

Maida Vale South Urban Expansion Area

Important Facts for Landowners and the Maida Vale Community

The Maida Vale South Urban Expansion Area is generally bound by Roe Highway, Sultana Road East, Hawtin Road and the existing Maida Vale area to the north. As an identified growth area for the City of Kalamunda, it is important that the community remain informed of the background and future steps.

In 2018, the Western Australian Planning Commission resolved to initiate a rezoning of 177.53 hectares of land in Maida Vale South from the 'Rural' zone to the 'Urban Deferred' zone in the Metropolitan Region Scheme.

The Environmental Protection Authority (EPA) required the proposed MRS Amendment be formally assessed and an Environmental Review Document (ERD) has been prepared to examine the Amendment if implemented and to consider mitigation and management.

The MRS Amendment and the ERD are both available for public comment until 28 November 2023.

Links to the relevant State Government website pages, and the City's information page can be searched directly online, or found via a project information website provided by the applicant at:

www.maidavalesouth.com.au



Project Details

Maida Vale South is one of several growth areas identified by State and Local Government to accommodate the City's population growth and much needed housing diversity.



**WA Planning Commission
MRS Advertising Link**

External Link



**Environmental Protection
Authority Advertising Link**

External Link



**City of Kalamunda Project
Details Link**

External Link



Maida Vale South Timeline

2010

Maida Vale South is identified as an 'Urban Investigation Area' by the City of Kalamunda in the release of the City's Draft Local Planning Strategy (2010). The document was advertised for public comment in July/August 2011. The document sets out the long-term growth plan for the City.

2010

Maida Vale South is identified as 'Urban Investigation Area 2011-2020' in the Western Australian Planning Commission (WAPC) released 'Outer Metropolitan Perth and Peel sub-regional strategy' (August 2010).

2011

Maida Vale South is identified as an 'Urban Investigation Area' in subsequent updates to the City's Local Planning Strategy during 2011-2012 following public advertising.

2012

Maida Vale South remains identified as 'Urban Investigation Area' in the final City approved and WAPC endorsed Local Planning Strategy (27 November 2012).

2015

The WAPC releases the North-East Sub-regional Planning Framework which identifies Maida Vale as 'Urban Expansion' (with land around Crumpet Creek shown as remaining 'Rural'). This was subsequently reviewed and updated to include the entire Maida Vale area as 'Urban Expansion' in 2018.

2015

Consistent with the State Government's Sub-regional Planning Framework and the City's Local Planning Strategy, a request to rezone Maida Vale South under the Metropolitan Region Scheme (MRS) is lodged with the WAPC by town planning consultants.

2017

The City resolves to support the request to rezone Maida Vale South through the initiation of a proposed Metropolitan Region Scheme (MRS) Amendment.

2018

At its meeting on 31 May 2018, the WAPC resolved to initiate "MRS Amendment 1344 / 57 - Maida Vale Urban Precinct" to rezone Maida Vale South. All MRS Amendments must be referred to the Environmental Protection Authority (EPA) for assessment prior to advertising and the Amendment was referred.

2018

The EPA advises it requires the proposed MRS Amendment be formally assessed and an Environmental Review Document (ERD) is to be prepared to examine the Amendment if implemented and to consider mitigation and management.

2018 - 2023

Environmental surveys and studies are undertaken to inform the ERD including: Botanically and flora surveys, Fauna surveys, short ranged endemic surveys (spiders, bugs and snails etc), Cockatoo foraging and breeding hollow surveys, significant tree surveys, and, hydrological and surface water monitoring.

