

Approved Boundary Change

Biodiversity Conservation Strategy Conservation Area 22 Bald Hill, Donnybrook

Key Messages

- Conservation area 22 is an open space conservation area. The Biodiversity Conservation Strategy outlines the boundaries of open space conservation areas will be reviewed following on-ground surveys.
- On-ground surveys have been conducted for the conservation area, and using criteria consistent with the Melbourne Strategic Assessment (MSA) prescriptions and the Guidance Note for the Biodiversity Conservation Strategy, Department of Environment, Land, Water and Planning (DELWP) proposed changes to the boundary of the conservation area and assigned the revised area for nature conservation.
- A large proportion of the conservation area consists of degraded Grassy Eucalypt Woodland. These areas have three of the four key diagnostic characteristics identified in the Environment Protection and Biodiversity Conservation (EPBC) Act 1999 listing advice and are important areas to protect and manage.
- The revised boundary;
 - removes 22.27 hectares of land from the conservation area that contains low biodiversity value and does not require protection under the MSA prescriptions;
 - removes 3.71 hectares of native vegetation;
 - removes < 0.01 hectares of land on the southern boundary to accommodate for a road; and
 - removes no matters of national environmental significance (MNES) including ecological communities listed under the EPBC Act.
- The Commonwealth Minister for the Department of the Environment and Energy approved the boundary change on 12 July 2017.
- Habitat compensation fees will apply to land approved to be removed from the conservation area.

Summary

Conservation area 22 consists of two conservation types; open space and nature conservation. The Biodiversity Conservation Strategy (BCS) identifies several open space conservation areas that require on-ground surveys to confirm the boundaries and determine the protection and management requirements of these areas. The boundaries of the open space portions of the reserve were based on estimated data and the Biodiversity Conservation Strategy outlines DELWP's intention to finalise the boundaries of this areas following on-ground surveys. No boundary changes are made to the nature conservation sections of the conservation area.

On-ground surveys for Conservation area 22 were conducted by a suitably qualified consultant. DELWP was not able to access 1445 Merriand Rd Woodstock, however given the presence of River Red Gum this property will be retained within the conservation area boundary. The survey data was analysed against the appropriate boundary change criteria. The approved adjustment reflects the distribution of biodiversity values at the site.

The boundary change results in the removal of 3.71 hectares of native vegetation, none of which meets the listing description for Natural Temperate Grasslands or Grassy Eucalypt Woodland of the Victorian Volcanic Plains. The boundary change also removes a very small section of the conservation area (<0.01hecares) to accommodate a major road. No MNES are impacted by the boundary change.

No additional data was submitted to DELWP during the consultation stage.

Table 1: Key information for conservation area 22

Conservation Area- Key Information	
Conservation area name and number	BCS Conservation Area 22 Bald Hill, Donnybrook
Type of conservation area	Nature Conservation Open Space assigned to nature conservation
Precinct name	Donnybrook

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Council area	Whittlesea
Property addresses	1-2\LP67181- 1195 Merriang Rd Woodstock 3751 6\TP394032 -300 Donovans Lane Beveridge 3753 2\LP123196-1445 Merriang Rd Woodstock 3751 1-3\TP366337-1235 Merriang Rd Woodstock 3751 1\TP872961- 194 Donovans Lane Beveridge 3753
Were new surveys undertaken to inform the boundary change?	Yes – surveys of native vegetation, scattered trees and Matters of National Environmental Significance (MNES)

Relevant Commonwealth Approvals

Any change to the boundary of Conservation area 22 requires approval from the Commonwealth Minister of the Department of the Environment and Energy, under condition 4 of the September 2013 Melbourne Strategic Assessment approval.

The Minister approved the boundary change on 12 July 2017.

Assessment Criteria

This boundary change was assessed against criteria consistent with the Melbourne Strategic Assessment 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;

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.

Change 1: Areas of low biodiversity value (Criteria 1)

This change removes two areas of low biodiversity that protect no MNES and do not require protection according to the MSA prescriptions.

Change 2: Land required for east-west road (Criteria 2)

This change accommodates an east-west road on the southern boundary by removing a very small section of the conservation area (<0.01hecares). The road has been designed to avoid the conservation area as far as possible, however this small change is still required.

