

Approved Boundary Change

Biodiversity Conservation Strategy Conservation Area 12 Sewells Road, Tarneit

Key points:

- CA 12 is classified as existing public land under the Biodiversity Conservation Strategy (BCS).
- The boundary change to CA 12 removes land required to provide east-west vehicle and pedestrian connectivity to meet the urban planning objectives of the Riverdale Precinct Structure Plan (PSP).
- The conservation area is wholly within public land (road reserve). The adjustment reduces the extent of conservation area within the road reserve. The change does not affect additional landowners.
- The boundary change:
 - removes 0.54 hectares of land that does not support native vegetation
 - has no impact on Matters of National Environmental Significance (MNES) at the site
 - provides an effective management area to maintain biodiversity values
 - removes an area designated for transport and pedestrian connectivity in the Riverdale Precinct Structure Plan.
- The boundary change for CA 12 was approved by the Minister for the Department of the Environment and Energy on 13 July 2017.
- Habitat compensation fees apply to land that is removed from CA 12.

Summary

CA 12 is classified as existing public land under the Biodiversity Conservation Strategy (BCS). In limited circumstances DELWP will consider proposed changes to conservation area boundaries where they meet the criteria identified in the Guidance note: Implementing the Biodiversity Conservation Strategy for Melbourne's Growth Corridors.

DELWP reviewed the proposal against the boundary change criteria and considered it necessary to meet the urban planning objectives of the Riverdale PSP.

The boundary change reduces the total area of CA12 by 0.54 ha. It does not impact the extent of Natural Temperate Grassland or Spiny Rice-flower habitat within CA12.

While providing for urban planning objectives, the boundary change also reflects the biodiversity values at the site, and minimises unnecessary protection and management of areas of low biodiversity value.

The boundary change allows for two east-west local road links, being:

- a local road between the regional rail link reserve and CA12
- a connector road between the waterway and the conservation area.

The conservation area is located within 500m of a future major town centre. The major town centre has been located to correspond with a future train station on the regional rail link.

The conservation area abuts the rail reserve and extends to cross a waterway, which prevents any vehicle, cyclist or pedestrian access in an east-west direction between the rail reserve and waterway. Given this area is adjacent to a major town centre, the area is expected to contain higher residential densities to ensure dwellings within walking distance of both the major town centre and train station are maximised. Creating a pocket of urban area that is bound by a rail reserve, conservation area and a waterway creates an urban area that is highly constrained in terms of vehicle, cyclist or pedestrian access.

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The conservation area, in addition to access restrictions the rail corridor presents, limited access from this neighbourhood to the waterway side only. Vehicle, cyclist and pedestrian crossings of waterways are limited due to their expense and the undesirability of choking a defined stretch of waterway with multiple crossings. Vehicle crossings of rail corridors are very expensive and can only be justified for important arterial road crossings, and not for local connector roads. There are no feasible alternatives to the adjustment.

Assessment criteria

The boundary change for CA 12 has been assessed against the criteria in the 'MSA Prescriptions' and the 'Guidance Note for the Biodiversity Conservation Strategy'.

The boundary change is considered necessary as per:

Criteria A. The adjustment is required to address urban planning objectives of a precinct structure plan, such as appropriate urban form, roads, bridges, water management and other infrastructure.

The boundary change to CA 12 removes an area of land without native vegetation that is required for transport and pedestrian connectivity as planned by the gazetted Riverdale Precinct Structure Plan.

Applicant	DELWP on behalf of VPA/ Wyndham Council
Property addresses	Sewells Rd (road reserve) Truganina
Current area	1.52 ha
Proposed area	0.98 ha
Were surveys undertaken to inform proposed boundary change?	Surveys conducted during the development of the Strategic Impact Assessment Report were sufficient to inform the proposal.

Commonwealth approval

Any change to the boundary of CA 12 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 Minister approved for the boundary change on 13 July 2017.

Table 1: Key information for CA 12.

