



ACT
Government

Annual Compliance Report

**Residential Development, Block 9 Section 64,
Watson, and Extension of Negus Crescent
(Justice Robert Hope Park)**

(EPBC 2012/6418)

01 July 2024 – 30 June 2025

November 2025

**Prepared by the City and Environment Directorate, on behalf of
the ACT Government**

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Acknowledgment of Country

Yuma

Dhawura Nguna Dhawura Ngunnawal

Yanggu ngalawiri dhunimanyin Ngunnawalwari dhawurawari

Nginggada Dindi yindumaralidjinyin

Dhawura Ngunnawal yindumaralidjinyin

Hello,

This is Ngunnawal Country

Today we are meeting on Ngunnawal country

We always respect Elders, male and female

We always respect Ngunnawal Country

We acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

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This report demonstrates how the Suburban Land Agency (previously known as the Land Development Agency; the proponent), Deed Management and the ACT Parks and Conservation Service (PCS), all within the City and Environment Directorate (CED), and Lonsdale 28 Pty Ltd, have complied with the conditions in the approval decision for the development of the Residential development, Block 9 Section 64, Watson, and extension of Negus Crescent (EPBC 2012/6418). This covers the 2024-2025 reporting period from 1 July 2024 until 30 June 2025.

Overall responsibility for the approval conditions sits with the proponent. Specifically, for delivering each condition:

- The Deed Management section in CED is responsible for complying with Condition 1 in the approval decision. This condition has been met.
- Lonsdale 28 Pty Ltd is responsible for complying with Conditions 2 and 4 in the approval decision. These conditions have been met.
- PCS is responsible for complying with Condition 3 in the approval decision.
- All parties are jointly responsible for complying with Conditions 5, 6, 7 and 8 in the approval decision.

This report also demonstrates how PCS has implemented the management plan for the Justice Robert Hope Park environmental offset site on behalf of the Suburban Land Agency.

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.

Full Name: Julia Forner

Position: Development Director, Urban Development

Organisation: Suburban Land Agency

Date: 19 November 2025

Signed: 

