

Approved Boundary Change

Biodiversity Conservation Strategy Conservation Area 21, Northern Growth Corridor

Key points:

- Conservation Area 21 (CA 21) is classified as a Growling Grass Frog (GGF) conservation area under the Biodiversity Conservation Strategy (BCS). The BCS states that boundaries of GGF conservation areas may be varied slightly if necessary to allow for site-specific issues at the precinct structure planning stage.
- An area of 24.6ha has been removed from CA21 and an area of 24.6ha has been added to CA21 elsewhere.
- The boundary change has resulted in no net loss in area from the conservation area.
- Habitat compensation fees apply to any land which is excluded from CA 21.

Summary

The Biodiversity Conservation Strategy allows for changes to be made to conservation areas where they are considered necessary according to the criteria identified in the Guidance Note: Implementing the Biodiversity Conservation Strategy for Melbourne's Growth Corridors.

The approved changes to the boundary exclude existing buildings and infrastructure on and near the boundary of the conservation area and address issues necessary to meet the urban planning objectives of a precinct structure plan (making the boundary align with the break of slope of the river and providing a more logical and clearly defined boundary).

Commonwealth Approval

Any change to the boundary of CA 21 that results in a net loss in area requires the approval from the Commonwealth Minister of the Department of the Environment and Energy, as per condition 3 of the September 2013 MSA approval.

The approved boundary change does not require approval from the Commonwealth Minister under condition 4 of the September 2013 approval as there has been no net loss to the conservation area.

Table 1: Key information for CA 21.

Conservation area number and location	BCS Conservation Area 21 North Western Growth Corridor
Conservation area category	Growling Grass Frog
Precinct name	Lancefield Rd & Sunbury South Precincts
Council	Hume City Council
Property addresses	605 Sunbury Road, Sunbury 3429 725 Sunbury Road, Sunbury 3429 45 Gellies Road, Sunbury 3429 170 Lancefield Road, Sunbury 3-5 Macedon Street, Sunbury 3429 80 Redstone Hill Road, Sunbury 3429 55 Fox Hollow Drive, Sunbury 3429 10-30 Gellies Road, Bulla 3429 725 Sunbury Road, Sunbury 3429 570 Sunbury Road, Bulla 3429 785 Sunbury Road, Sunbury 3429 108 Brook Street, Sunbury 3429
Were surveys undertaken to inform the	No.

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proposed
boundary change?

Assessment criteria

The approved boundary changes for CA 21 were assessed against the criteria in the 'Guidance Note for the Biodiversity Conservation Strategy'. The boundary changes are considered necessary as per:

Criteria 1 – the adjustments are necessary to address the following site-specific issues:

- to exclude existing buildings or other infrastructure on or near the boundary of a conservation area.
- To address issues necessary to meet the urban planning objectives of a precinct structure plan, such as appropriate urban form or the construction of roads, bridges, water management and other infrastructure, where no feasible alternatives are available.

Criteria 2 – No landowners will not be materially affected by the proposed adjustments (all will obtain more developable land).

