

ATTACHMENT A ENVIRONMENTAL CONDITIONS

AMENDMENT No. AND GAZETTAL DATE	LOCATION	ENVIRONMENTAL CONDITIONS
METROPOLITAN REGION SCHEME AMENDMENT No. 1344/57 (MAIDA VALE URBAN PRECINCT) Effective Date: 9 September 2025 Gazettal: 9 September 2025	Maida Vale: Land generally bounded by Roe Highway to the west, Sultana Road East to the south, Hawtin Road to the east and Urban and Rural zoned land to the north.	General 1. The Responsible Authority must act consistently with: A the requirements of Ministerial Statement 1240; and B the achievement of the environmental outcomes in Attachment A to Ministerial Statement 1240 when exercising powers under the MRS or approving any subdivision for land in the MRS Amendment Area. Requirements before structure plan approval 2. The Responsible Authority must not approve any structure plan for the MRS Amendment Area unless it is satisfied: A in consultation with the Department of Water and Environmental Regulation (DWER) that: a. the Foreshore Assessment Report (FAR) for Crumpet Creek has been updated; b. the District Water Management Strategy (DWMS) has been updated; and c. a Local Water Management Strategy (LWMS) has been prepared; and B in consultation with DWER and Department of Biodiversity, Conservation

		and Attractions (DBCA), that a Foreshore Management Plan has been prepared in accordance with the requirements in Attachment A of Ministerial Statement 1240. 3. The Responsible Authority must not approve any structure plan for the MRS Amendment Area unless it is satisfied that surveys for black cockatoo and, if required, buffer investigations have been carried out for any land in the MRS Amendment Area to which the structure plan relates, in accordance with the requirements in Attachment A of Ministerial Statement 1240. Structure Plan 4. The Responsible Authority must not approve any subdivision for the MRS Amendment Area unless: A the proposed subdivision is a minor subdivision; or B a structure plan that complies with the requirements in Attachment A of Ministerial Statement 1240 has been approved under an applicable local planning scheme. Further Surveys 5. Prior to approval of any subdivision (other than minor subdivision) for any Unsurveyed Land, surveys for flora and vegetation, black cockatoo and associated habitat and, if required, buffer investigations must be carried out in accordance with the requirements in Attachment A of Ministerial Statement 1240 unless the Responsible
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		Authority considers in consultation with DWER and DBCA that the relevant survey and/or buffer investigation is not required. 6. Prior to approval of any subdivision (other than minor subdivision) for any land in the MRS Amendment Area, black cockatoo surveys and, if required, buffer investigations must be carried out in accordance with the requirements in Attachment A of Ministerial Statement 1240 unless the Responsible Authority considers in consultation with DWER and DBCA that the relevant survey and/or buffer investigation is not required. Management plans for retention areas. 7. Prior to approval of any subdivision (other than minor subdivision) for land that wholly or partly includes an initial retention area or an additional retention area, a management plan that complies with the requirements in Attachment A to Ministerial Statement 1240 must be prepared for the retention area unless the Responsible Authority considers, in consultation with DBCA and DWER, that a management plan is not required. 8. A management plan for a retention area must be implemented to the satisfaction of the Responsible Authority, in consultation with DWER and/or DBCA. Subdivision 9. Subject to condition 10, the Responsible Authority must not approve a subdivision (other than minor subdivision) unless:
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		A the proposed subdivision is consistent with: a. the aspects of the approved structure plan that address the requirements in Attachment A of Ministerial Statement 1240; and b. the achievement of the environmental outcomes in Attachment A to Ministerial Statement 1240; and B the Responsible Authority is satisfied, in consultation with DWER and DBCA, that: a. any surveys required by condition 5 and 6 have been carried out; b. any management plan required by condition 7 has been prepared; c. any retention area within the relevant land will be: i. ceded to the Crown as a reserve for conservation; or ii. otherwise protected in perpetuity; and d. any significant impacts to environmental values that will be caused by the subdivision will be appropriately offset in accordance with an Offset Plan that meets the requirements in Attachment A to Ministerial Statement 1240.
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		10. The precise boundaries of the initial retention areas shown in Figure 1 and the additional retention areas identified through further surveys may be refined through the subdivision approval process, provided that such refinement will not adversely impact the environmental values of the area or prevent the environmental outcomes in Attachment A of Ministerial Statement 1240 from being achieved. Retention areas and foreshore buffer 11. Subject to condition 10, no ground disturbing activities are permitted in: A the initial retention areas and additional retention areas; or B the foreshore area and foreshore buffer of Crumpet Creek as shown in Figure 2 or, if the FAR has been updated, as delineated in that FAR, unless: C the activity is low impact management; or D it is demonstrated to the satisfaction of the Responsible Authority in consultation with DWER and DBCA that the activity is consistent with the achievement of the environmental outcomes in Attachment A of Ministerial Statement 1240 and the environmental values of the area will not be materially impacted.
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		Environmental Performance Report 12. The Responsible Authority must submit Environmental Performance Reports to DWER in accordance with the requirements in Attachment A of Ministerial Statement 1240. Definitions 13. Terms in these conditions have the meaning set out Table 1 of Ministerial Statement 1240. Attachment A of Ministerial Statement 1240 contains the Specifications for Retention Areas, Foreshore Areas and Environmental Values and Objectives for Amendment 1344/57.
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