

Notice of Approved Boundary Change

Biodiversity Conservation Strategy Conservation Area 10

Conservation Area 10- Truganina Cemetery Grassland and Buffer

Summary

The Biodiversity Conservation Strategy (BCS) has determined that the boundaries of each conservation area are final, except where potential changes are specifically identified. Conservation area 10 consists of an area of public land (Truganina Cemetery) surrounding buffer of open space.

Conservation area 10 is the only conservation area where buffers are specifically identified in the BCS. Buffers aim to assist the management of conservation areas by providing a separation from built up areas through land uses such as sealed roads, paths, recreational parks, public open space or ecological restoration areas. The open space buffer area includes no habitat for matters of national environmental significance (MNES), and is design to allow effective protection and management of the conservation area. The buffer for conservation area 10 also aims to allow a grassland expansion area to be restored to native grassland. The BCS indicates that the open space buffer area may require revision at the precinct structure planning phase and identifies a specific set of criteria any proposed changes must address.

A boundary change has been approved for conservation area 10, which meets the site specific criteria identified in the BCS along with the criteria for considering open space boundary changes in the Guidance note: Implementing the Biodiversity Conservation Strategy for Melbourne's Growth Corridors. The approved boundary also meets the minimum 20m conservation area buffer width identified in the BCS. Approval for the changes to conservation area 10, resulting in a net loss of area, was sought and granted by the Commonwealth Minister.

Background Information and relevant commonwealth approvals

Table 1 provides information on the conservation area

Key Information	
Conservation area name and number	BCS Conservation Area 10 – Truganina Cemetery Grasslands and Buffer, Truganina
Type of conservation area	Existing public land (cemetery) and open space (buffer)
Precinct name	Truganina PSP
Council area	Wyndham City Council
Applicant	DELWP on behalf of MPA/Council/landowners
Landowner/land manager	Whyndam City Council (cemetery) and Private Landholder (buffer)

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Property addresses	131-127 Woods Road Truganina 3029
Were new surveys undertaken to inform the proposal?	Not required

Any change to boundary of Conservation Area 10 that results in a net loss of area requires approval from the Commonwealth Minister. 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 (2010 Urban Growth Boundary expansion of the Western Growth corridor)
Relevant approval condition	Condition 3
Is approval required?	Yes
Reason approval is required	Commonwealth approval is required for a net loss of area of the conservation area.

Approved Boundary Changes and Assessment Criteria

Conservation Area 10 is the only conservation area within the BCS where the boundaries of the conservation area include a buffer. The buffer area contains no environmental values, and the BCS identifies that the buffer area will be reviewed at the precinct structure planning phase. Any revised buffer must be to the satisfaction of DELWP and must meet the boundary change criteria identified in the table below. This includes

- Criteria relating to changes in the boundary of open space conservation areas outlined in the Guidance note: Implementing the Biodiversity Conservation Strategy for Melbourne's Growth Corridors.
- Criteria specifically relating to conservation area 10 identified in the BCS

DELWP has conducted a review of the buffer area and the final conservation area boundary, as provided in appendix 1, has been approved by the Commonwealth Minister.

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 open space buffer area contains no habitat for MNES, and the proposed boundary change provides a sufficient buffer to protect and manage the MNES within the existing public land (Truganina Cemetery). See buffer criteria below



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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 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

None of these criteria are relevant to conservation area 10. Instead the boundary of the buffer areas is identified as needing potential review at precinct structure planning stage.

Changes to the boundaries of Conservation area 10 must also meet the following requirements identified in the BCS.

- no less than 50m from the cemetery and include wider areas up to 200m
- meet the basic standards listed in Section 5.2.4 of the BCS
 - Allow incoming weeds to be controlled without damaging biological values
 - Manage water inflows or outflows, to protect the hydrology of the conservation areas
 - Provide a zone to absorb excess nutrients from adjoining land
 - Provide a zone where a fire break can be maintained without compromising biological values
 - Allow regular burning of native vegetation without endangering life and property
 - Give scope for expansion of natural ecosystems, where this can be achieved in the context of public open space
 - Provide complementary public space that ensures conservation areas are accessible and attractive, to minimise the chances of neglect or vandalism and

The approved changes

- Provide a buffer area of at least 50m from the cemetery boundary
- meet the basic standards for buffers listed in Section 5.2.4 of the BCS. These standards intend to separate conservation areas from built up areas, through land uses such as sealed roads, paths, recreational parks, public open space or ecological restoration areas
- Provide a 1 hectare grassland expansion area, and buffer for the expansion area.
- The Greater Metropolitan Cemeteries Trust is also currently advancing plans to acquire land for a new cemetery in the broader Truganina/Tarneit area to limit the areas required within the existing cemetery for burials.
- Provides complementary public space to the west of the conservation area (neighbourhood park)
- Provides 1.62ha for a potential grassland expansion area.



