



Annual Compliance Report

Mixed Use Development within Campbell Section 5 ACT (EPBC 2012/6292)

30 September 2013 – 30 September 2018

October 2018

Prepared by the ACT Government

Contents

1. Declaration of Accuracy	3
2. Introduction	3
3. Description of Activities	3
4. Compliance with conditions in EPBC Approval Decision	5

Version Control

Version	Key Changes	Approved By	Issue Date
1	-	Karina Carwardine Principal – Environmental Impact Assessment, ACT Umwelt (Australia) Pty Limited	5 October 2018

1. Declaration of Accuracy

In making this declaration, I am aware that sections 490 and 491 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) make it an offence in certain circumstances to knowingly provide false or misleading information or documents. The offence is punishable on conviction by imprisonment or a fine, or both. I declare that all the information and documentation supporting this compliance report is true and correct in every particular. I am authorised to bind the approval holder to this declaration and that I have no knowledge of that authorisation being revoked at the time of making this declaration.

Signed:

Full name: Clint Peters

Position: Director, Urban Projects, Sales and Marketing.

Organisation: Suburban Land Agency

Date:

2. Introduction

This report demonstrates the status of compliance of the Suburban Land Agency (SLA) (previously known as the Land Development Agency), Sports and Recreation Services, Environment and Planning and Sustainable Development Directorate (EPSDD) with the conditions in the approval decision for: Mixed use development within Campbell Section 5, ACT (EPBC 2012/6292).

As the proponent, the SLA is responsible for compliance with all conditions provided in the referral approval.

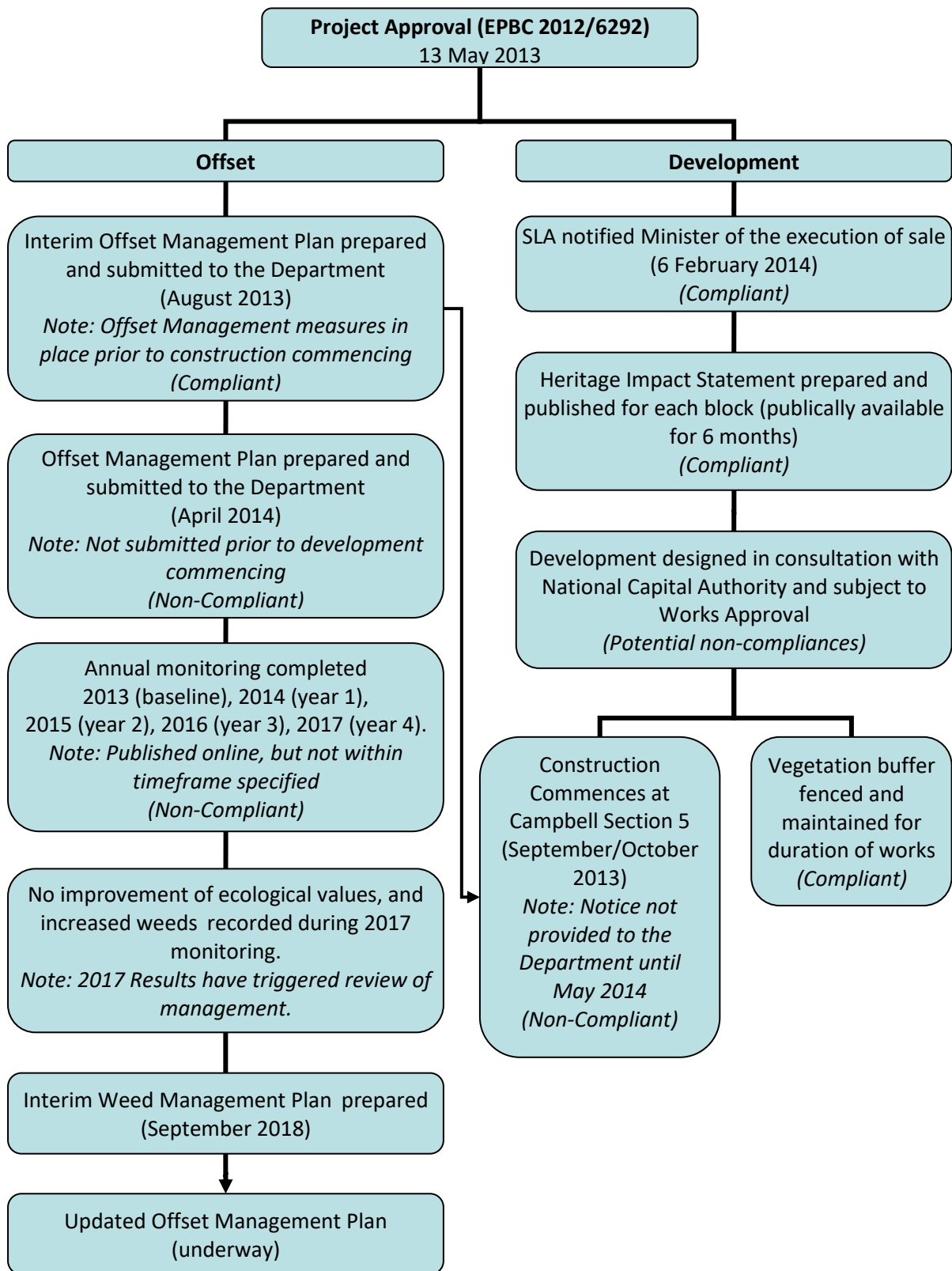
Internal delegation has been allocated, particularly to the Property Developer for conditions 4 (a)-(k) and 5, however SLA acknowledge overarching responsibility.

