

ATTACHMENT A ENVIRONMENTAL CONDITIONS

AMENDMENT No. AND GAZETTAL DATE	LOCATION	ENVIRONMENTAL CONDITIONS
<p>METROPOLITAN REGION SCHEME AMENDMENT No. 1344/57</p> <p>(MAIDA VALE URBAN PRECINCT)</p> <p>Effective Date: 9 September 2025</p> <p>Gazettal: 9 September 2025</p>	<p>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.</p>	<p>General</p> <p>1. The Responsible Authority must act consistently with:</p> <p style="padding-left: 40px;">A the requirements of Ministerial Statement 1240; and</p> <p style="padding-left: 40px;">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.</p> <p>Requirements before structure plan approval</p> <p>2. The Responsible Authority must not approve any structure plan for the MRS Amendment Area unless it is satisfied:</p> <p style="padding-left: 40px;">A in consultation with the Department of Water and Environmental Regulation (DWER) that:</p> <p style="padding-left: 80px;">a. the Foreshore Assessment Report (FAR) for Crumpet Creek has been updated;</p> <p style="padding-left: 80px;">b. the District Water Management Strategy (DWMS) has been updated; and</p> <p style="padding-left: 80px;">c. a Local Water Management Strategy (LWMS) has been prepared; and</p> <p style="padding-left: 40px;">B in consultation with DWER and Department of Biodiversity, Conservation</p>

		<p>and Attractions (DBCA), that a Foreshore Management Plan has been prepared in accordance with the requirements in Attachment A of Ministerial Statement 1240.</p> <p>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.</p> <p>Structure Plan</p> <p>4. The Responsible Authority must not approve any subdivision for the MRS Amendment Area unless:</p> <p>A the proposed subdivision is a minor subdivision; or</p> <p>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.</p> <p>Further Surveys</p> <p>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</p>
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		<p>A the proposed subdivision is consistent with:</p> <ul style="list-style-type: none"> 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 <p>B the Responsible Authority is satisfied, in consultation with DWER and DBCA, that:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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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