Full Name: Michaela Watts

Position: Executive Branch Manager, Parks and Conservation Service

Organisation: City and Environment Directorate

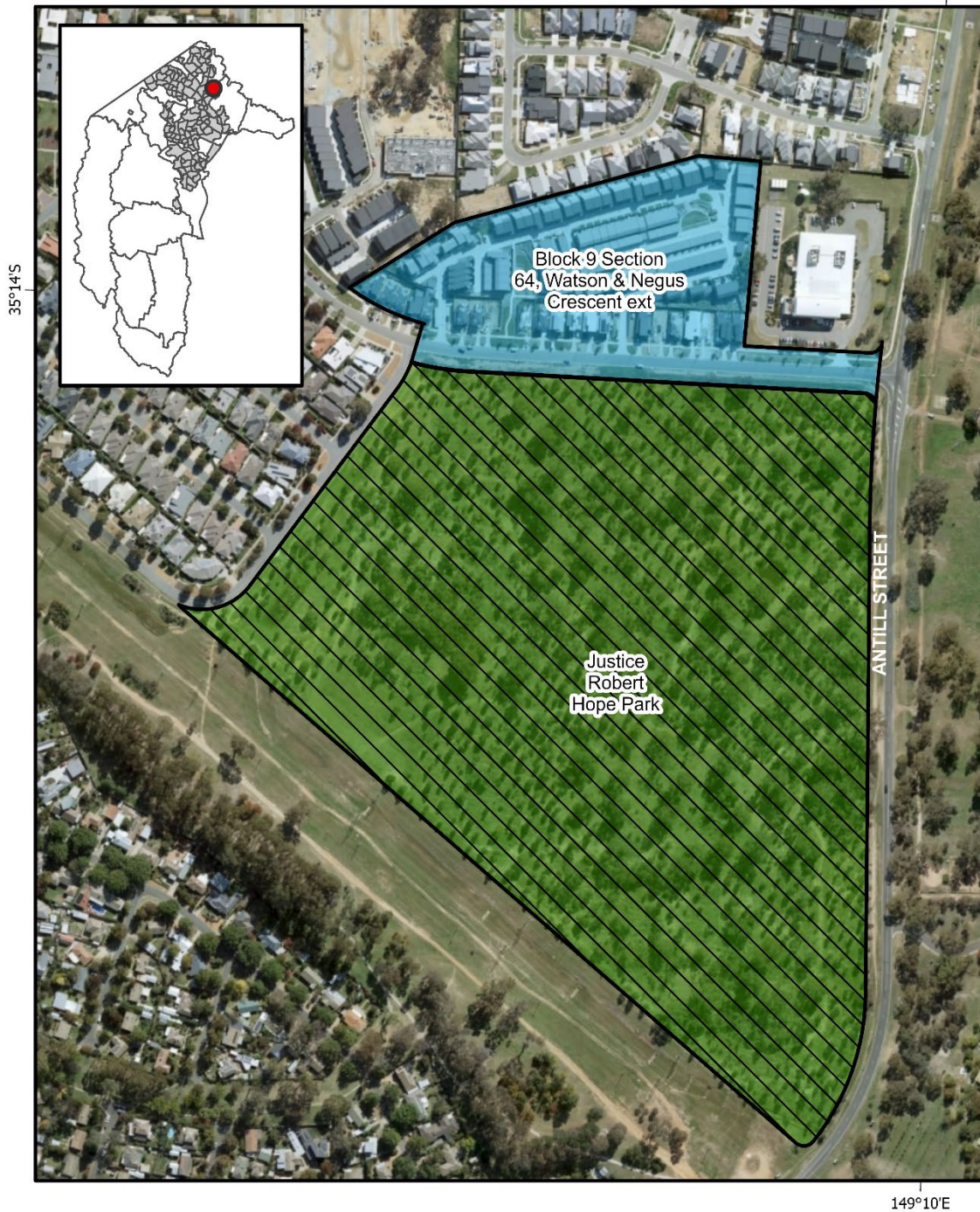
Date: 14 November 2025





Signed: 

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1. Location of the Justice Robert Hope Park offset area



<p style="text-align: center;">EPBC 2012/6418</p> <ul style="list-style-type: none">  Offset Site  Associated Development  Nature Reserve 	<p>0.04 0.02 0 0.04 Km</p> <p>1:4,000 When printed at A4</p> <p>Coordinate System: GDA 1994 MGA Zone 55</p> <p>Prepared by: Environmental Offsets Team ACT Parks and Conservation Service Environmental Offsets PO Box 158 Canberra ACT 2601</p> <p>Printed: 14/07/2021</p>	<p style="text-align: center;"></p> <p>© COPYRIGHT ACT Government 2021 All Rights Reserved</p> <p>Disclaimer: While all care is taken to ensure accuracy, the ACT Government does not warrant that the map is free from errors.</p> <p style="text-align: center;">Aerial Photography 2020</p>
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2. Compliance with conditions in EPBC Approval Decision 2012/6418 during the 2024-2025 reporting period.