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maximise the chances that people will use, enjoy and protect the areas.

- provide space for an expanded cemetery (alternative locations for burials) so as to phase out burials within the existing cemetery where these impact on biodiversity values
- provide complementary public space to minimise the chances of neglect or vandalism and maximise the chances that people will use, enjoy and protect the areas (e.g. mown grass, playgrounds, skateboard or cycle parks, walking tracks, planted beds of appropriate shrubs and trees, car-parks (<10% of buffer area), sporting facilities)
- give scope for expansion of the grassland ecosystems and/or threatened species populations where this can be achieved in the context of public open space and landscape/revegetation planting

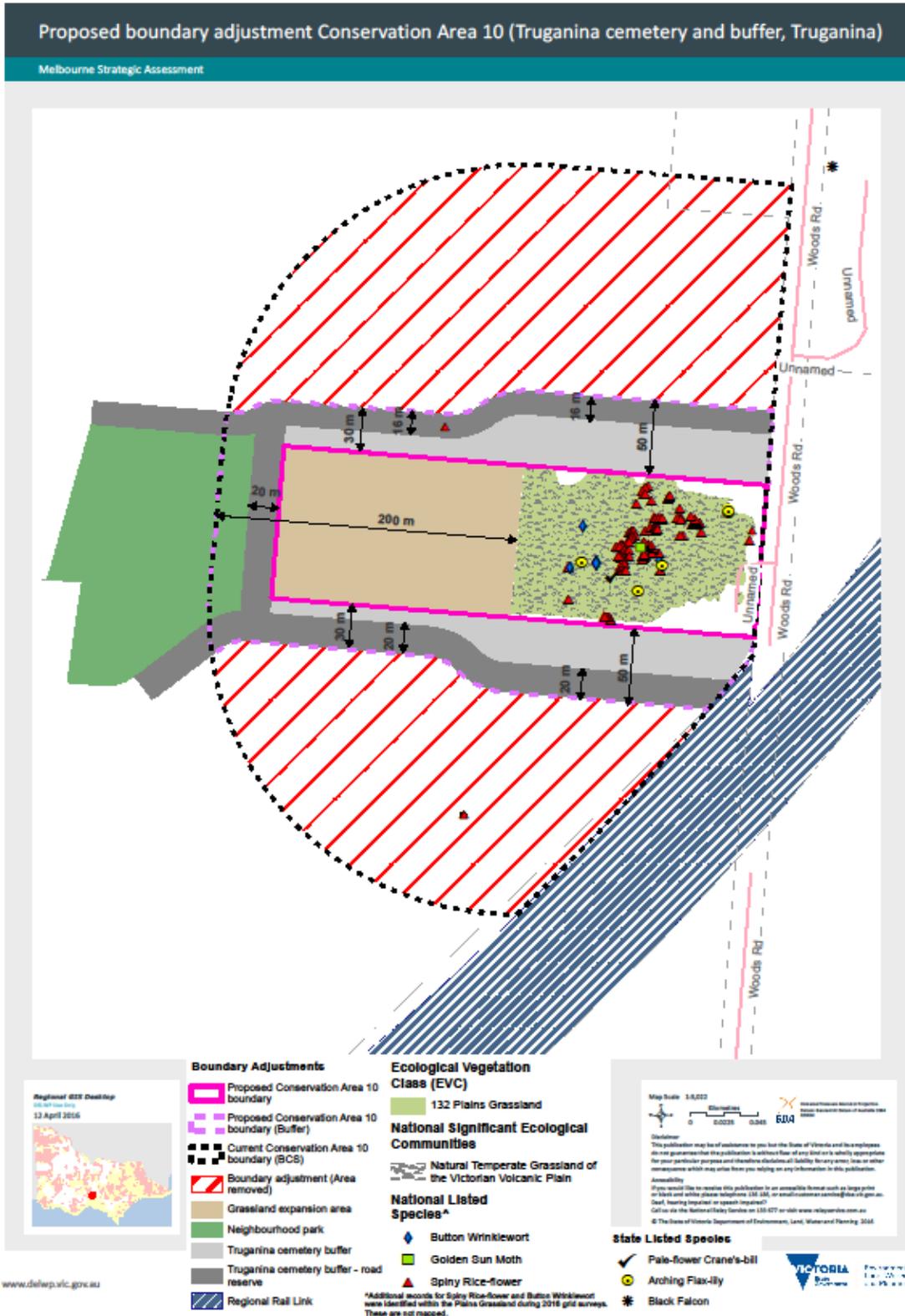
Commonwealth Government Approval

No additional data was required to assist the assessment of this boundary change as the change meets the specific requirements for this conservation area identified in the BCS. DELWP is satisfied that the boundary change criteria for conservation area 10 is met and has received approval from the Commonwealth Minister.



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



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