

# Approved Boundary Change

## Biodiversity Conservation Strategy Conservation Area 28 Summerhill Road (Wollert)

### Key Messages

- Conservation area 28 was an open space conservation area. The Biodiversity Conservation Strategy outlines that boundaries of open space conservation areas will be reviewed following on-ground surveys.
- On-ground surveys have been conducted for the conservation area. Using criteria consistent with the Melbourne Strategic Assessment 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 the conservation area.
- 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 145.15 hectares of land from the conservation area
  - removes an existing house from the conservation area;
  - removes land required for a Yarra Valley Water treatment plant;
  - removes 5.12 hectares of native vegetation;
  - removes no matters of national environmental significance (MNES) listed under the EPBC Act; and
  - removes 28 scattered trees from the conservation area. Some of these 28 trees may still be protected within the Yarra Valley Water treatment site. Local council may also negotiate the protection of trees as local conservation areas or green links through the Precinct Structure Planning process.
- The areas to be retained within the conservation area have been classified for nature conservation.
- The Minister for the Department of the Environment and Energy approved the boundary on 12 July 2017.
- Habitat compensation fees apply to land approved to be removed from the conservation area.

### Summary

The Biodiversity Conservation Strategy (BCS) identifies several conservation areas that require on-ground surveys to confirm the boundaries and determine the protection and management requirements of these areas. Conservation area 28 was designated as an open space conservation area based on estimated data. The BCS outlines DELWP's intention to finalise the boundaries of this conservation area following on-ground surveys.

On-ground surveys for conservation area 28 have recently been conducted by a suitably qualified consultant. The on-ground survey data for the conservation area has been analysed against the appropriate boundary change criteria. The boundary change focuses on the areas of high biodiversity value.

The boundary change results in the removal of 5.12 hectares of native vegetation which is dominantly low quality Plains Grassland. None of this vegetation meets the listing criteria for Natural Temperate Grassland of the Victorian Volcanic Plains. No MNES will be removed from the conservation area. No additional data submissions were received through DELWP consultation processes.

Table 1: Key information for conservation area 28

Conservation Area- Key Information	
Conservation area name and number	BCS Conservation Area 28 Summerhill Rd, Wollert
Type of conservation area	Open Space assigned to nature conservation
Precinct name	Northern Quarries

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Council area	Whittlesea
Property addresses	1\LP116834 -570 Summerhill Rd WOLLERT 3750 1\LP38239 - 1100 Donnybrook Rd DONNYBROOK 3064 1\TP371225 - 960 Donnybrook Rd DONNYBROOK 3064 1\TP374144 -960 Donnybrook Rd DONNYBROOK 3064 2\LP116834 - 620 Summerhill Rd WOLLERT 3750 2\LP98632 -1150 Donnybrook Rd DONNYBROOK 3064
Were new surveys undertaken to inform the proposal?	Yes – surveys of native vegetation, scattered trees and Matters of National Environmental Significance (MNES)

- 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: Remove areas of land with low biodiversity value (Criteria 1)

This change removes two areas of the reserve that contain low biodiversity values, do not protect any MNES and are not required to be protected according to the MSA prescriptions. The western boundary change also removes a large existing house, two dams, and a section of drive-way with exotic trees in the western portion of the reserve.

## Change 2: Remove land required for a water treatment plant (Criteria 2)

This change removes land required for a Yarra Valley Water sewage treatment plant, required to address additional demand associated with the new growth corridors. DELWP is satisfied that no suitable alternative locations are feasible for the plant and impacts to trees in this area can be minimised through plant design.

In total the changes;

- Cause no loss of MNES
- Remove 5.12 hectares of native vegetation, none which meets the listing definition of Grassy Eucalypt Woodland or Natural Temperate Grasslands.
- Remove 28 scattered trees from the conservation area, most of which are isolated from surrounding trees and native vegetation. Some of these 28 trees may still be protected as effort will be made to retain trees on the land needed for the Yarra Valley Water treatment plant. Local council may also negotiate the protection of trees as local conservation areas or green links through the Precinct Structure Planning process.

## Relevant Commonwealth Approvals

Any change to the boundary of conservation area 28 requires approval from the Commonwealth Minister of the Department of the Environment and Energy, under condition 4 of the September 2013 approval. The Minister approved the change on 12 July 2017.