Condition Number	Condition	Responsibility	Compliant / Non-compliant / Not applicable	Description
1	<p>For the better protection of listed threatened species and communities and listed migratory species, the approval holder must ensure that the deed of agreement includes the following provisions:</p> <ul style="list-style-type: none"> a. Clearance of native vegetation on the development site must be no greater than 4.0 hectares. b. As many mature trees as practicable should be retained on the development site. c. All disturbances to Justice Robert Hope Park for the construction of the stormwater pipeline works must be contained within a 10-metre wide corridor. d. Prior to construction, a temporary fence, including sediment prevention measures, must be erected on the northern and eastern perimeters of the 10 metre wide corridor for the stormwater pipeline works to separate Justice Robert Hope Park from the construction disturbance and access. e. Stormwater pipeline works must take best efforts to avoid disturbance of any saplings. Where engineering constraints preclude this, and in consultation with local park-care groups and relevant parties, saplings must be replaced with an acceptable alternative and located at a distance from the stormwater pipeline works that shall not interfere with its effective operation. f. Within one month after construction of stormwater pipeline works, all areas disturbed by stormwater pipeline works must be rehabilitated to ensure restoration of natural soil profiles, topography and drainage and replanted with a combination of species representative of Box–Gum Grassy Woodland. g. A permanent fence with one pedestrian access gate must be erected on the boundary between Justice Robert Hope Park and the Negus Crescent road reserve prior to construction. During construction the access gate is to be locked to prevent unauthorised access to the development site. h. Drainage measures must be designed and implemented to ensure that no run-off from the development site during or after construction enters Justice Robert Hope Park except as conveyed in underground stormwater pipes. i. During construction, public access to Justice Robert Hope Park must be maintained at all times. 	Deed Management	Compliant	<p>Complete. Deed of Agreement reflected the EPBC Act requirements. A copy was provided to the Department on 21 November 2018.</p> <ul style="list-style-type: none"> a. Development site is only 2.991 ha (refer DP 10994). b. Development Site Development Application (DA) 201528681 approved on 28 February 2016. Approved Tree Management and Protection Plan Drawing D143 Rev 8 notes trees to be retained. Multi-unit site DA 201732196 approved on 14 December 2017 and approved further tree removals and tree protection as per Tree Management and Protection Plan DA 610 and DA 612. c. Fencing Control Plan required under the Deed was provided showing a 10-metre corridor for works in Justice Robert Hope Park (JRHP), including 1 pedestrian access gate. d. Fencing Control Plan required under the Deed was provided showing a 10-metre corridor for works in JRHP, Pollution Control Plan was submitted and assessed as part of DA 201528681. e. Transport Canberra and City Services (TCCS) design acceptance was achieved on 20 October 2016. The fencing control plans, staging plan and landscape management and protection plan approved in the Estate Development Plan on 13 July 2016 was amended to address EPBC Act conditions and approved on 14 September 2016. f. TCCS DRC Operational Acceptance was issued on 24 October 2017. A TCCS Certificate of final acceptance was issued on 20 June 2024 for Civil Works and a TCCS Certificate of Soft Landscape final handover was issued on 15 June 2024. A Final Certificate under the Deed of Agreement was granted on 23 June 2024. g. Refer to 1c above. h. Development site run-off conveyed into pit/pipes as per DA approval documentation. Existing overland flow paths were relied upon, and the post development run-off was calculated as approximately 1/3 of the pre-development conditions. i. Public Access Plan submitted to Deed Management prior to commencement of construction confirms access to JRHP is maintained at all times.

2	The approval holder must provide the Department with a copy of the approved landscape plan and approved sediment control plan for the development site within seven days of each document's approval by the ACT Government.	Lonsdale 28 Pty Ltd	Non-compliant (Rectified)	Complete. Landscape plan and sediment control plan approved. Plans were not submitted within seven days but were provided in March 2018.
3	<p>To compensate for the loss of Box–Gum grassy Woodland at the development site, and for the better protection of listed threatened species and communities and listed migratory species, the approval holder must develop a Justice Robert Hope Park Environmental Management Plan (JRHPEMP) for the conservation and management of the Justice Robert Hope Park for the duration the impact occurs at the development site. The JRHPEMP must be submitted to the minister for approval within six months of substantial commencement at the development site. The JRHPEMP must include:</p> <ul style="list-style-type: none"> a. Details of an appropriate monitoring program to be undertaken by a suitably qualified expert, to monitor the condition of Box–Gum Grassy Woodland in Justice Robert Hope Park, including undertaking baseline surveys of condition at the date of this approval b. Measures to maintain the condition of Justice Robert Hope Park at a standard equivalent to or better than its condition at the date of this approval (as defined in the referral documentation and condition 3a), by such means as are necessary, including but not limited to: <ul style="list-style-type: none"> i. planting or seeding of native forbs and grasses consistent with the definition of EPBC Act listed Box-Gum grassy Woodland ii. weed management to meet statutory obligations iii. planting of trees consistent with the definition of EPBC Act listed Box-Gum Grassy Woodland iv. control of feral and domestic animals, and v. Control of unauthorised access, waste, and pollution. c. <i>This condition has been revoked as per the approved variation by the Department of Environment and Energy on 6 March 2017.</i> d. Consultation with local park-care groups and relevant parties over the proposed implications of management outlined in the JRHOMP e. Details of administration of funding arrangements with the relevant parties who will be responsible for managing Justice Robert Hope Park including a schedule of anticipated costs. 	Parks and Conservation Service	Compliant	<p>A revision of the JRHP Offset Management Plan is currently underway. The draft JRHP Offset Management Plan was due for submission to the Department of Environment and Energy on 29 February 2017 and was submitted on 28 February 2017.</p> <p>The final JRHP Offset Management Plan, approved by PCS on 13 November 2018, was submitted to the Department on 14 November 2018. The Department approved the plan on 30 November 2018. The final plan was published on the ACT Government's Offsets Register in January 2019.</p> <p>Details of 3.a. through 3.e. are compliant, and details have been included in the JRHP Offset Management Plan.</p> <p><i>Condition 3.c. was revoked on 6 March 2017</i></p>
4	Within 20 days of substantial commencement of construction, the approval holder must advise the Department in writing of the actual date of commencement.	Lonsdale Pty Ltd 28	Non-compliant (Rectified)	Complete. The Department of Environment and Energy was formally notified of the date of substantial commencement on 29 November 2016. The actual date of substantial commencement was 29 August 2016.

