

Santa Lučija

Planning Control Applications

PC Number: PC 87/18

Proposal: Zoning of opportunity area as per SMSL 01

Location: Un-namedUn-numbered, Triq l-Istefanotis, Triq Katerina Vitale, Santa Lucija

Architect: X,Y,Z Architecture & Design

Applicant: Anton Camilleri

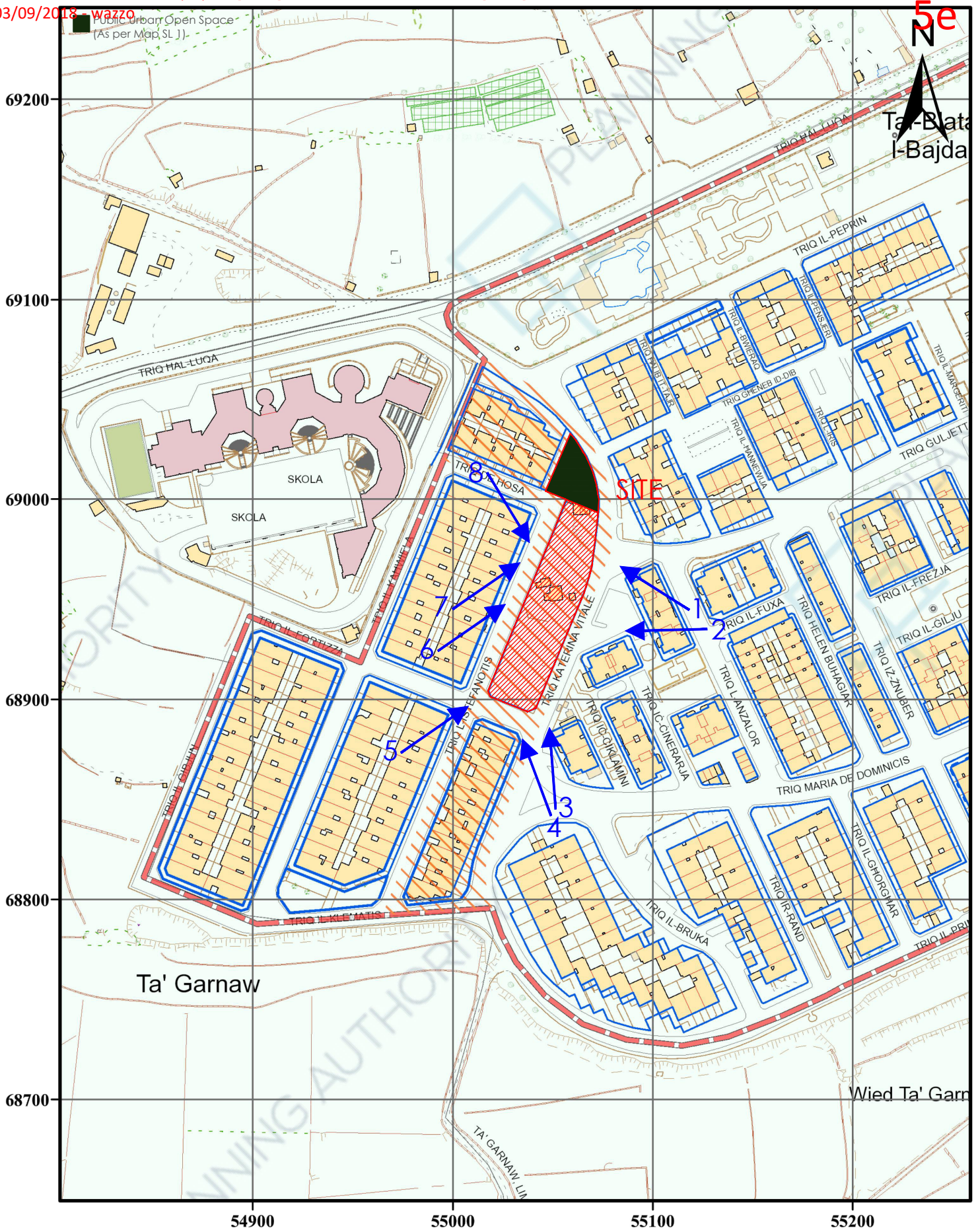
Date of Endorsement: 14th January 2021

Drawing Numbers: PC 0087/18/5E/82B.