3. Description of Activities

The approval is for mixed use development at Campbell Section 5 in the ACT. At the time of writing, development has substantially progressed, with only one block remaining out of five to be developed.

A key condition of approval was for the establishment of an offset at the Yarralumla Equestrian Park for the ongoing protection and improvement of golden sun moth (*Synemon plana*) habitat and natural temperate grassland endangered ecological community. The offset was established in 2013 and has been monitored annually since this date.

The flowchart below summarises what has been completed in regards to the project stages, and provides a brief status update in relation to EPBC Compliance (further described in Section 4).



4. Compliance with conditions in EPBC Approval Decision

Condition		Responsibility	Compliant/Non-compliant/Not applicable	Description
1	To compensate for residual impacts from the action to the golden sun moth and natural temperate grassland, the person taking the action must develop an Offset Management Plan (OMP) to conserve, manage and improve habitat within the Yarralumla Equestrian Park offset area. The OMP must include:	Suburban Land Agency	Compliant	An Offset Management Plan (OMP) was prepared by Robert Jessop Pty Ltd on the 15 April 2014 and submitted to the Commonwealth. An interim Offset Management Plan was prepared in August 2013 (refer condition 2) and submitted for approval, for management of ecological values on site prior to the full OMP being prepared.
1 a)	map(s) and shapefiles that clearly defines the location and boundaries of the Yarralumla Equestrian Park offset area including offset attributes;	Suburban Land Agency	Compliant	Figures 1 and 2 of the OMP defined the location and boundaries of the Yarralumla Equestrian Park offset area. Shapefiles were provided to the Department with the OMP. Geographic Information Systems (GIS) mapping is also updated throughout the annual monitoring program for the offset site.
1 b)	details of the quality of habitat on site (supported by maps), including the results of baseline surveys undertaken by a suitably qualified expert at an optimal ecological time to demonstrate the extent of golden sun moth habitat and natural temperate grassland habitat within the Yarralumla Equestrian Park offset area;	Suburban Land Agency	Compliant	The 2013 Monitoring Report prepared by Robert Jessop Pty Ltd (dated July 2014) provides the results of the baseline surveys including vegetation mapping, GSM habitat mapping and GSM populations, undertaken of the offset area. The qualifications of the consultant responsible were approved by the assessment officers. The results of these surveys were then presented within Section 4 of the OMP. Both the Monitoring Report and OMP are supported by vegetation and habitat mapping. The surveys were undertaken in accordance with the relevant conservation advice for golden sun moth and natural temperate grassland.