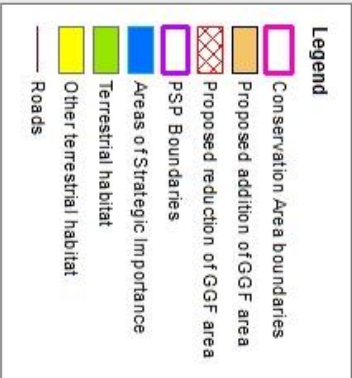
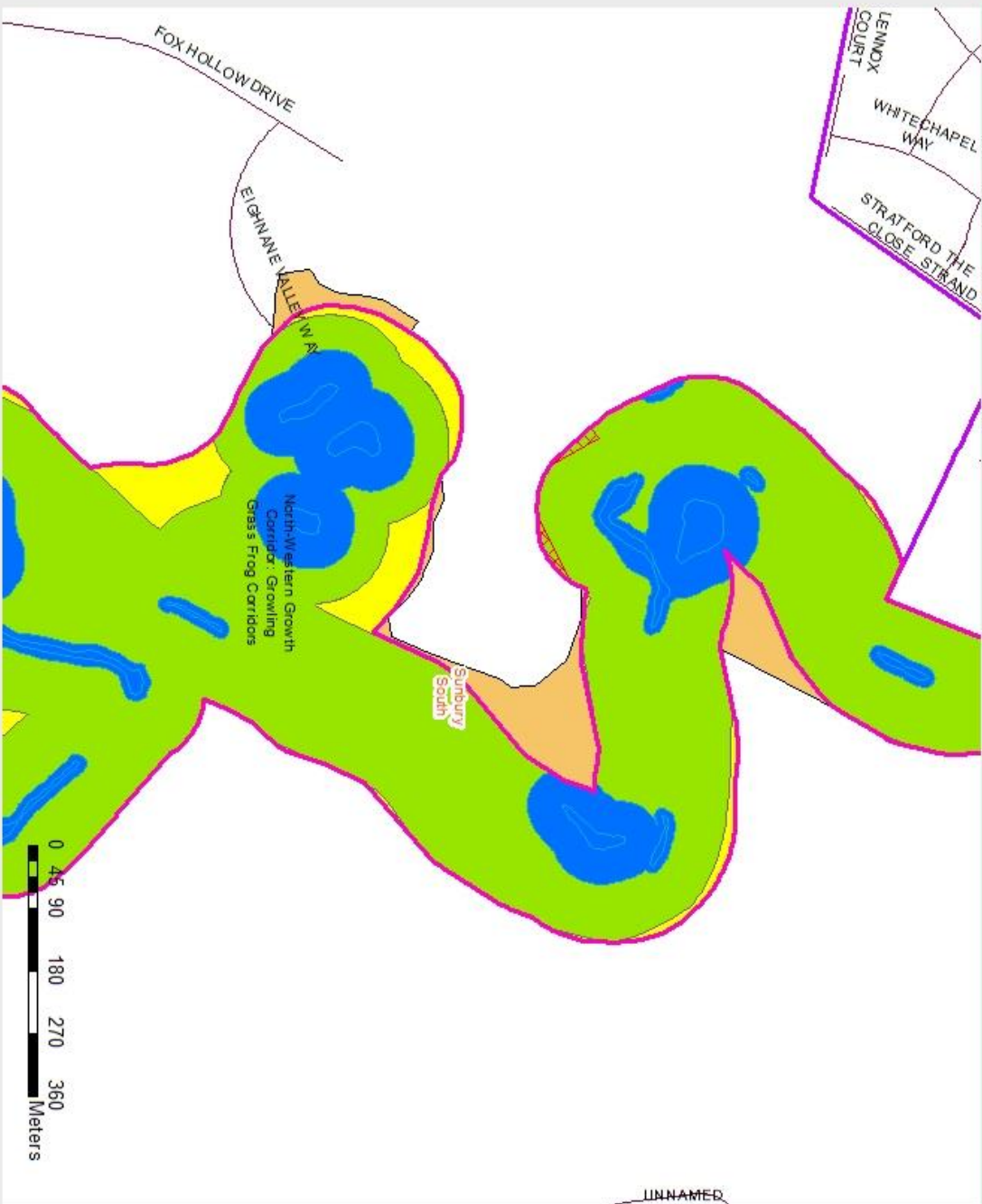
Criteria 3 - The boundary changes to CA 21 include:

- An area of 24.6ha removed from Conservation Area 21. 19.7ha of this is an existing quarry site. The other areas proposed for removal include infrastructure and/or are typically located above the break of slope of the creek corridors, on land which is largely designated as Terrestrial Habitat.
- An area of 24.6ha included into Conservation Area 21. Area of inclusion are considered likely to be Terrestrial Habitat.

Criteria 4 – The boundary change will not result in a net loss in the amount of native vegetation, or any habitat for matters of national environmental significance.