Conditions:

1. Land is zoned for residential land use following policy SMSL 06 of the SMLP (2006).
2. The building heights for the area shall not exceed the maximum limits indicated on Map PC 0087/18/82B.
3. Building blocks 1 and 2 shall each be planned and developed comprehensively. The developers shall at their own expense construct, implement and maintain the public open spaces indicated on map PC 0087/18/82B. The public open space A shall be planned and developed together with building block 1. The public open space B shall be planned and developed with building block 2.
4. Special attention shall be given to the design of building elevations. The developer is encouraged to submit a design that allows for varying frontages.
5. The designated 'landscaped public open spaces' as identified in Map PC 0087/18/82B shall be made accessible to the public. Continuing protection and maintenance of such spaces will be secured by development control conditions. The public landscaped open space to be satisfactorily landscaped as per relevant guidelines.
6. Particular attention must be given to the design of buildings abutting onto the designated public open spaces so as to ensure that no adverse visual impacts are created especially through the creation of blank party walls. No vehicular access shall be permitted on designated public open spaces.
7. Site shall not be subject to Floor Area Ratio Planning considerations.
8. Detailed development proposals shall be subject to any legal third party access rights through or to the site.

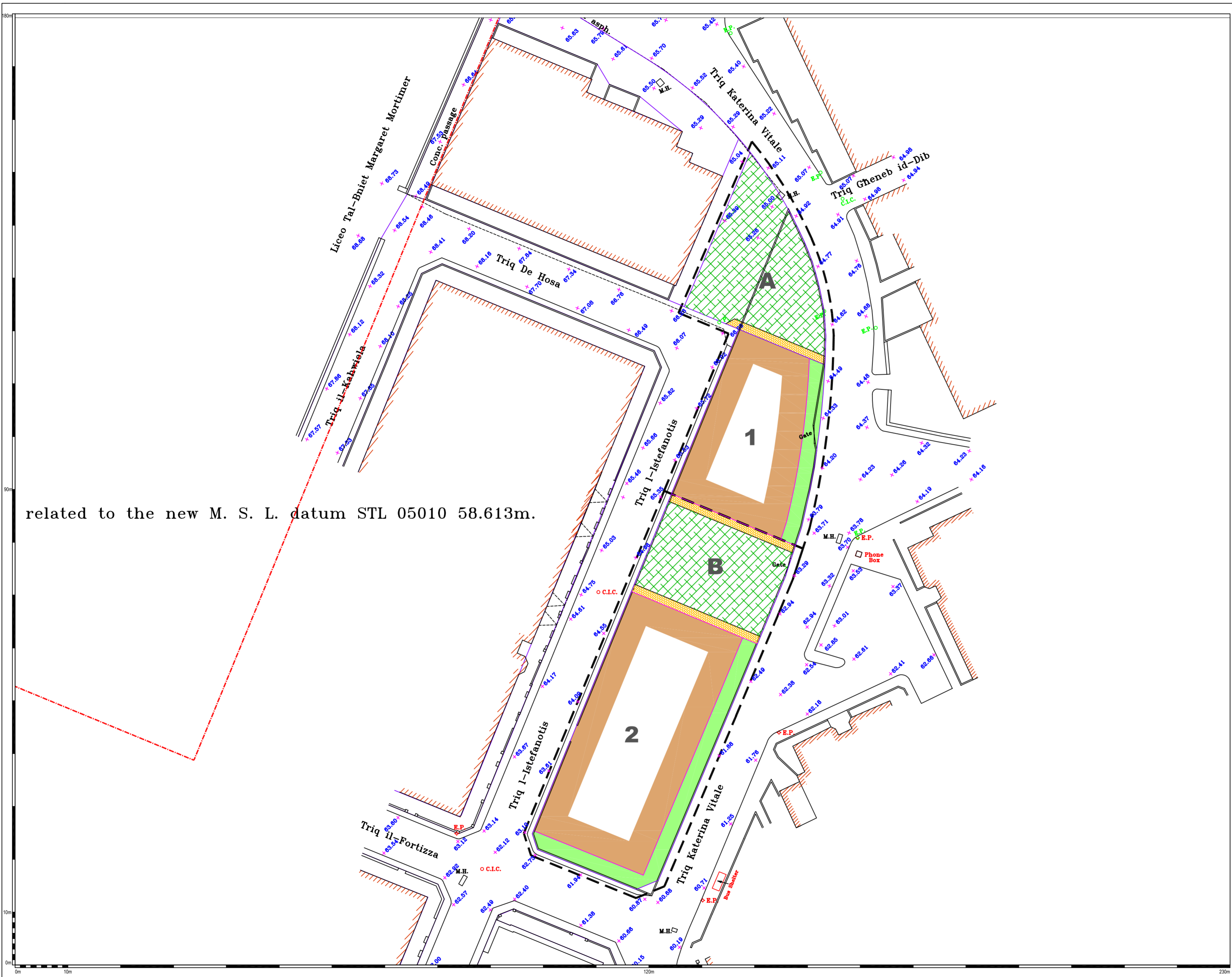
9. PC Zoning Application Fees are to be settled by applicants as per LN356/10 at the Development Planning Application (DPA) stage



