

Notice of Approved Boundary Change

Biodiversity Conservation Strategy Conservation Area 18, Lancefield Road, Sunbury

Key points:

- Conservation Area 18 (CA 18) is classified as nature conservation and open space conservation area under the Biodiversity Conservation Strategy (BCS). The BCS states that boundaries of open space conservation areas will be reviewed following on-ground surveys.
- Surveys have been conducted for CA 18. 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 18.
- 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 previous area of CA 18 is 252.94 hectares. The approved boundary changes:
 - exclude 21.312 hectares of land from the conservation area that contains low biodiversity value and does not require protection under the MSA prescriptions.
 - exclude 797 hectares of native vegetation.
 - exclude 26 scattered trees.
 - exclude 29.10 hectares from development, to be owned and managed by Hume City Council for landscape values.
 - do not exclude Matters of National Environmental Significance (MNES) listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
 - protect 39.608 hectares as nature conservation.
 - protect 163.01 hectares as open space until on ground surveys can be conducted
- Habitat compensation fees apply to land that is excluded from CA 18.

Summary

CA 18 is classified as nature conservation and open space conservation area under the BCS. CA 18 was categorised as an open space conservation area based on estimated data.

The BCS states that the boundary of this conservation area will be confirmed following on-ground surveys. Surveys for CA 18 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 sections of 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 changes exclude 1.797 hectares of native vegetation, including 1.623 hectares of Plains Woodland and 0.174 hectares of Plains Grassy Woodland. The approved changes also excludes 26 trees from the conservation area that may be protected by negotiation between land owners and Hume City Council. The approved boundary changes do not exclude MNES from the conservation area.

Commonwealth Approval

The boundary changes of CA 18 has received approval from the Commonwealth Minister of the Department of Environment, as per condition 4 of the September 2013 MSA approval.

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Table 1: Key information for CA 18.

Conservation area number and location	BCS Conservation Area 18 North-Western Growth Corridor, Lancefield Road, Sunbury	boundary change?	<p>Assessment criteria</p> <p>The approved boundary changes for CA 18 have been assessed against the criteria in the 'MSA Prescriptions' and the 'Guidance Note for the Biodiversity Conservation Strategy'. The boundary changes are considered necessary as per:</p> <p>Criteria A - the conservation area contains an area of low biodiversity value for MNES and is not required under the MSA Prescriptions.</p> <p><u>The proposed boundary changes to CA 18 include:</u></p> <p>Change 1: Excludes 21.312 hectares of land of low biodiversity value that is not required to be protected according to the MSA Prescriptions.</p> <p>Change 2: Assigns 39.608 hectares of the area as nature conservation.</p> <p>Change 3: Assigns 29.10 hectares as landscape values reserve in the eastern section of the conservation area. This area does not protect MNES, but provides important connectivity between Jacksons Creek and Emu Creek. This area will be protected from development and to be owned and managed by Hume City Council for its landscape values.</p> <p>A total area of 163.01 in CA 18 will remain as open space until on-ground surveys can be conducted.</p>
Conservation area category	Open Space & Nature Conservation		
Precinct name	Sunbury North Lancefield Road (Sunbury East)		
Council	Hume City Council		
Property addresses	<p>1\LP76657- 315 Lancefield Road Sunbury 3429</p> <p>1\TP372586- 330 Lancefield Road Sunbury 3429</p> <p>1\TP433443-115 Williamsons Road Sunbury 3429</p> <p>1\TP668343- 149 Williamsons Road Sunbury 3429</p> <p>1 & 3 \TP832356-280 Lancefield Road Sunbury 3429</p> <p>1~2\TP945840- 360 Lancefield Road Sunbury 3429</p> <p>2\LP76657 -295 Lancefield Road Sunbury 3429</p> <p>3\LP93517- 355 Lancefield Road Sunbury 3429</p> <p>2~3\TP372586 -280 Lancefield Road Sunbury 3429</p> <p>Unknown- 325 Lancefield Road Sunbury 3429</p>		
Were surveys undertaken to inform the proposed	Yes, surveys of native vegetation, scattered trees and MNES were undertaken by a qualified consultant.		

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Proposed boundary adjustment, BCS Conservation Area 18, Lancefield Rd, Sunbury