5	<p>The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of 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, Deed Management and Parks and Conservation Service (within EPSDD) and Lonsdale 28 Pty Ltd</p>	Compliant	<p>Files are held by all parties responsible for compliance with the approval decision.</p>
6	<p>By 30 August of each year after substantial commencement of the action, the approval holder must publish a report on their website addressing compliance with each of the conditions in 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. Non-compliance with any of the conditions of this approval must be reported to the Department within 10 business days of their identification.</p>	<p>Suburban Land Agency, Deed Management and Parks and Conservation Service (within EPSDD) and Lonsdale 28 Pty Ltd</p>	Compliant	<p>This is the ninth report required for this development and associated offset and fulfils Condition 6 of the approval decision.</p> <p>On 22 August 2025, the Department granted an extension to 30 October 2025 to publish the 2024-25 report. On 2 October 2025, PCS requested another extension. On 3 October 2025, the Department granted an extension to 30 November 2025 to publish the 2024-25 report.</p> <p>Compliance reports are published on the ACT Government Offsets Register:</p> <ul style="list-style-type: none"> • 2023-24 report: published 29 August 2024 (compliant) • 2022-23 report: published 23 August 2023 (compliant) • 2021-22 report: published 29 August 2022 (compliant) • 2020-21 report: published 09 September 2021 (non-compliant; rectified) • 2019-20 report: published 29 September 2020 (non-compliant (rectified)) • 2018-19 report: published 29 August 2019 (compliant) • 2017-18 report: published 28 November 2018 (compliant) • 2016-17 report: published 28 November 2017 (compliant)
7	<p>Upon the direction of the Minister, the approval holder must, at its expense, 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>	<p>Suburban Land Agency, Deed Management and Parks and Conservation Service (within EPSDD) and Lonsdale 28 Pty Ltd</p>	Not applicable	<p>No audit was requested.</p>
8	<p>If, at any time after five years from the date of this approval, the approval holder has not substantially commenced the action, then the approval holder must not substantially commence the action without the written approval of the Minister.</p>	<p>Suburban Land Agency, and Lonsdale 28 Pty Ltd</p>	Not applicable	<p>Complete. The action has commenced.</p>

3. Implementation of the Offset Management Plan

The following table describes how the ACT Parks and Conservation Service (City and Environment Directorate) has undertaken the management actions described within the [Justice Robert Hope Park Offset Management Plan](#) for the 2024-2025 reporting season on behalf of the Suburban Land Agency (the proponent).

