

Notice of Approved Boundary Change

Biodiversity Conservation Strategy Conservation Area 31

Conservation Area 31- Craigieburn Road East, Wollert

Key Messages

- The Biodiversity Conservation Strategy outlines that the boundaries of conservation area 31 will be revised at the Precinct Structure Planning phase
- On-ground surveys were conducted for the reserve area. Using criteria consistent with the Melbourne Strategic Assessment prescriptions and the Guidance note for the Biodiversity Conservation Strategy, DELWP sought and received approval from the Minister for the Department of Environment for changes to the boundary of the conservation area
- The approved boundary adjustment;
 - does not remove any habitat for Matters of National Environmental Significance
 - removes 8.77 ha of land from the conservation area
 - provides an effective management area to maintain the site's biodiversity values
- Scattered trees along the Vearings Road reserve are removed from the conservation area but remain protected within the road reserve.

Summary

The Biodiversity Conservation Strategy (BCS) identifies several conservation areas that require on-ground surveys to confirm the boundaries and determine the protection and management requirements of these areas. Conservation area 31 was designated as a nature conservation area based on estimated data and the BCS outlines the Department of Environment, Land, Water and Planning's (DELWP) intention to finalise the boundaries of this conservation area following on-ground surveys.

On-ground surveys for conservation area 31 were recently conducted by a suitably qualified consultant. DELWP had also invited submissions for additional data for this conservation area through the boundary change public consultation process, although no additional data was received. The on-ground survey data for conservation area 31 was analysed against the appropriate boundary change criteria and DELWP proposed that sections of the boundary be altered to minimise the unnecessary protection and management of areas of low biodiversity value.

The Minister for the Department of Environment approved the proposal for changes to the boundary of conservation area 31.

The approved boundary change causes no loss of mapped matters of national environmental significance (MNES).

Notice of Approved Boundary Change

Background Information and relevant commonwealth approvals

Table 1 provides information on the conservation area

Key Information	
Conservation area name and number	BCS Conservation Area 31 – Craigieburn Road East, Wollert
Type of conservation area	Nature Conservation (boundary to be confirmed following on-ground surveys).
Precinct name	Wollert Precinct
Stage	Precinct Structure plan is in the late draft stages – (Planning Panel hearings have been completed)
Council area	City of Whittlesea
Applicant	DELWP on behalf of MPA/Council/landowners
Property addresses	290 Craigieburn Road, Wollert 340 and 360 Craigieburn Road, Wollert 355 Vearings Road, Wollert 370 Vearings Road, Wollert
Were new surveys undertaken to inform the proposal?	Yes – surveys of native vegetation, scattered trees and Matters of National Environmental Significance (MNES) by AECOM.

Any change to the boundary of conservation area 31 required the approval of the Commonwealth Minister of the Department of Environment. The approval conditions relating to this condition are identified in the table below.

Table 2 provides information on the commonwealth approval conditions for changes to conservation area boundaries

MSA Commonwealth approval	
Relevant approval	September 2013
Relevant approval condition	Condition 4
Is approval required?	Yes
Reason approval is required	Condition 4 requires Commonwealth Ministerial approval of boundary changes to Conservation Area 31.

Approved Boundary Change and Assessment Criteria

The BCS identifies that a review of the boundaries of conservation area 31 may be necessary at the precinct structure planning stage. The boundaries of conservation area 31 were based on 'estimated' modelled data and on-ground surveys were required to confirm boundaries of the conservation area.

The BCS specifies that any changes to the boundary of CA 31;

- should generally be similar to that shown in the BCS
- must protect populations and high quality habitat matters of national environmental significance under the *Environment Protection and Biodiversity Conservation Act 1999*
- must be to the satisfaction of DEPI (DELWP).



Notice of Approved Boundary Change

Surveys were recently conducted within conservation area 31 by a suitably qualified consultant, and analysis of the data against the boundary change criteria resulted in the approved changes to the boundaries of the conservation area. The approved changes refine five sections of the boundary to remove areas of low biodiversity value that do not need to be protected according to the MSA prescriptions, and a Public Acquisition Overlay for the proposed expansion of Craigieburn Road. The approved boundary avoids the protection and management of land with limited biodiversity value and non-native vegetation.

Approved changes to the boundary of conservation area 31 met the criteria provided in table 3 below. A map of MNES within the conservation area and the approved boundary change are provided as appendix 1.

Table 3 provides information on how the approved boundary change meets the boundary change criteria

Boundary Change Criteria

Changes to the boundaries of these conservation areas are considered necessary if the adjustment is required to address one or more of the following site specific issues:

A. It is an area of low biodiversity value for matters of national environmental significance or not required under the MSA Prescriptions

The approved changes

- Cause no loss of mapped MNES communities including GEW or MNES habitat.
- Removes only a small patch of native vegetation within the Public Acquisition Overlay for the expansion of Craigieburn Road.
- Removes one isolated tree surrounded by a large area of non-native vegetation which is not conducive to an effective management area.
- Removes six scattered trees along the Vearings Road reserve from the conservation area. These trees will remain protected within the road reserve.
- Provide an effective management area to maintain the site's biodiversity values.

B. The adjustment is required to address one or more of the following site specific issues:

- urban infrastructure shown in the Growth Corridor Plans (GAA, 2013);
- existing or proposed new infrastructure of state significance;
- urban planning objectives of a precinct structure plan, such as appropriate urban form, roads, bridges, water management and other infrastructure;
- land made inaccessible as a result

The approved changes

- Avoids the protection and management of an existing building in the North-west of conservation area.
- Adjusts the southern boundary to remove a Public Acquisition Overlay for the expansion of Craigieburn Road.
- Removes the Vearings Road reserve from the conservation area.



Notice of Approved Boundary Change

- of a conservation area;
- existing buildings or other infrastructure on or near the boundary of a conservation area;
- final requirements of regional (metropolitan) park planning processes
- Errors in mapping

Commonwealth Government Approval

DELWP is satisfied that the boundary change proposal for conservation area 31 met the boundary change criteria identified in the Guidance note: Implementing the Biodiversity Conservation Strategy for Melbourne's Growth Corridors. The Minister of the Department of Environment has approved the boundary change proposal.



Notice of Approved Boundary Change

Attachment 1: Map of proposed boundary change and site values, which has been approved by the Commonwealth