## Assessment Criteria

This boundary change proposal has been 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;

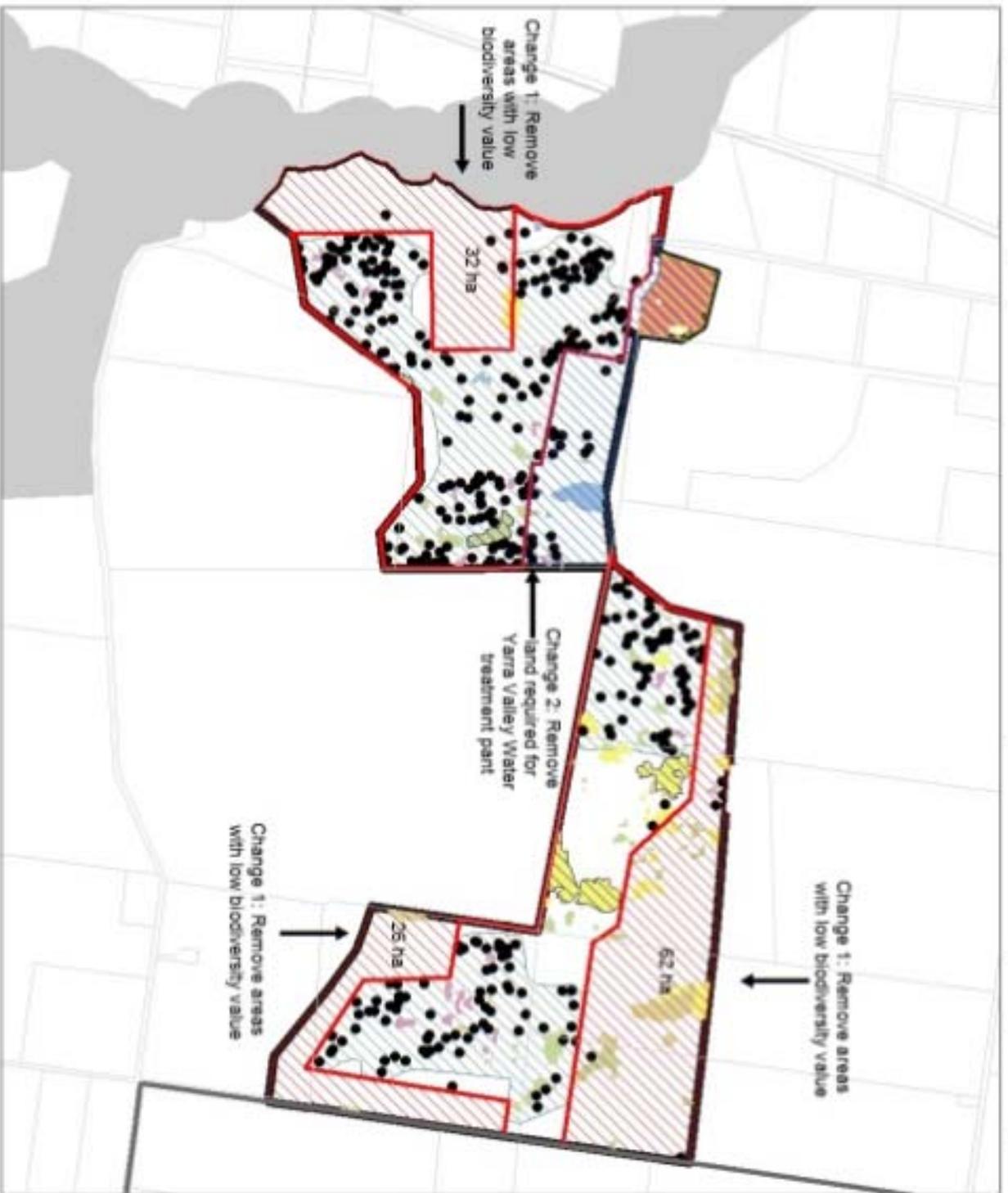
**Criteria 1:** Areas of low biodiversity value for MNES not required under the MSA prescriptions.

**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;

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## Proposed boundary adjustment, Conservation Area 28 (Summerhill Rd (East) Wollert)



**Legend**

NSA_EXTENT	Other conservation area
Habitat conservation	To be removed from conservation area
Yarra Valley Water Treatment Plant: Trees to be protected through section 69 agreement	Yarra Valley Water Treatment Plant: Trees to be retained where possible
Degraded Grass Eucalypt Woodland	EPBC Act Listed
Scattered Trees	WVP_0005 Plains Grassy Woodland
WVP_0125 Plains Grassy Wetland	WVP_0132_5thinner soil Plains Grassland
WVP_0641 Riparian Woodland	WVP_0648 Stony Knoll Shrubland
WVP_0005 Plains Grassy Woodland (estimated data)	

Map produced by Knowledge & Design Systems  
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