

Notice of Approved Boundary Change

Biodiversity Conservation Strategy Conservation Area 13 Ballan Road, Wyndham Vale

Key points:

- Conservation Area 13 (CA 13) is classified as an undetermined conservation area under the Biodiversity Conservation Strategy (BCS). The BCS states that the boundaries of undetermined conservation areas will be confirmed following on ground surveys.
- Surveys were conducted for CA 13. Based on the survey data and the criteria stated in the 'Guidance Note for the Biodiversity Conservation Strategy', the Department of Environment, Land, Water and Planning (DELWP) proposed boundary changes to CA 13.
- The boundary change has been approved by the Minister for the Department of Environment and Energy, as per condition 4 of the September 2013 MSA approval.
- The approved boundary change:
 - Excludes 7.773 hectares of land in the western boundary that does not support native vegetation
 - Excludes 0.881 hectares of Plains Grassland MNES. According to the prescription for this community it does not require protection within CA 13 (habitat score of 0.47).
 - provides an effective management area to maintain biodiversity values
 - Excludes an area designated for a through road in the Quandong Precinct Structure Plan.
- Habitat compensation fees apply to land that is excluded from CA 13.

Summary

CA 13 is classified as a type of conservation area to be determined following surveys, under the BCS. The BCS states the type of conservation area will be determined following on-ground surveys.

Surveys of CA 13 have been undertaken by a qualified consultant, and the survey data has been analysed by DELWP against the boundary change criteria in the BCS. DELWP concluded that the boundary should be adjusted to reflect the biodiversity values at the site, and to minimise the unnecessary protection and management of areas of low biodiversity value.

The approved boundary excludes an isolated area of 0.881 hectares of Plains Grassland. The habitat score of the area to be excluded is 0.47. The area to be excluded is considered unlikely to meet the listing criteria for the 'Natural Temperate Grassland of the Victoria Volcanic Plains'. The area to be excluded is isolated from other areas of native vegetation within the conservation area by approximately 350 meters. This

area would be further isolated by a connector road required between Manor Lakes and Quandong precincts, which is identified in the gazetted Manor Lakes Precinct Structure plans.

No other Matters of National Environmental Significance (MNES) will be impacted by the approved boundary change.

Commonwealth approval

The boundary change of CA 13 has received approval from the Commonwealth Minister of the Department of Environment, as per condition 4 of the September 2013 MSA approval.

Table 1: Key information for CA 13.

Conservation area number and location	BCS Conservation Area 13 Ballan Road, Wyndham Vale
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Type of conservation area	Currently undetermined conservation area category.
Precinct name	Quandong
Council area	Wyndham City Council
Applicant	DELWP on behalf of MPA/Council/landowners
Property addresses	8\LP125246 Ballan Road Wyndham Vale 6\LP125246 1005 Ballan Road Wyndham Vale 1\TP624547 Argoona Road Wyndham Vale
Were surveys undertaken to inform approved boundary change?	Yes, surveys of native vegetation, scattered trees and MNES were undertaken by a qualified consultant.

- Excludes an area of land with no significant native vegetation for a connector road between the Manor Lakes and Quandong precincts, as identified in the gazette Manor Lakes Precinct Structure Plan.

DELWP has also identified that future boundary changes may be required to accommodate a north-south road and a Public Acquisition Overlay. Neither have been incorporated into this proposal, and are simply flagged as potentially requiring changes once the location is finalised.

Assessment criteria

The boundary change for CA 13 has been assessed against the criteria in the 'MSA Prescriptions' and the 'Guidance Note for the Biodiversity Conservation Strategy'.

The approved boundary change is considered necessary as per:

Criteria A - the conservation area contains an area of low biodiversity value for MNES and is not required under the MSA Prescriptions.

The approved boundary change to CA 13:

- Provide an effective management area to maintain the site's biodiversity values
- Excludes a small isolated area of 0.881 hectares native vegetation on the western boundary. The area is considered unlikely to meet the definition criteria for Natural Temperate Grassland.
- No other MNES are impacted by the approved boundary change.