2023

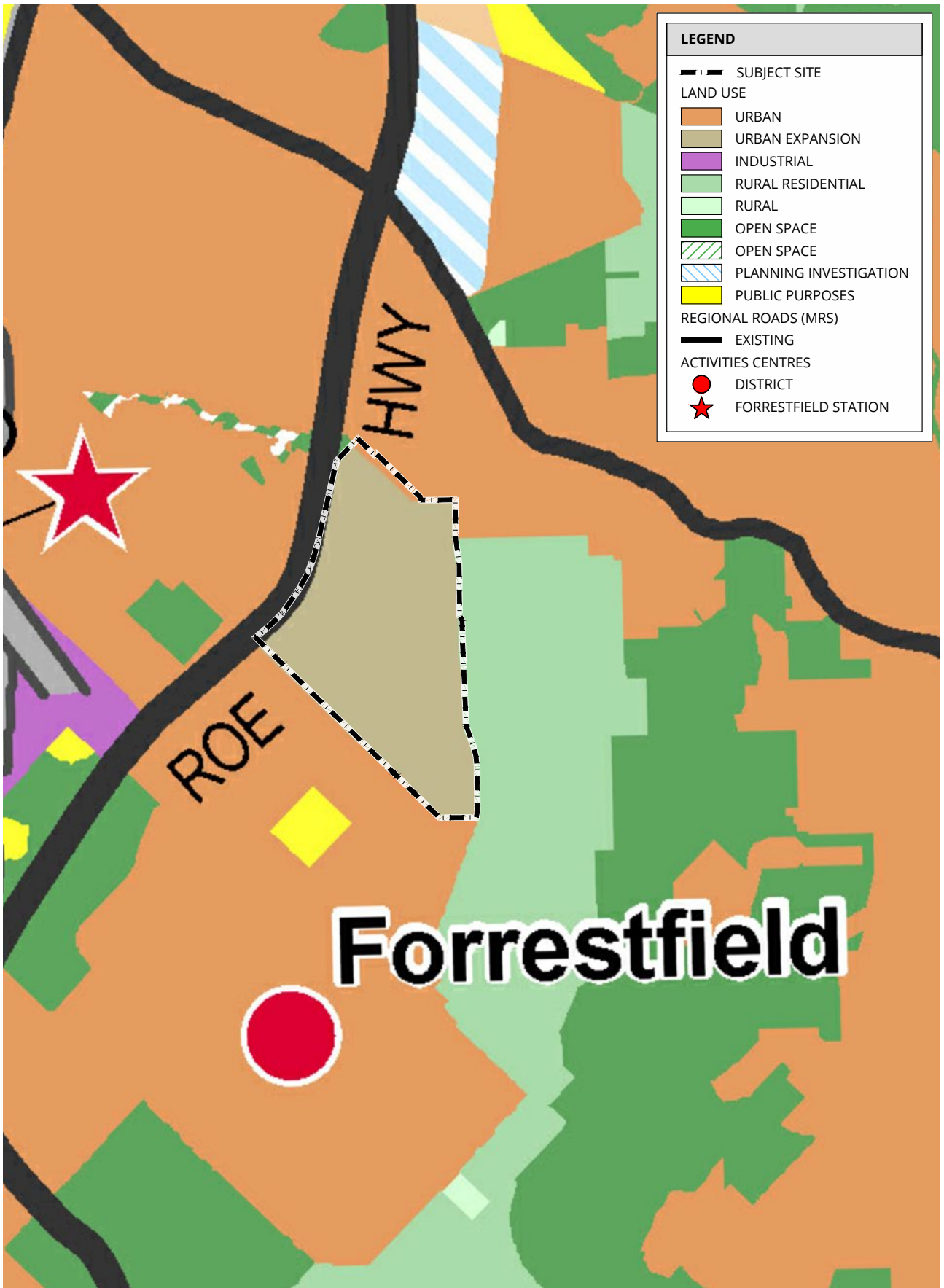
July 2023 - the EPA confirms the Environmental Review Document (including all environmental surveys and reviews) is approved for release for public review.

2023

September / October 2023 - to coincide with the commencement of the public comment period for the MRS Amendment and ERD, the Maida Vale South consultant team provide briefings to the City and landowner/community. The briefings provide a summary of the project's history to date, explain the advertising periods, and outline the future steps for a 'Maida Vale South Structure Plan'.

2023

28 November - public comment period closes for MRS Amendment and ERD.



Maida Vale South

Western Australian Planning Commission Perth & Peel @ 3.5 million North-East Sub-regional Planning Framework

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Further Information

It is important that landowners and the community are fully informed. A useful source of information is the City's own 'Frequently Asked Questions' sheet, available here:



https://www.kalamunda.wa.gov.au/docs/default-source/major-projects/6.0-frequently-asked-questions.pdf?sfvrsn=6607948_6

The FAQs sheets covers important topics including:

- The various steps involved in rezoning the land, including what is involved in an MRS and Local Planning Scheme amendment.
- What is a Structure Plan and how might this plan illustrate more detail regarding residential density, conservation, public open space etc.
- Confirmation there is no obligation for a landowner to either sell their land or support a particular outcome, while also confirming that landowners will have further opportunities for public comment as Structure Plans are required to be advertised.

Summary

The planning and environmental approval processes for Maida Vale South have been the subject of substantial work over many years which recognises the area's identification for change since 2010. Further work will be required, including public advertising, to progress a Maida Vale Structure Plan. Should these processes gain approvals, any subdivision and development would be up to landowners and occur gradually over many years. This staging of development would be outlined in the Structure Plan when prepared. If you are seeking more information from the appropriate official sources, please see:



WAPC web page for MRS Amendment advertising:

<https://www.wa.gov.au/government/document-collections/mrs-minor-amendment-134457-maida-vale-urban-precinct>



EPA web page for ERD advertising:

<https://consultation.epa.wa.gov.au/open-for-submissions/amendment-1344-57-maida-vale-er/>



Register for updates from the proponent at:

www.maidavalesouth.com.au

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