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Sunbury South & Lancefield Road Boundary change- CA21

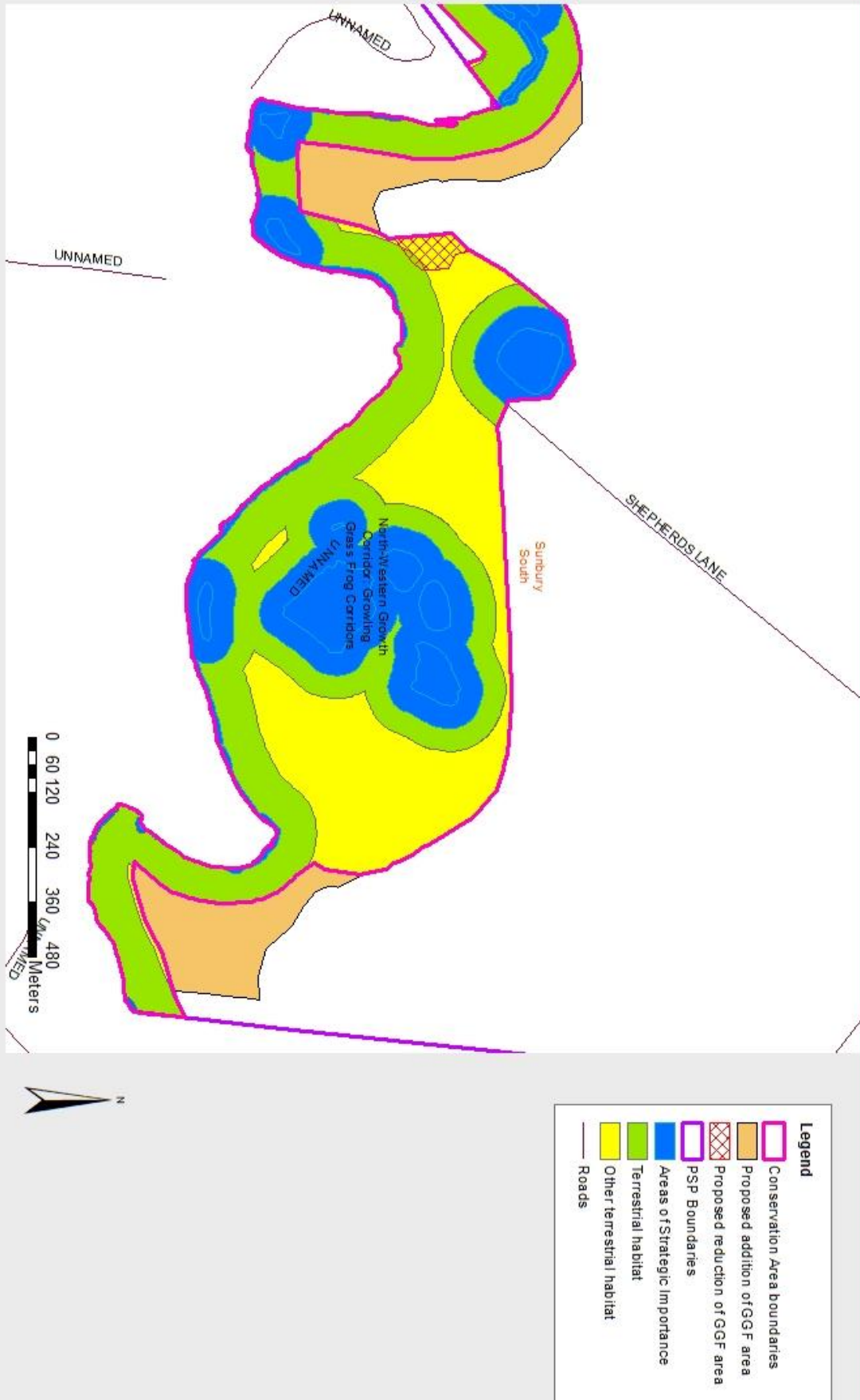




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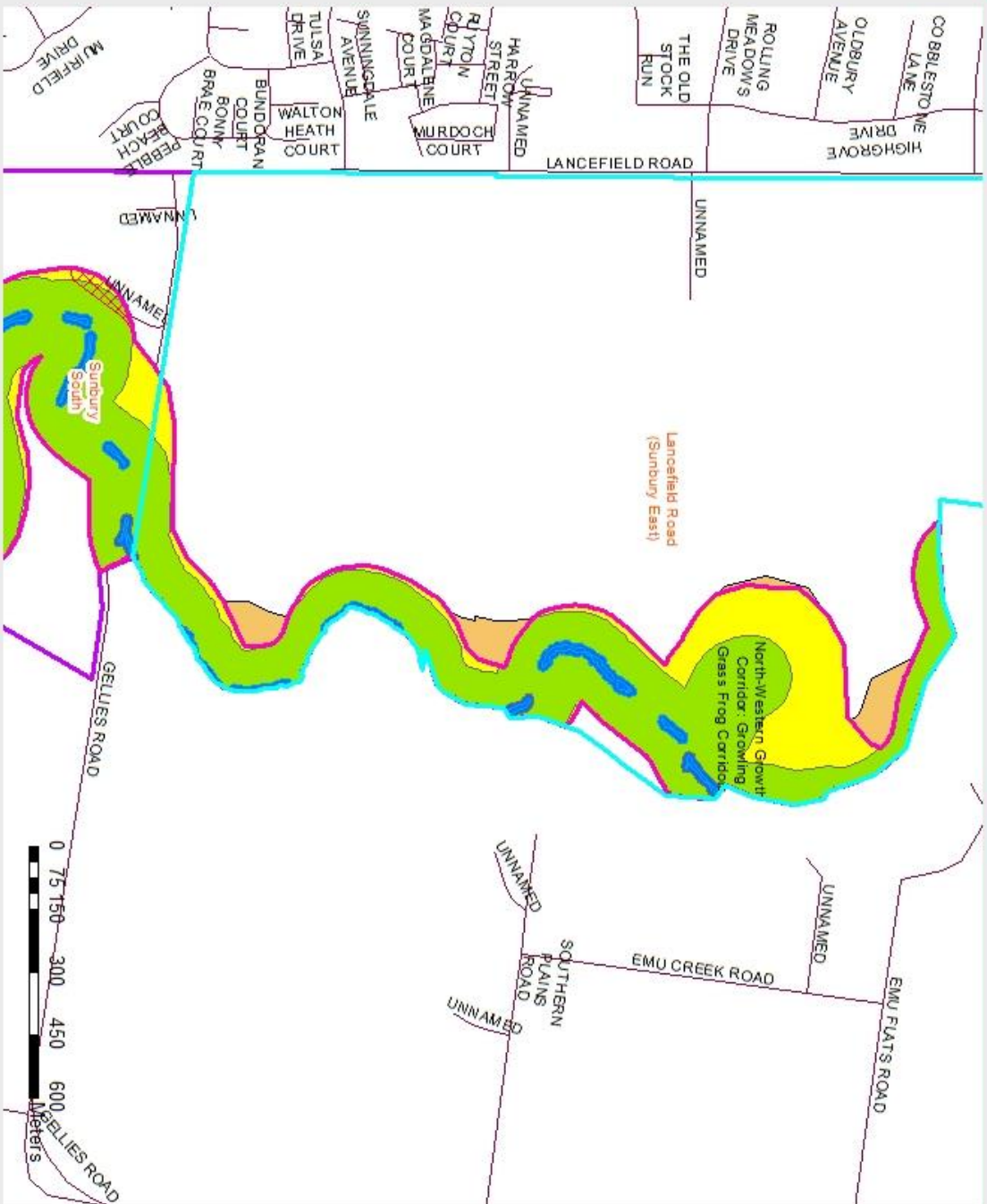