Conservation area number and location	BCS Conservation Area 12 Sewells Road, Tarneit
Type of conservation area	Existing public land
Precinct name	Riverdale
Council area	Wyndham City Council

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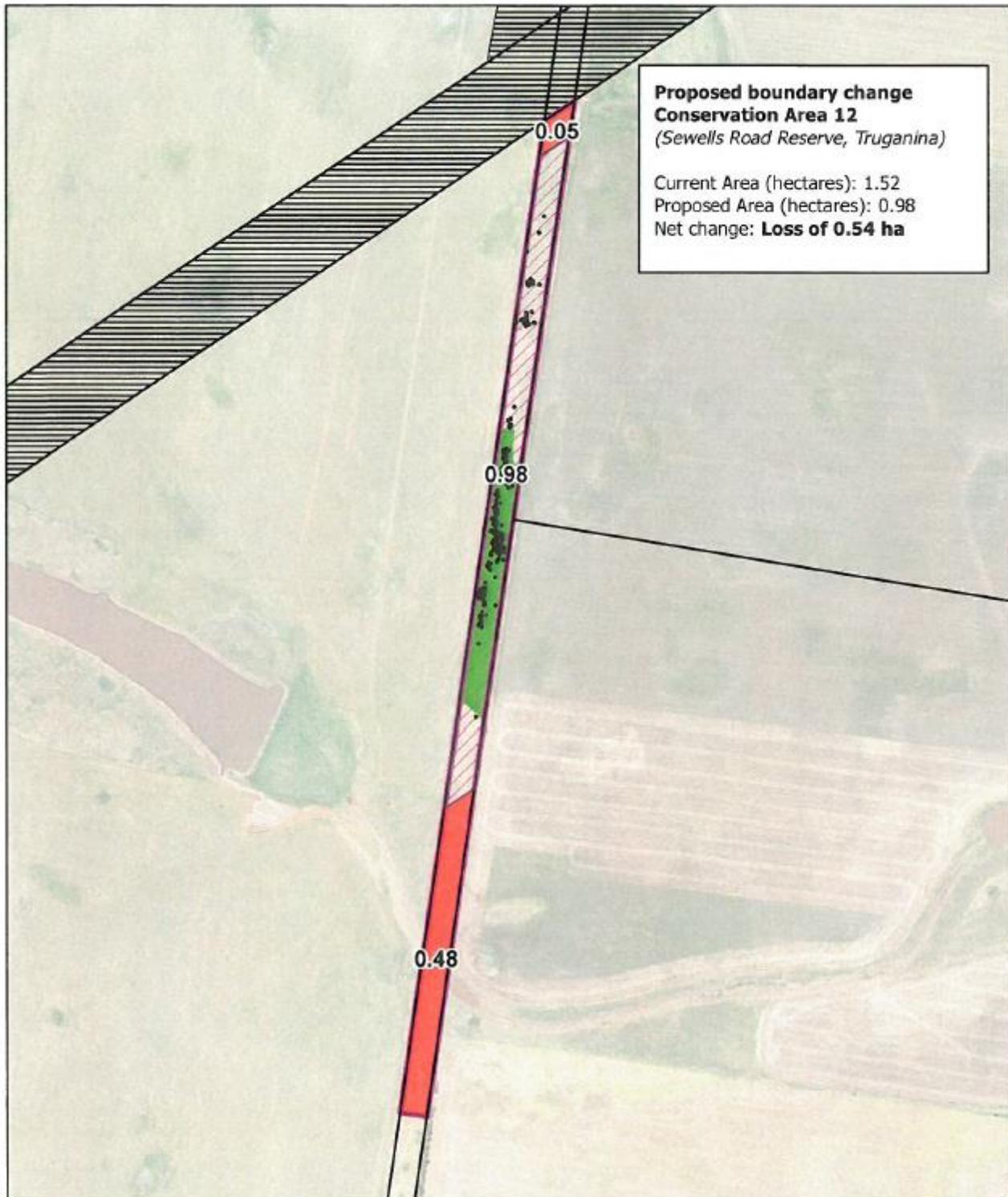
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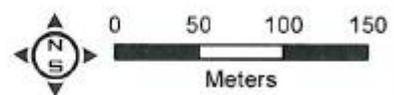
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Legend

- | | | |
|--|------------------------|--------------------------------|
| Current conservation area boundary (BCS) | Proposed change | Spiny Rice-flower |
| Parcel boundary | Retain | Time stamped native vegetation |
| Regional Rail Link | Reduction | |



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