Condition	Responsibility	Compliant/Non-compliant/Not applicable	Description
<p>1 c) measures to manage and improve no less than 4.6 hectares (ha) of habitat within the Yarralumla Equestrian Park offset area for the better protection of the golden sun moth and natural temperate grassland including, details of the duration, timing, level of effort, methodology, and the person(s) responsible for undertaking the management actions. Management actions must include (but need not be limited to):</p> <ul style="list-style-type: none"> i. mowing and biomass control; ii. weed management; iii. waste management (including both general rubbish and waste associated with the operation of surrounding areas as an equestrian park, for example horse manure); and iv. Measures to avoid or minimise the risk of soil compaction. <p>For the avoidance of doubt the Yarralumla Equestrian Park Offset area must include no less than 4.6 hectares of habitat suitable for the golden sun moth and no less than 0.5 ha of natural temperate grasslands.</p>	<p>Suburban Land Agency/Sports and Recreation/ ACTEA</p>	<p>Compliant</p>	<p>The offset management area as defined in the OMP covers an area of 7.6 ha of golden sun moth habitat and 0.5 ha of natural temperate grassland, greater than that required in the Approval condition.</p> <p>Table 4 in the OMP provides descriptive ongoing management actions for the offset area. This includes actions relating to mowing, weed management, waste management, track formation and management, and soil cultivation.</p>

Condition		Responsibility	Compliant/Non-compliant/Not applicable	Description
1 d)	a commitment that management actions will continue to be implemented until such time that monitoring indicates the Yarralumla Equestrian Park offset area has become self-sufficient for the values which it is intended to protect;	Suburban Land Agency / Sports and Recreation / ACTEA	Compliant	<p>Table 4 of the OMP specifies management measures are to be continued on a 'permanent', 'ongoing' or 'as needed' basis to be determined by monitoring results.</p> <p>Table 5 in the OMP (indicative monitoring schedule) identifies that monitoring must continue until the offset area has become self-sufficient.</p> <p>Section 6 states that following 5 years of monitoring; the OMP shall be reviewed to determine whether changes to the program are required.</p> <p>These commitments ensure that management will continue, until monitoring determines that the area has become self-sufficient.</p>
1 e)	measures that prevent the Yarralumla Equestrian Park offset area from being subject to uses that are incompatible with the conservation of the area as habitat for the golden sun moth and natural temperate grassland (including the provision of signage which provides information on the Yarralumla Equestrian Park offset area and why it is being managed);	Suburban Land Agency	Compliant	<p>Management Plan</p> <p>Table 4 of the OMP includes measures to protect the area from incompatible uses, including mowing, soil cultivation, vehicle movement, establishment of new jumps and infrastructure and new track formation. It also contains a requirement for the provision of interpretative signage and document display.</p>
			Compliant	<p>Implementation – Signage</p> <p>Two signs have been installed within the offset area providing information on its conservation value and management. Guidance for the placement and design of the signage was provided by SMEC on 27 January 2016.</p>
			Non-compliant	<p>Implementation – Equestrian Infrastructure</p> <p>It was noted in the 2017 Monitoring Report (SMEC, 2018) that a new starting gate had been established within an area mapped as natural temperate grassland, which is also described as moderate quality potential golden sun moth habitat. Approximately 0.9 m² of natural temperate grassland was lost to the direct placement of the three wooden fences.</p>

Condition		Responsibility	Compliant/Non-compliant/Not applicable	Description
				<p><u>The SLA was not consulted regarding this jump infrastructure; therefore this action was non-compliant with the requirements in the OMP.</u></p> <p>The SLA is currently commencing corrective actions in consultation with the Yarralumla Equestrian Park, through the preparation of an updated OMP.</p>
1 f)	<p>details of an appropriate monitoring program to be undertaken by a suitably qualified expert, including aims, methodology reporting, and benchmarks for success, to determine whether the golden sun moth and natural temperate grassland values at the Yarralumla Equestrian Park offset area are improved. The monitoring must address (but need not be limited to):</p> <ul style="list-style-type: none"> i. numbers of golden sun moth; and ii. extent and quality of habitat for both the golden sun moth and natural temperate grassland. 	Suburban Land Agency	Compliant	<p>Table 5 of the OMP describes the monitoring schedule for the Offset. This program has been implemented offset area. Robert Jessop Pty Ltd and SMEC prepared annual monitoring reports from 2013 to 2017.</p> <p>The reports have specifically monitored the extent and condition of golden sun moth habitat and natural temperate grassland.</p>
1 g)	A commitment that monitoring will continue to be undertaken until such time as the person taking the action can provide demonstrable evidence that the offset area has become self-sufficient.	Suburban Land Agency	Compliant	Table 5 in the OMP (indicative monitoring schedule) identifies that monitoring must continue until the offset area has become self-sufficient.