Activity	Description (from OMP)	Estimated Timeframe for Completion (as described in OMP)	Actions / Comments (from 01 July 2024 – 30 June 2025)
Activities Declaration	Prepare an Activities Declaration for the Justice Robert Hope Park (JRHP) Nature Reserve pursuant to the ACT Nature Conservation Act 2014.	2018-19	As part of the PCS signage upgrade project, Activity Declaration signs have been erected at each main gate into the offset area. A review of all Activity Declarations was undertaken to align these to the <i>Nature Conservation Act 2014</i> and current signage across reserve. This review was submitted to the Conservator of Flora and Fauna for approval in early 2023.
Consult with ACT Heritage Unit	Inform the ACT Heritage Unit of operational or habitat restoration works which could impact potential cultural heritage sites within the offset sites.	Ongoing	There are no known heritage sites within the reserve. Consultation with the ACT Heritage Council will occur if operational or restoration activities that disturb the land are planned.
Cultural heritage assessment reporting and management requirements	Follow the guidelines outlined in the Cultural Heritage Reporting Policy (ACT Heritage Council 2015). This document details the cultural assessment and reporting requirements for projects that may impact on places or objects with indigenous or historic heritage value. Any discovery of an Aboriginal place or object will be reported to the Heritage Council within five working days.	Ongoing	No new sites have been discovered thus far. Should any potential sites be located, they will be reported to the ACT Heritage Council, operational works will stop and advice from the ACT Heritage Council will be followed.
Utility notifications	Follow the procedures required when planning works within the vicinity of utility infrastructure. Adhere to the Code of Practice between PCS and ActewAGL (ERM 2009).	Ongoing	No works were conducted during this reporting period. Guidelines and Codes of Practice are followed.
Offset Management Plan review	This OMP will be reviewed and updated within six (6) months of the submission to the ACT Government of consultant reports prepared as part of the 2020 Box–Gum Woodland monitoring program (Section 5.1). The reviewed plan will be submitted to the Commonwealth Department of the Environment for approval. Until the revised plan is approved, the offset site will be managed in accordance with the [current] Plan.	Six months from completion of 2020 BGW monitoring report	This Offset Management Plan (OMP) is currently being reviewed. The updated OMP was provided to community stakeholders for review (Watson Woodlands Working Group) in July 2025 and will be submitted to the Department of Climate Change, Energy, Environment and Water in 2025-26.
Fencing	Replace offset boundary fences and gates. Remove internal fencing. New fences to be installed using wildlife friendly specifications including kangaroo access gates.	2018-19 (completed 2017)	Complete. Fences, vehicle and pedestrian access points, rabbit exclusion fencing, and temporary kangaroo fences have been maintained. Barbed wire was removed from fences during this reporting period.
Tracks and trails	Construct new formed visitor discovery trail with track markers. Establish and maintain slashed management tracks	2019-20 Ongoing	Tracks have been continuously maintained. Vegetation clearing along the main trail, slashing and monitoring was conducted in this reporting period.
Reserve signage	Install large reserve signage and small “Dogs on leash” signs. Replace existing interpretation signs	2018-19 (completed 2019)	Signage is complete and has been maintained as appropriate. The signage was installed in 2019 as a part of the PCS signage upgrade project and included Activities Declaration information and interpretation information.

Waste	Waste will be removed from the offset site including old fencing materials and general litter as required.	Ongoing	Ongoing as required.
Weed control	<p>Target key weeds that are of a statutory obligation for control:</p> <ul style="list-style-type: none"> – African Lovegrass – Woody weeds – Chilean Needlegrass – Paterson’s Curse – Scotch Thistle – Serrated Tussock – St John’s Wort <p>Spot spraying is the preferred method of control in conjunction with slashing in areas of dense weed infestations.</p> <p>All weed control efforts to be mapped and reviewed annually to monitor effectiveness of weed control program.</p>	Annually	<p>Weed control has continued as required, undertaken by suitably qualified contractors. Additional weed control is also undertaken by the Watson Woodlands Working Group (WWWG) volunteers.</p> <p>In 2024-25, weeds controlled in the offset area included Serrated Tussock, Phalaris, Blackberry, Inkweed, Woody Weeds, African Lovegrass, St. John’s Wort, Chilean Needle Grass and Saffron Thistle, using chemical herbicide spot spraying, chemical cut stump and dab, and slashing methods. African Lovegrass, Chilean Needle Grass and Serrated Tussock were controlled in a 50 m buffer around the outside of the site.</p> <p>A Phalaris control trial established in autumn 2017 is ongoing. The WWWG has previously sprayed out small areas (a few square metres at a time) of introduced grasses and re-seeded them with Kangaroo Grass. The aim is to determine whether this method is applicable to broader scale rehabilitation of old Phalaris stands back to native pasture. Good results from this method have resulted in the method being extended to other areas. Herbicide control of Phalaris in the restoration areas was undertaken in this reporting period.</p> <p>Slashing occurred in areas of high biomass within Phalaris restoration sites. Further slashing was also undertaken for fire preparedness along trails and boundary fence lines.</p>
Invasive animals	<p>Control rabbits in line with ACT Pest Management Strategy.</p> <p>Coordinate the above activities with those in the Mount Majura Nature Reserve if practicable.</p>	Annually	<p>Rabbits, foxes and cats were monitored using camera trapping and controlled when required. Rabbits were controlled during the 2024-25 reporting period. Cats and foxes were not controlled due to low numbers.</p>
Revegetation	<p>Native grass seed to be used for revegetation as appropriate.</p> <p>Shrubs characteristic of Box Gum Woodland communities are to be planted to the higher benchmark within the offset site to improve bird habitat.</p> <p>Revegetate around the storm water settling pond with aquatic plants to maintain frog habitat.</p> <p>Temporary fencing or guards to be erected around revegetation to protect from grazing.</p>	<p>2016-17 (completed)</p> <p>2018-19 (completed)</p>	<p>Complete. Plantings were maintained.</p> <p>During the 2024-25 reporting period, sprayed Chilean Needle Grass was physically removed and pelletised seed of grasses and daisies (New Holland Daisy, Red-leg Grass, Common Everlasting, Windmill Grass, and Ringed Wallaby Grass) was spread to increase the cover of native plants. C4 grass seed was purchased for groundcover restoration (Kangaroo Grass, Windmill Grass, Red-leg Grass, Nine-awn Grass and Barbed Wire). Native Raspberry seed was purchased and cuttings from wild plants will be taken to propagate.</p> <p>Old tree guards and stakes were removed throughout the reserve. In previous years, direct seeding of grasses and forbs, spreading Kangaroo Grass thatch, restoration in Phalaris areas and tubestock planting of shrubs occurred.</p>
Woody debris relocation	If available, woody debris will be sourced from the Development site and placed appropriately in consultation with the WWWG.	2016-17 (completed)	Complete. Trees felled (as per multi-unit site DA 201732196 approved on 14 December 2017) were utilised to create frog habitat in the two dams in the reserve. This was a part of a larger dam restoration project completed in 2019. Two woody debris logs were sculpted into bench seats.
Increasing habitat for hollow nesting animals	Investigate options to increase the nesting habitat for birds and arboreal mammals.	2018-19	<p>Conducted as appropriate.</p> <p>Expert advice is that enhancing mid-storey structure and providing food plants is the best approach for increasing habitat for threatened hollow nesting animals that occur on site, i.e. Superb Parrot.</p> <p>During the 2023-24 reporting period, approximately 200 plants comprising <i>Acacia dealbata</i>, <i>A. melanoxylon</i>, <i>A. rubida</i> and <i>Bursaria spinosa</i>, were planted to increase shrubs characteristic of BGW and provide food sources to species such as the Superb Parrot and other woodland birds.</p> <p>Increasing nesting habitat through interventions, such as nest boxes, is not advised due to their high likelihood of attracting exotic hollow competitors (e.g. Common Myna, European Honeybee) and predators (including arboreal mammals).</p>