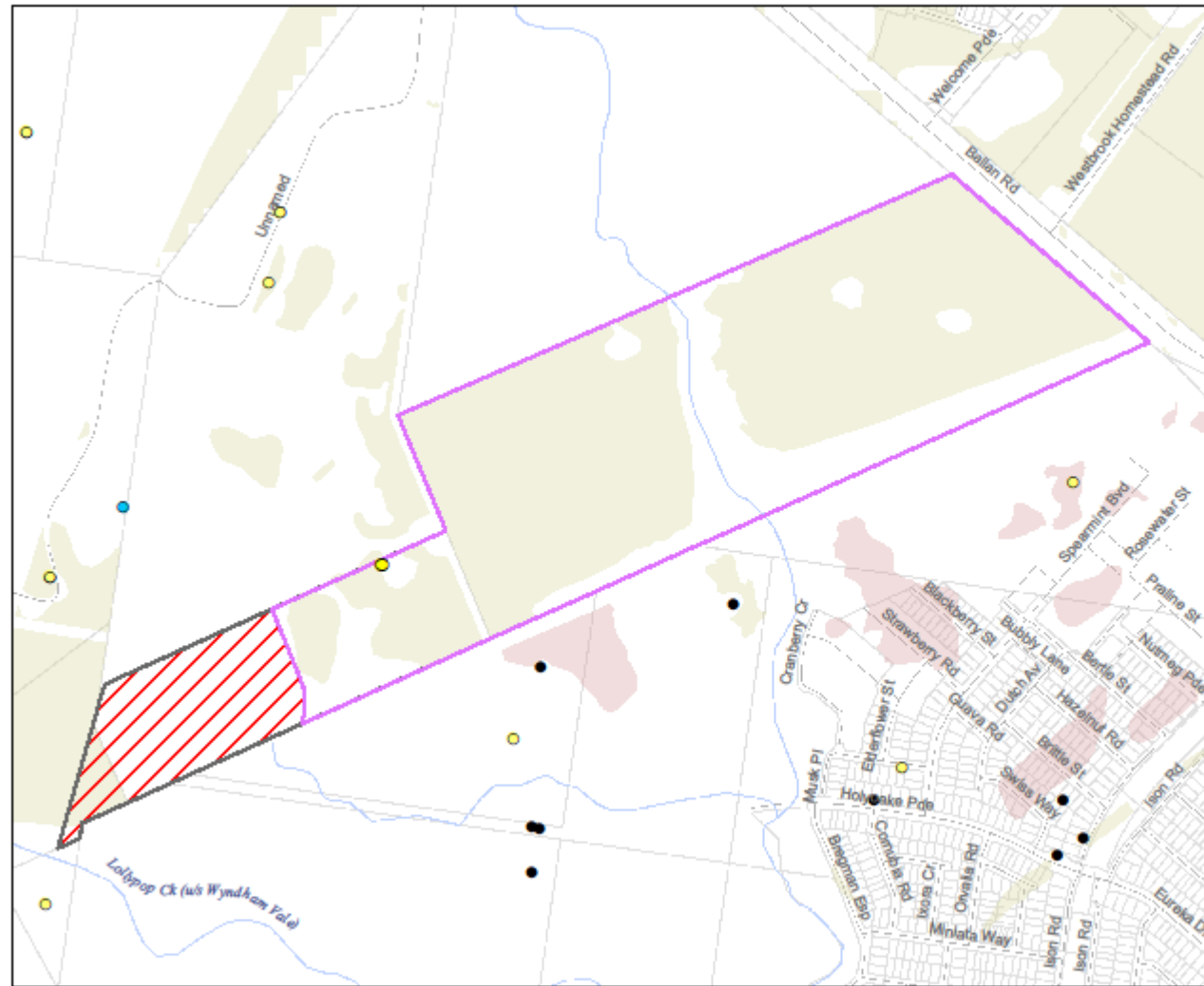
The approved boundary change is also considered necessary as per:

Criteria B. The adjustment is required to address urban planning objectives of a precinct structure plan, such as appropriate urban form, roads, bridges, water management and other infrastructure.

The approved boundary change to CA 13:

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Proposed boundary adjustment, BCS Conservation Area 13, Ballan Rd, Wynham Vale



Legend

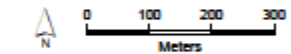
- Proposed boundary for Conservation Area 13
- Current boundary for Conservation Area 13
- Area proposed to be removed from Conservation Area 13
- Scattered trees

National Listed Species

- Plains-wanderer
- Golden Sun Moth

Ecological Vegetation Class

- 132 Plains Grassland
- 649 Stony Knoll Shrubland



Map produced by Biodiversity Division February 2017
 Datum: GDA84
 Projection: MGA Zone 55
 Spatial data is sourced from the Victorian Spatial Data Library
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