

Staging habitat compensation obligations for Land parcels

Applicants who are undertaking an action associated with urban development for one or more land parcels may choose to submit a 'Staged land parcel' registration on NVIM to meet their habitat compensation obligations.

The Melbourne Strategic Assessment (MSA) program accepts Staged land parcel registrations from applicants who would like to meet their habitat compensation obligations per stage as they subdivide the land parcel(s).

Proportioning of staged habitat compensation obligations

The habitat compensation obligations (HCOs) for a land parcel(s) are assessed by the MSA team. The HCOs are proportionally calculated for each stage of subdivision using the applicant's submitted Staging Information form (i.e. larger stages are required to meet a higher percentage of each fee type). The HCOs for each applicable fee type are calculated to 3 decimal places, except for Scattered trees that are only represented as whole numbers.

A Draft Staged Obligations (SO) Schedule will be provided to the applicant for review. Once any required changes are made, a SO Agreement and Schedule are approved by the MSA team and issued to the applicant.

Amendments to a Staged Obligations Schedule

The MSA team acknowledges that staging boundaries can be subject to change during development and allows applicants to amend remaining stage areas.

A revised Staging Information form is to be completed and submitted by the applicant. The MSA team will then insert a balance row representing the HCOs remaining for the land

parcel(s) and re-proportion these across the remaining stages. The MSA team will then issue an Amended SO Schedule to the applicant.

Conservation areas excluded from Staged Obligations Schedule

The MSA program area includes 36 Conservation areas that are to be protected and avoided, unless otherwise approved by the MSA team. If any Conservation areas are located on the land parcel(s), these are to be excluded from the developable area when the HCOs for a land parcel(s) are assessed.

Timing of payment

Under an SO Schedule, the HCOs for each stage are required to be met through payment of fees prior to Certification of Plan for each associated stage of subdivision.

If you have any questions, please email msa.habitatcompensation@delwp.vic.gov.au

For further information on the MSA program, please refer to <https://www.msa.vic.gov.au/>

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