLAN	200218	II	RDu
C	UPDATE BASE PLAN	191217	II	RDu
B	UPDATE BASE PLAN	191127	II	RDu
A	BASE PLAN	191106	II	EH
		YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN  
**Santa Maria College, Attadale**  
 City of Melville

REF NO. **SMC ATT** DRAW NO. **RD3 001** REV. **G**

**Local Development Plan Provisions**

**Objectives of the Local Development Plan**

1. The objectives for the development of Santa Maria College are as follows:
  - a. Create a high quality contemporary environment for learning needs, fit for now and the future
  - b. Ensure development of the College is coordinated and abides by recognised design principles
  - c. Ensure transport, traffic and parking are well coordinated in the College and surrounding streets
  - d. Provide a continued exemplary contribution to Attadale’s local landscape, heritage and built form character
2. These objectives are to be read in conjunction with the stated objectives of the prevailing ‘Private Clubs, Institutions and Places of Worship’ zone under the City of Melville Local Planning Scheme No 6

**General**

3. The development outlined in this Local Development Plan is reflective of the intent for the student capacity of the school to remain unchanged
4. Development shall generally be in accordance with the Local Development Plan
5. Advertising of development applications may be required where it is at variance with the local development plan, or at the discretion of the City
6. The primary use of the land subject of this Local Development Plan, as defined by the City of Melville Local Planning Scheme No 6, is “Educational Establishment”.
7. The City’s Local Planning Policies may be varied for proposed development that is consistent with the Local Development Plan.

**Setbacks**

8. Setbacks from street boundaries shall maintain the amenity and local character of the existing streetscapes, and shall be as follows:
  - a. Stoneham Road – average 6.0m setback from site boundary
  - b. Roberts Road – average 6.0m setback from site boundary
  - c. Cawston Road – average 6.0m setback from site boundary
  - d. Moreing Road – average 6.0m setback from site boundary
9. Averaging of street setbacks may be permitted, down to an absolute minimum setback of 3.0m
10. Buildings should be designed and sited to
  - a. Reflect the siting and relationship of existing buildings on the campus
  - b. Minimise apparent bulk by providing architectural relief and complementary landscaping
  - c. Promote an open streetscape (particularly above the apparent floor), generally in keeping with the existing campus building layout, and intended character and density coding of the street
  - d. Provide adequate ventilation and natural light to all buildings
11. Minor encroachments or variations to setbacks may be approved where there is negligible impact on amenity, and the objectives of the development of the College are not compromised

**Open Space and Plot Ratio**

12. The minimum open space permitted over the site shall be 60%.
13. A minimum of 30% of the site shall be allocated to soft landscaping.
14. A landscape plan shall be submitted with each Development Application proposing landscaping on the campus and, where relevant, the adjacent verge that relates to the proposed development. The landscaping proposed shall generally seek to:
  - a. Increase the area of soft landscaping
  - b. Provide shade on campus
  - c. Implement screening and other provisions of this Local Development Plan
15. Across the site, there is a general presumption that mature trees will be retained, except where:
  - a. construction is proposed in accordance with this LDP
  - b. where removal is required for the safety of students and staff, or for other urgent reasons

Where removal is proposed under (a) above this will be detailed in the submitted landscape plan.
16. Plot ratio controls shall not apply to development on the site.

**Building Heights**

17. All heights across the campus are measured in reference to the Australian Height Datum (AHD). As a reference, the ground levels for all four corners of the campus are depicted on the Local Development Plan in AHD, and the highest point of the McAuley Building is 48.72m AHD
18. Maximum heights for buildings in each precinct shall be in accordance with the following table:

Precinct	Maximum Height	Approximate Apparent Height*
Performing Arts	47.00m AHD+	2 storeys
Learning Community	44.50m AHD	2 storeys
Design and Innovation	44.50m AHD	2 storeys
Chapel#	42.00m AHD	2 storeys

*Notes: \* “Apparent Height” means approximate height above the verge as viewed from the street adjacent to the building. By the way of comparison a two storey dwelling would typically be between 6-8m high. This measure is intended as a guide and is indicative only.*  
 + Landmark element of the Performing Arts Precinct may be up to 48.5m AHD (Apparent Height: 3 storeys, approx. 9.5m)  
 # No major changes proposed to the height of the chapel

19. Minor structures (for example antennae, lift overruns) may be higher than the stipulated maximum height where the amenity of the locality is not substantially compromised.

**Building Design, Heritage and Character**

20. Buildings shall be designed incorporating sound urban design principles, including:
  - a. Orientation towards the street where practicable, particularly for buildings sited near the street boundary
  - b. Contributing to the streetscape, including prudent use of landmark elements in architecture in prominent positions
  - c. Employing landscaping to complement built form
21. Development adjacent to heritage and character features on the site shall be designed to be sensitive to these features.

**Parking**

22. Parking requirements for the College are as stipulated in the City of Melville’s relevant Local Planning Policies.
23. For the purposes of assessing the total number of parking bays that serve Santa Maria College, verge embayments surrounding the College and pick up and drop off bays shall be credited to the College
24. Development is to accord with the approved Traffic Management Plan for the College as appropriate and applicable to the development proposal.
25. Landscaping and development near the corner of Moreing and Stoneham Roads shall have regard for sightlines and potential intersection improvements for this corner, as reflected in the Traffic Management Plan.

**Servicing**

26. Formalised parking structures shall be adequately screened from view from the street. A detailed landscaping plan (to provide screening) will be lodged with and approved in writing by the City, and said landscaping plan will be enacted within the first available planting season after the construction of the car park.
27. Waste collection and servicing areas shall be adequately screened from view from the street.
27. Plant and air conditioning equipment shall be screened from view from the street
28. Waste shall be managed and collected in accordance with a Waste Management Plan



G	CHAPEL BNDY MOD	201023	SB	RDu
E	UPDATE BASE PLAN	200617	II	RDu
D	UPDATE BASE PLAN	200218	II	RDu
C	UPDATE BASE PLAN	191217	II	RDu
B	UPDATE BASE PLAN	191127	II	RDu
A	BASE PLAN	191106	II	EH
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D