Condition		Responsibility	Compliant/Non-compliant/Not applicable	Description
1 h)	Provisions for making the results of any monitoring programs available on the person taking the action's website, within 12 months of implementation, and then annually until the Minister agrees in writing monitoring can cease;	Suburban Land Agency	Non-compliant	<p>All monitoring reports are available online on the ACT Government Offset Register: http://www.planning.act.gov.au/topics/design_build/da_assessment/environmental_assessment/offsets_register</p> <p>SLA notes that despite being prepared on time, the monitoring reports <u>were not uploaded to the ACT Government website within the timeframe specified by the condition, and therefore non-compliant.</u></p>
1 i)	Details of contingency measures should the monitoring required by condition 1(f) determine that the golden sun moth and natural temperate grassland values have either degraded, or not improved at the Yarralumla Equestrian offset area;	Suburban Land Agency	Compliant	<p>Section 5 of the OMP includes 'Impact Response Thresholds' for the offset area, which would trigger an active management response should monitoring determine that golden sun moth and/or natural temperate grassland values have either degraded or not improved.</p> <p>The results of the 2017 Monitoring Report (SMEC, 2018) indicate that the Impact Response Thresholds for the offset area have been met, and an active management response has appropriately been triggered.</p>
1 j)	Details of administration and funding arrangements with the relevant parties who will be responsible for managing the Yarralumla Equestrian offset area; and	Suburban Land Agency	Compliant	<p>Table 4 of the OMP outlines the personnel / agencies assigned responsibility for each management action, and Section 7 describes administration and funding. The SLA is the overarching body responsible for the ongoing management of the offset area.</p> <p>The SLA confirms that as of the latest Biannual Review (BAR) March 2018, the Campbell Section 5 project budget contains sufficient funds to finance the requirements of the OMP at the offset area.</p> <p>Revision of the costs for ongoing management and monitoring will be incorporated into the updated OMP.</p>

Condition		Responsibility	Compliant/Non-compliant/Not applicable	Description
1 k)	<p>A schedule of anticipated costs associated with the management of the Yarralumla Equestrian Park offset area.</p> <p>The OMP must be submitted to the Minister for approval at least three months prior to the sale of any individual blocks or within 12 months of the date of this approval, whichever is sooner. The OMP must be implemented from the date of its approval.</p>	Suburban Land Agency	Compliant	Table 6 of the OMP outlines the anticipated management costs of the offset area.
			Non-compliant	<p>The OMP was submitted to the Department at the time of its completion in April 2014, which was following the sale of blocks. However, an Interim Offset Management Plan was provided to the Department more than 3 months prior to the sale of any blocks.</p> <p><u>It is understood this was done in consultation with the Department, and despite being non-compliant with the specifics of Condition 1(k), the actions completed met the intention of the condition (i.e. a management plan was in place prior to the sale of any blocks).</u></p>
2	<p>Until such time as the OMP is approved, the person taking the action must undertake interim measures for managing the Yarralumla Equestrian offset area for the better protection of the golden sun moth, including (but not necessarily limited to): mowing and biomass control, weed management, removal of waste and litter, and measures to avoid/minimise the risk of soil compaction. Within 90 days of this notice, an outline of the interim management actions to be undertaken (including timing, duration and level of effort) must be endorsed by a suitable qualified expert and submitted to the Minister.</p>	Suburban Land Agency	Compliant	<p>An interim management plan was submitted to the Department by ACT Territory and Municipal Services (TAMS) in August 2013. This report described interim management arrangements for the offset site until the full OMP was prepared, prior to commencement of construction.</p> <p>It is the understanding of the SLA that the OMP was submitted to the Department of the Environment and Energy at the time of its completion in August 2014, which is compliant with the requirements of the condition (i.e. within 90 days of the notice of approval).</p>