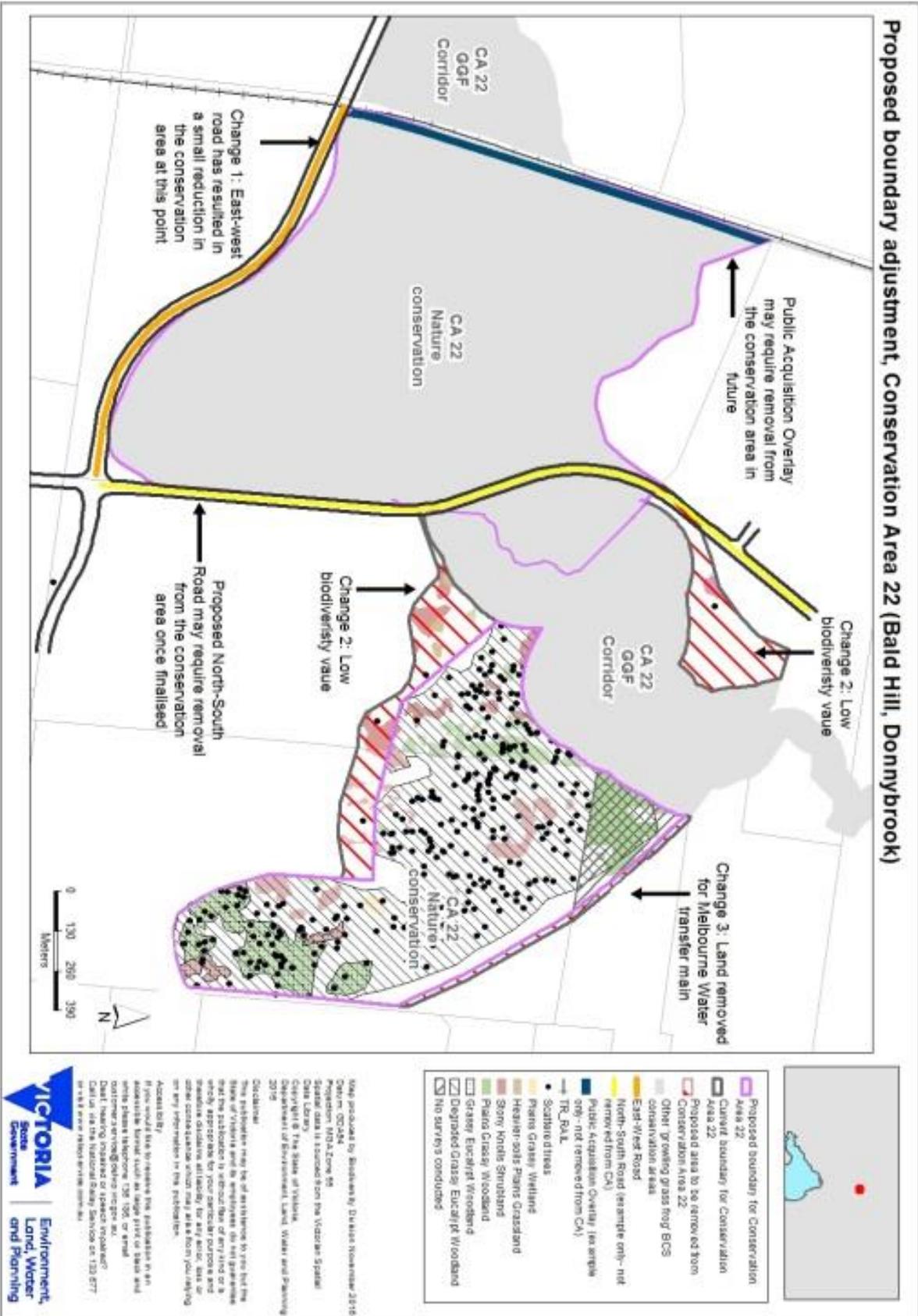
Change 3: Land required for Melbourne Water transfer main (Criteria 2)

This change removes a total of 2.63 hectares of land to accommodate a Melbourne Water transfer main. The transfer main is required to satisfy increasing consumer demand in the new growth corridors. The change removes 0.13 hectares of native vegetation
In total the changes;

- Cause no loss of MNES communities including Grassy Eucalypt Woodland of the Victorian Volcanic Plains or other MNES habitat.
- Remove 24.64 hectares of land, 3.71 hectares of which is native vegetation, but does not meet listing definition of Grassy Eucalypt Woodland or Natural Temperate Grasslands of the Victorian Volcanic Plains and does not require protection according to the MSA prescriptions.
- Remove four scattered trees, one in the northern section and three in the south. These trees may be protected through the precinct structure planning process.

DELWP has also identified that additional boundary changes may be required to accommodate a future north-south road and a Public Acquisition Overlay (identified on the map attachment). Neither changes have been incorporated into this boundary change but are flagged as potentially requiring future excision once their need and location are finalised.

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