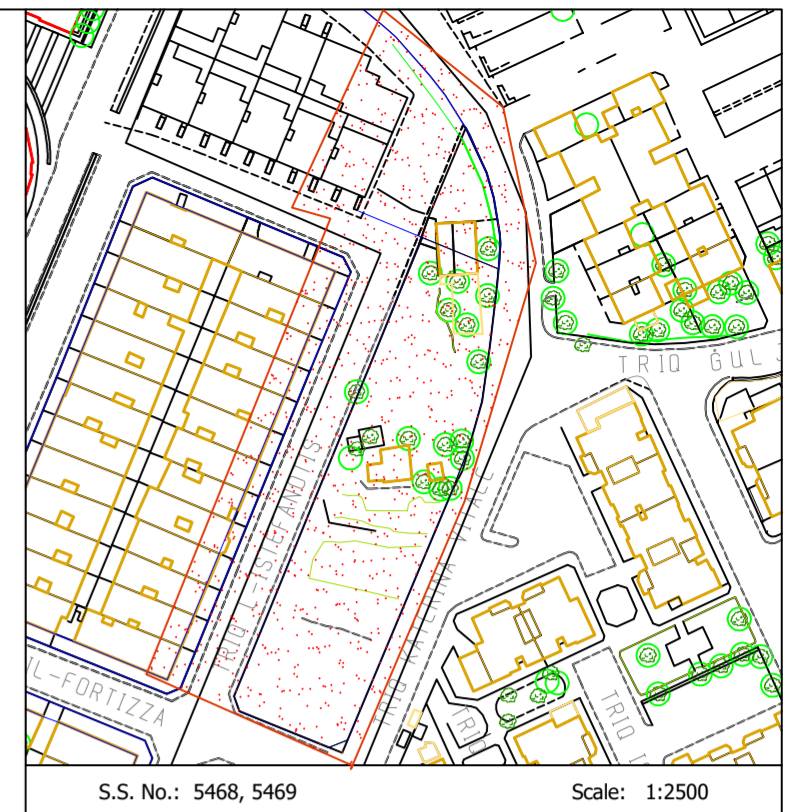
1:2,500 Date Printed: 27/10/2017

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 Data Captured from: 1988, 1994, 1998, 2004 & 2008 aerial photography and updates from 2012 orthophotos.
 Truncated U.T.M. Coordinates. Levelling Datum M.S.L. (Mean sea level). Contours when shown are at 2.5m vertical interval. Not to be used for interpretation or scaling of scheme alignments
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related to the new M. S. L. datum STL 05010 58.613m.



S.S. No.: 5468, 5469 Scale: 1:2500



Survey of Land and proposed Scheme

Locality:
Santa Lucija

Plan Reference Number:
PC 087/18/82B

Scale: 1:500	Survey No.: 1387E1-08
Grid System: U.T.M.	Scale Factor: 0.999632
Min. Coordinates: 54924 68865	Level datum: M.S.L.
Survey Completion Date: 00/00/2012	Plan Completion Date: 19/11/2020
Survey Checked By: M. Azzopardi (LSU)	Plan Checked By: I. Fava

Map as approved by Minister on the 14th January 2021

This map established the zoning, building height and alignments of the site included within the development boundaries in accordance with the Partial Structure Plan Review published in the Government Gazette on the 27 th February 2007.

	Existing Field Walls		Spot Level		Front/Side Garden		Terraced Development (Residential) with a maximum height of Three floors plus basement		Comprehensive Development Areas
	Existing Building		Formation Level		Public Open Space		Pavement (part of public open space)		
	Existing Vegetation		Limit to Development		Alignment				
	Street Furniture		Urban Conservation Area		Proposed Alignment				

Disclaimer:
The information on this plan has been carefully checked for accuracy at the time of survey. However the Planning Authority cannot assume responsibility for any changes occurring after the date of the survey and cannot be held liable for damages resulting from interpretation or misuse of the information on this plan.

PC Number: PC 0079/07

Proposal: To establish building height.

Location: Site at Triq Katerina Vitale and Triq I-Istefanotis, Santa Lucija.