Condition	Responsibility	Compliant/Non-compliant/Not applicable	Description
<p>3 If, after five years or anytime thereafter, the monitoring required by condition 1 (f) identified that the management actions outlined in the OMP for the better conservation of golden sun moth habitat and natural temperate grassland habitat within Yarralumla Equestrian Park have been unsuccessful (as determined by the Minister), then the person taking the action must develop an Additional Offset Management Plan and/or Strategy (AOS).</p> <p>The AOS must address how the proposed offset will improve the protection of, and provide long-term conservation benefits for the golden sun moth and natural temperate grassland, and detail how the proposal meets the requirements of the departments current offset policy and guidance documents.</p> <p>The AOS must be submitted to the Minister for approval within six months of the Minister determining that actions were unsuccessful.</p> <p>The approved AOS must be implemented on the date of its approval.</p>	<p>Suburban Land Agency</p>	<p>Compliant</p>	<p>The monitoring program for the offset area is about to commence its sixth year, including the baseline assessment (2013 - year 0). The 2017 Monitoring Report outlines that between 2016 and 2017, the extent of native grassland and moderate quality golden sun moth habitat has been reduced by the expansion of significant weeds, notably Chilean needle grass and African lovegrass.</p> <p>In response to these results, the SLA has engaged Umwelt (Australia) Pty Ltd to review its compliance with the EPBC Act Approval and prepare an interim weed management plan. This plan will provide immediate management responses to ensure that degradation of existing habitat is prevented. This action plan is to be implemented in October 2018.</p> <p>Following the preparation and implementation of this management action plan, the SLA will engage a consultant to prepare an Updated Offset Management Plan to provide revised and improved management strategies for the offset, taking into account learnings from the past five years. The updated OMP will be submitted to the Department for approval.</p> <p>Note, that monitoring has not identified that the offset has been 'unsuccessful', however has identified that condition has not improved, therefore a management response has been triggered.</p>

Condition		Responsibility	Compliant/Non-compliant/Not applicable	Description
4	To reduce, manage and mitigate impacts to the heritage values of the surrounding context, the person taking the action must:	Suburban Land Agency/ Property Developer	Compliant	<p>It is understood that the specific detail of Conditions 4 (a) were based on the requirements of the National Capital Authority (NCA).</p> <p>The approved action (including design for each development) was subject to a Works Approval (WA) under the National Capital Plan (NCP) and was subsequently approved by the NCA.</p> <p>It is noted that there are some minor departures from specifics listed in Condition 4 (a) (specifically final building heights), however all departures were approved by the NCA, acknowledging that they achieved more appropriate design outcomes.</p> <p>It is considered likely that the EPBC Approval was not updated based on the final conditions imposed by the NCA. <u>While the action is non-compliant with the condition, it is compliant with the NCA's WA and is considered to have appropriately responded to the planning requirements and heritage values of the surrounding landscape context.</u></p>
4 a)	Ensure overall building heights comply with those shown in Figure 2 (Annexure A);	Suburban Land Agency/ Property Developer	Non-compliant	
4 b)	Ensure no built structure including balconies and other articulated elements which protrude from building facades encroaches into the verge between the Campbell Section 5 property boundary and Anzac Park East;	Suburban Land Agency/ Property Developer	Compliant	
4 c)	Restrict development on Constitution Avenue to a minimum setback of 6.5 metres from the property boundary and Anzac Park East;	Suburban Land Agency/ Property Developer	Compliant	
4 d)	Restrict development on Constitution Avenue to a minimum setback of 6.5 metres from the property boundary shown in Figure 4 (Annexure A);	Suburban Land Agency/ Property Developer	Compliant	

Condition		Responsibility	Compliant/Non-compliant/Not applicable	Description
4 e)	Ensure that the 8 metre setback zone from the north-western property boundary (as illustrated at Figure 4, Annexure A) comprises a minim of 1 established tree per 20 linear metres along the entire length of the set back zones.	Suburban Land Agency/ Property Developer	Compliant	
4 f)	Ensure all building facades along Anzac Park East have blinds or privacy screens affixed to windows and balconies which may be visible from the memorials along Anzac Parade or any vantage point along Anzac Parade;	Suburban Land Agency/ Property Developer	Compliant	
4 g)	Ensure all artificial lighting (including streetscape lighting and external building lights) does not illuminate or infringe upon any area within at least a ten metre radius of the memorial along Anzac Parade (the use of vegetation buffers and angled lightning fixtures may be used to fulfil this requirement);	Suburban Land Agency/ Property Developer	Compliant	
4 h)	Ensure the views of the memorials along Anzac Parade from Anzac Parade towards the development site, have a back drop of trees and not building, as shown in Figure 5 (Annexure A);	Suburban Land Agency/ Property Developer	Compliant	