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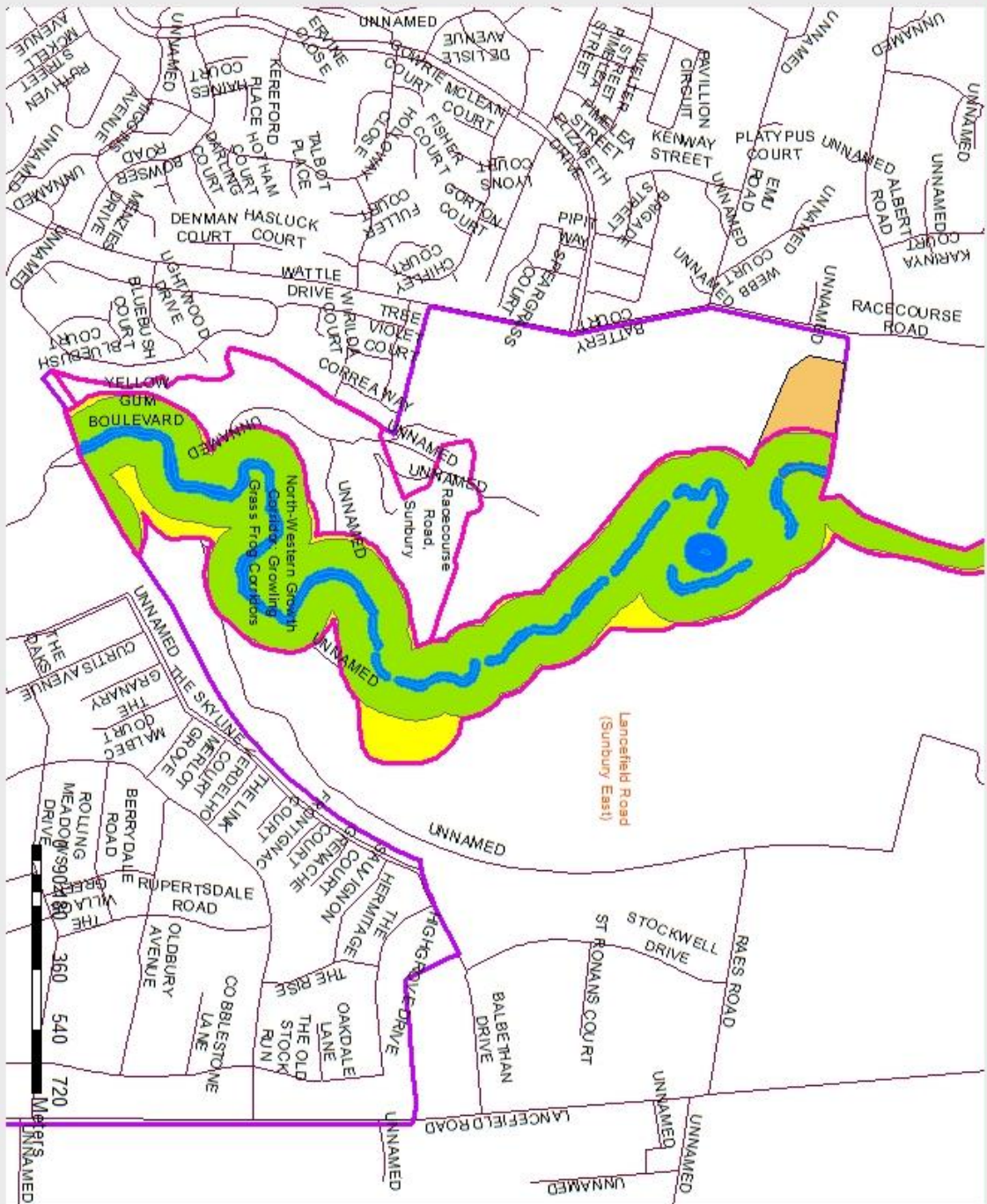
Sunbury South & Lancefield Road Boundary change- CA21



- Legend**
- Conservation Area boundaries
 - Proposed addition of GGF area
 - Proposed reduction of GGF area
 - PSP Boundaries
 - Areas of Strategic Importance
 - Terrestrial habitat
 - Other terrestrial habitat
 - Roads

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Sunbury South & Lancefield Road Boundary change- CA21



