

# Approved Boundary Change

## Biodiversity Conservation Strategy Conservation Area 8 Middle Road North, Mount Cottrell

### Key Messages

- The Biodiversity Conservation Strategy outlines that the conservation area category of conservation area 8 will be determined following on ground surveys.
- On-ground surveys have been conducted for the reserve area and compared against criteria consistent with the Melbourne Strategic Assessment (MSA) prescriptions and the Guidance Note for the Biodiversity Conservation Strategy.
- The Department of Environment, Land, Water and Planning (DELWP) proposed changes to the boundary of conservation area 8, assigning the remaining area as nature conservation.
- The revised boundary;
  - Removes 17.73 hectares of land from the conservation area dominated by an existing chicken farm and associated infrastructure.
  - Removes 2.51 hectares of Plains Grassland of low quality.
  - Does not remove any matters of national environmental significance (MNES) under *the Environment Protection and Biodiversity Conservation Act 1999*.
  - Provides an effective management area to maintain the site's biodiversity values.
- The Commonwealth Minister for the Department of the Environment and Energy approved the boundary change on 12 July 2017.
- Habitat compensation fees apply to any land approved to be removed from the conservation area.

### Summary

The Biodiversity Conservation Strategy identifies several conservation areas that require on-ground surveys to confirm the boundaries and determine the protection and management requirements of these areas. The Biodiversity Conservation Strategy does not assign a conservation area type to conservation area 8, and notes the type of conservation area will be determined following on-ground surveys.

On-ground survey information is now available for the majority of the conservation area. No permission was granted to access and conduct surveys on 573-641 Mt Atkinson Rd, Mount Cottrell however DELWP assessed it is highly likely that the area contains Plains Grassland of a high quality and therefore made a decision without on-ground data.

All surveys have been conducted by a suitably qualified consultant, and the data reviewed by DELWP. The data was analysed against the appropriate boundary change criteria and DELWP proposed that sections of the boundary were altered to remove a pre-existing chicken farm and associated infrastructure in the south west corner of the

Reserve. The boundary change removes 17.73 ha of land from the south west corner of the conservation area. The majority of this area is estimated to contain non-native vegetation and a patch of low-quality native vegetation (2.51 hectares) which does not meet the listing definition for Natural Temperate Grasslands of the Victorian Volcanic Plains. The remaining reserve area is assigned to nature conservation. This includes 573-641 Mt Atkinson Rd, Mount Cottrell.

Conservation area 8 will be bounded on the western, southern and partially the eastern boundaries by the outer metropolitan ring road and associated off ramps. This may 'land lock' the area of land excluded from conservation area 8 and right of way access may be required through the reserve. Once the outer metropolitan ring road is constructed and access to the site is needed it is proposed that a road will run along the western boundary of the reserve as indicated in the attached map. This area may be excised from the conservation area at a later date once its need is confirmed and would be subject to a separate boundary change application and approval.

No additional data submissions were received through the DELWP consultation process.

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**Table 1: Key information for conservation area 8**

Conservation Area- Key Information	
Conservation area name and number	BCS Conservation Area 8 – Middle Road North, Mount Cottrell
Type of conservation area	Assigned to nature conservation
Precinct name	Tarneit Plains
Council area	Melton City Council
Property addresses	3~6\PP3431 - 603-669 Troups Road Mount Cottrell 3024 4~6\PP3431- 505-571 Mt Atkinson Road Mount Cottrell 3024 5~6\PP3431- 671-737 Troups Road Mount Cottrell 3024 6~6\PP3431 - 573-641 Mt Atkinson Road Mount Cottrell 3024
Were new surveys undertaken to inform the boundary change?	Yes – surveys of native vegetation, scattered trees and Matters of National Environmental Significance (MNES)

**Criteria 1:** Areas of low biodiversity value for MNES not required under the MSA prescriptions.

**Criteria 2:** 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

The change to conservation area 8 removes a chicken farm and associated infrastructure from the conservation area that existed prior to the Biodiversity Conservation Strategy (Criteria 2).

This change removes 17.73 ha of land from the conservation area, 15.22 ha of which is not native vegetation. It removes no MNES from the reserve.

DELWP has also identified that a future boundary change may be required to accommodate an access road to the southwest property following the implementation of the Outer Metropolitan Ring Road. This will be subject to a separate future approval if required.

## Relevant Commonwealth Approvals

Any change to the boundary of conservation area 8 requires approval from the Commonwealth Minister for the Department of the Environment and Energy, under condition 4 of the September 2013 approval.

The Minister approved the boundary change on 12 July 2017.

## Assessment Criteria

This boundary change was assessed against criteria consistent with the MSA prescriptions and the Guidance note for the Biodiversity Conservation Strategy. 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;

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## Proposed boundary adjustment, Conservation Area 8 (Middle Road (North), Mount Cottrell)



- Proposed boundary for Conservation Area 8
- Current boundary for Conservation Area 8
- Area proposed to be removed from Conservation Area 8
- Proposed Outer Metropolitan Ring Rd
- Potential future access road
- Other BCS conservation areas not applicable / relevant to this boundary adjustment
- National Listed Species
- Spiny Rice-flower
- Ecological Vegetation Class
- Lighter-soils Plains Grassland
- Plains Grassland
- National Listed Ecological Communities
- Natural Temperate Grasslands

Map produced by Sustainability Division November 2010  
 Drawn: DD/026  
 Projector: MGA Zone 56  
 Spatial data is sourced from the Victorian Spatial Data Library  
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