Condition	Responsibility	Compliant/Non-compliant/Not applicable	Description
4 i) Landscape any roads adjoining Anzac Park East in a manner consistent with that illustrated at Figures 6 and 7 (Annexure A);	Suburban Land Agency/ Property Developer	Compliant	
<p>4 j) Provide and maintain (in perpetuity) a vegetarian buffer within the verge between the Campbell Section 5 property boundary and Anzac Park East. The buffer must:</p> <ul style="list-style-type: none"> I. comprise sufficient vegetation in terms of type, number, density, height and longevity to meet its intended purpose; including the planting of at least 1 established tree per 20 linear metres (interspaced with shrubs) long the length of the verge; and II. be implemented prior to the sale of any individual block <p>For the avoidance of doubt, the vegetation buffer need not extend across the roads illustrated at Figure 5 (Annexure A).</p>	Suburban Land Agency/ Property Developer	Compliant	<p>A vegetation buffer has been maintained within the verge between Campbell Section 5 property boundary and Anzac Park East. Existing trees within the verge have been retained and additional landscaping has been carried out, with the vegetation buffer fenced off while construction has been in progress.</p> <p>A Landscape Master Plan was also prepared for the project, demonstrating the vegetation buffer (dated 16 May 2013).</p>

Condition	Responsibility	Compliant/Non-compliant/Not applicable	Description
<p>4 k) Monitor the success of the vegetation buffer in meeting its intended purpose.</p> <p>The results of the monitoring program must be updated on a yearly basis and made available upon the Ministers request. The person taking the action has 30 days in which to comply with such a request.</p> <p>If, at any time after 5 years following the commencement of construction, the Minister determines that the vegetation buffer is failing to fulfil its intended purpose, the person taking the action must within the timeframe specified, prepare a strategy for the approval of the Minister, which outlines the contingency measures to be implemented for mitigating any failing of the vegetation buffer. The strategy must include evidence that consultation has been sought on the adequacy of the contingency measures from both the Australian War Memorial and the National Capital Authority.</p>	<p>Suburban Land Agency/Property Developer</p>	<p>Compliant</p>	<p>The vegetation buffer has been monitored by an SLA representative and a landscaping contractor throughout construction of Campbell Section 5.</p> <p>The vegetation buffer remains in good condition.</p>

5	<p>If the person taking the action proposed to sell any of the lands within the development footprint, the person taking the action must notify the Minister of the sale at least two months before executing a contract for sale.</p> <p>The person taking the action must include a covenant on each title of the individual blocks, that requires the title holder to reduce, manage and mitigate impacts to the heritage values of the surrounding context pursuant to condition 4a) to 4g) of this approval.</p> <p>Any contract for the sale of individual blocks must prescribe the buyer to engage a suitably qualified expert to prepare a Heritage Impact Statement (HIS) for the design of all building on any individual blocks. The contract must stipulate that the final designs for any building must be consistent with the recommendations of the HIS. The HIS must be provided to the department and published on the internet for a period of no less than 60 days.</p> <p>Any contract of sale must be provided to the Minister if requested. The person taking the action has 30 days in which to comply with such a request.</p>	Suburban Land Agency / Property Developer	Compliant	<p>Section 8.8 of the General Sales Information provided in the sales package included the following requirement:</p> <p><i>Buyers must comply with the relevant provisions of the EPBC Approval, which adds an additional level of planning controls for the Land in order to protect the heritage values of Anzac Parade, the Australian War Memorial and the Parliament House vista.</i></p> <p>The EPBC Act Approval was also included in the sales package.</p> <p>SLA notified the Department of the execution of sale on 6 February 2014.</p> <p>A Heritage Impact Statement (HIS) was prepared as part of the Campbell Section 5 Concept Master Plan (Lovell Chen, 2012).</p> <p>The HIS was approved by the NCA, in consultation with the Department. The developer has advised that the HIS was made available on the Campbell Section 5 website for six months for each block being developed.</p>
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Condition	Responsibility	Compliant/Non-compliant/Not applicable	Description
<p>6 Within 30 days after the commencement of the action, the person taking the action must advise the Department in writing of the actual date of commencement.</p>	<p>Suburban Land Agency</p>	<p>Non-compliant</p>	<p>The SLA provided written notification on 28 May 2014, <u>which was greater than 30 days after commencement of the action</u>. The SLA acknowledged within the notification that this was non-compliant with this condition. However, it was noted that the assessment officers at the time were advised verbally of the date of commencement.</p> <p>The action commenced on 30 September 2013 with the erection of the parameter site fence. Construction commenced on 3 October 2013.</p>
<p>7 The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement any management plans, reports, strategies, or agreements required by this approval, and make them available upon request to the Department. Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media.</p>	<p>Suburban Land Agency</p>	<p>Compliant</p>	<p>Records of the action relevant to the responsibilities of the SLA have been maintained within the SLA electronic filing system. Umwelt (Australia) Pty Ltd have been engaged by the SLA to ensure that all records are accurate and up-to-date.</p> <p>All development plans are reviewed by Suburban Land Agency before endorsement by the ACT Environment, Planning and Sustainable Development Directorate (EPSDD).</p>