Legend

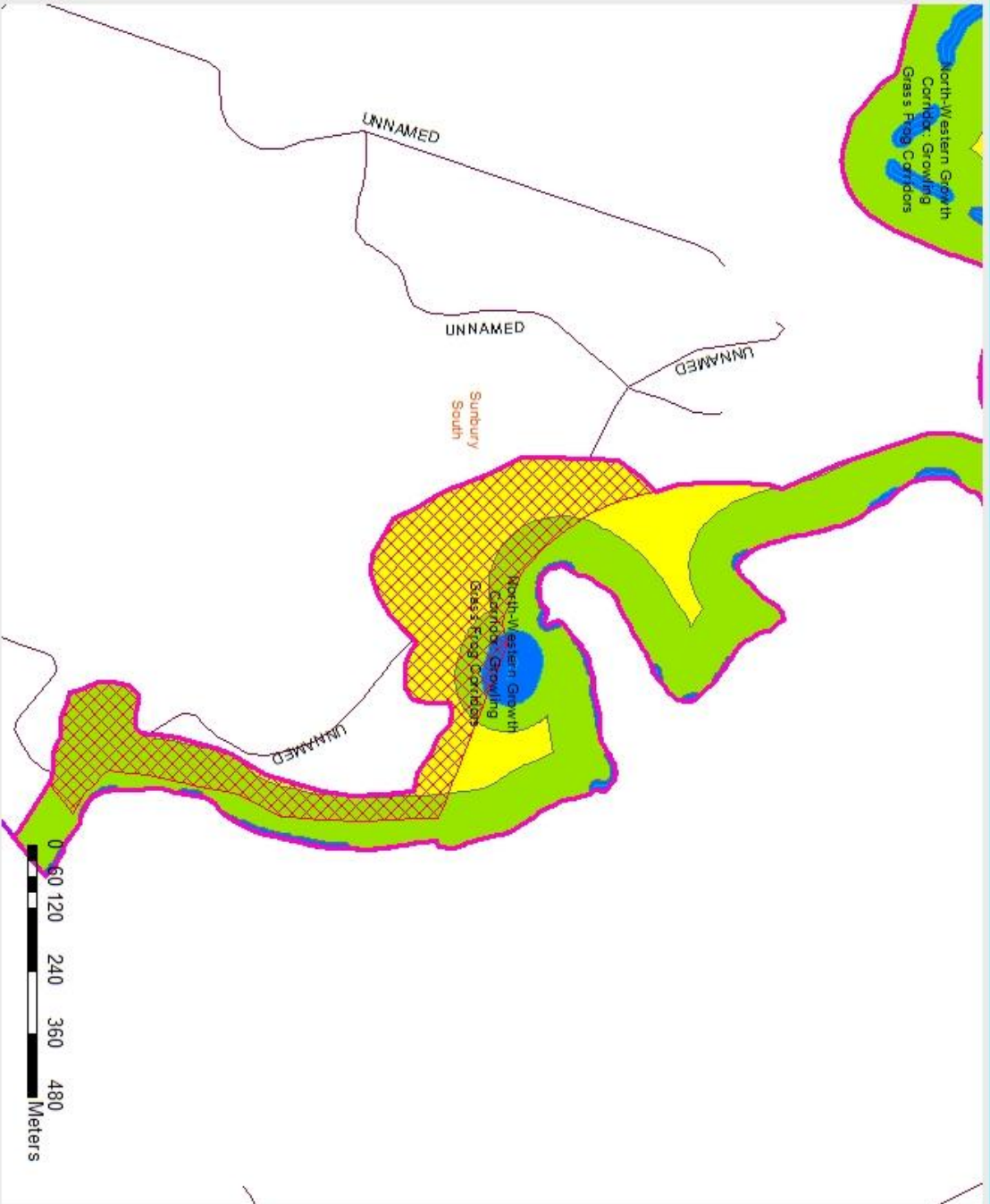
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Document Name: Policy 03 - Regional Document 2016; (url:www.delwpvic.gov.au/infocentre/assetdisplay/policy/03/Regional_Urban/2016)

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Sunbury South & Lancefield Road Boundary change- CA21



Legend	
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