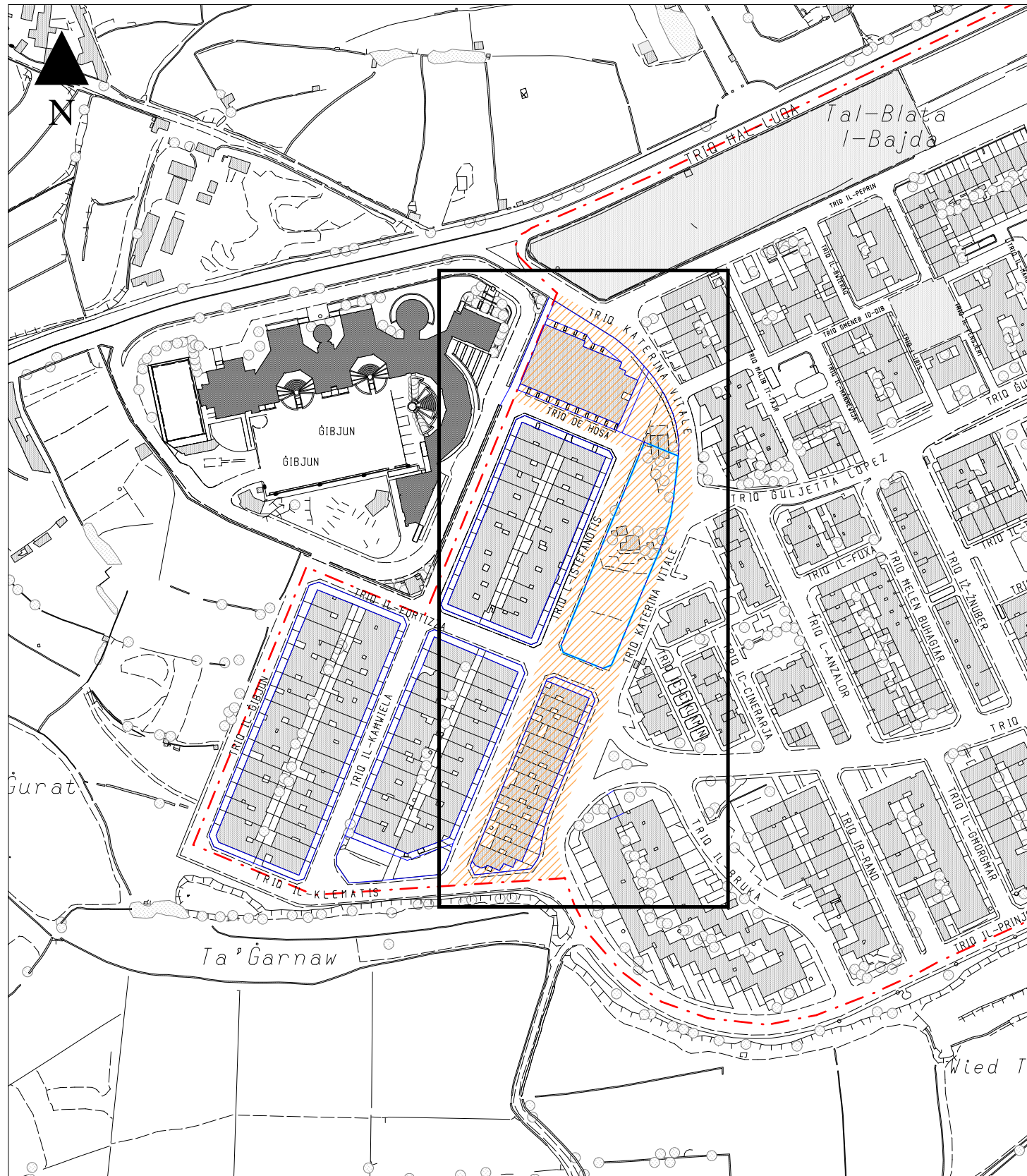
Architect: MEPA

Applicant: MEPA

Date of Endorsement: 19th October 2011

Conditions:

1. Maximum height limitation is 2 floors plus semi basement. While no semi-basements are allowed along Triq I-Istefanotis.
2. Site shall not be subject to Floor Area Ratio (FAR) planning considerations.
3. Detailed development proposals shall be subject to legal third party rights.



Amended plan to replace Map SL B1 Santa Lucija of South Malta Local Plan (July 2006). This map establishes the maximum height limitation for the indicated area as approved by Minister in PC 79/07 on 19/10/2011

Current Scheme Layout

Proposed Scheme Layout

SOUTH MALTA LOCAL PLAN



L-Awtorita` ta' Malta Dwar l-Ambjent u l-Ippjanar
Malta Environment & Planning Authority

Key

- Limit to Development
- Urban Conservation Area
- Industrial Area Boundary
- Projected HOS
- Alignment
- Location of Amendment
- Easement
- Kerb Alignment
- Road Markings
- DZ Rationalisation Site
- Projected Road
- Shared Area
- Pedestrian Area
- Open Space
- Front / Side Garden
- Opportunity Area SMSL 01
- Terraced Development (Residential) (Building Height 2 Floors + semi-basement)
- Terraced Development (Residential) (Building Height 2 Floors)

Changes to Scheme 60, Santa Lucija
PC 0079/07

Scale : **1:2500** Date : **October 2011** Figure : **SL B1**
INDICATIVE ONLY
 Not to be used for measurement or direct interpretation.
 Maps to be used in conjunction with Policy Document.

Base Maps - 1988 Survey Sheets
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