Condition	Responsibility	Compliant/Non-compliant/Not applicable	Description
8	<p>Within three months of every 12 month anniversary of the commencement of the action, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any management plans as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the Department at the same time as the compliance report is published.</p>	Suburban Land Agency	<p>Non-compliant</p> <p><u>Annual compliance reports have not been prepared for the approved action.</u></p> <p>This report has been prepared as the 2018 Annual Compliance Report, and aims to address all actions completed to date.</p> <p>Ongoing annual reporting will be provided until 2043, or otherwise agreed with the Department.</p>
9	<p>Upon the direction of the Minister, the person taking the action must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the Minister. The independent auditor must be approved by the Minister prior to the commencement of the audit. Audit criteria must be agreed to by the Minister and the audit report must address the criteria to the satisfaction of the Minister.</p>	Suburban Land Agency	<p>Not applicable</p> <p>No direction has been made by the Minister.</p> <p>Umwelt (Australia) Pty Ltd has been engaged by the SLA to undertake a review of its compliance with the EPBC Act Approval. This report summarises its findings.</p>

Condition	Responsibility	Compliant/Non-compliant/Not applicable	Description
<p>10</p> <p>If the person taking the action wishes to carry out any activity otherwise than in accordance with the management plan, report, strategy, or agreement as specified in the conditions, the person taking the action must submit to the department for the Minister's written approval a revised version of that management plan, report, strategy, or agreement.</p> <p>The varied activity shall not commence until the Minister has approved the varied management plan, report, strategy, or agreement in writing. The Minister will not approve a varied management plan, report, strategy, or agreement unless the revised management plan, report, strategy, or agreement result in an equivalent or improved environmental outcome over time.</p> <p>If the Minister approves the revised management plan, report, strategy, or agreement, must be implemented in place of the management plan, report, strategy, agreement originally approved.</p>	<p>Suburban Land Agency</p>	<p>Not applicable</p>	<p>No variation to the approved action has been proposed.</p>

Condition	Responsibility	Compliant/Non-compliant/Not applicable	Description
<p>11 If the Minister believes that it is necessary or convenient for the better protection of listed threatened species and communities; national heritage places; and Commonwealth land, to do so, the Minister may request that the person taking the action make specified revisions to any management plan, report, strategy, or agreement specified in the conditions, and to submit the revised management plan, report, strategy, or agreement for the Ministers written approval.</p> <p>The person taking the action must comply with any such request. The revised approved management plan, report, strategy, or agreement must be implemented. Unless the Minister has approved the revised management plan, report, strategy, r agreement, then the person taking the action must continue to implement the management plan, report, strategy, and agreement originally approved, as specified in the conditions.</p>	Suburban Land Agency	Not applicable	No request from the Minister has been received.

Condition	Responsibility	Compliant/Non-compliant/Not applicable	Description
<p>12 If, at any time after five years from the date of this approval, the person taking the action has not substantially commenced the action, then the person taking the action must not substantially commence the action without the written agreement of the Minister.</p>	<p>Suburban Land Agency</p>	<p>Not applicable</p>	<p>The proposed action commenced on 3 October 2013.</p>
<p>13 Unless otherwise agreed to in writing by the Minister, the person taking the action must publish all management plans, reports strategies, and agreements referred to in these conditions of approval on their website. Each management plan, report, strategy, and agreement must be published on the website within 1 month of being approved.</p>	<p>Suburban Land Agency</p>	<p>Not-compliant</p>	<p>The EPBC Act Approval, the OMP and Monitoring Program Reports have been published on the following website: http://www.planning.act.gov.au/topics/design_build/da_assessment/environmental_assessment/offsets_register Any Annual Compliance Report and updated management plans will be uploaded to the website as they become available.</p>