Water quality and frog habitat	Water quality testing will be completed monthly using Waterwatch guidelines. Frog populations within the offset site will be monitored annually in accordance with the Frogwatch Census method.	Annually	Water quality testing is conducted regularly (monthly) by WWWG volunteers, with data submitted to ACT Waterwatch and uploaded to the Atlas for Living Australia. Findings on water quality can be found in the Upper Murrumbidgee Catchment 2024 Catchment Health Indicator Program Report. Frogwatch activities are planned for future years. <i>Poa labillardierei</i> and <i>Carex appressa</i> were planted in 2023-24 in drainage lines to filter water coming off roads and improve dam water quality.
Box–Gum Woodlands mapping	Engage a suitably qualified expert to map the extent and condition of Box–Gum Woodland within the reserve.	2017 (complete) 2027 and 2033	Mapping of condition classes within the Box Gum Woodland (BGW) community was undertaken in 2016-2017 by a suitably qualified consultant. The report is published on the PCS offsets website .
Box–Gum Woodlands monitoring	Engage a suitably qualified expert to undertake monitoring of existing plots within the Box–Gum Grassy Woodlands community (as described in Table 9). PCS ecologists to review monitoring data to identify any changes occurring over time within the Box–Gum Woodland community.	2017 (complete) 2018 (complete) 2019 (complete) 2020 (complete) 2023 (complete) 2026, 2029 and 2032.	Floristic monitoring occurred in 2018, 2019, 2020 and 2023 for BGW condition and will next occur in 2026. Analysis of monitoring data is currently underway to produce baseline values for this site. This will allow tracking of trends and whether the site is maintaining or improving in ecological condition. Understorey structure and weed monitoring was commenced in 2018 and will continue annually at the site to inform grazing, fire and other management programs.
Hoary Sunray monitoring	PCS staff to establish baseline data and undertake monitoring of the Hoary Sunray population. PCS staff will map the extent of Hoary Sunray populations within the offset site at each monitoring event to ensure change over time in extent of the population can be assessed.	2017 (complete) 2020 (completed in 2021), 2023 (complete) 2026, 2029 and 2032.	Baseline data for the Hoary Sunray populations was collected by PCS staff in October 2017 and March 2021. 2020 surveys were delayed due to COVID19 lockdowns. Hoary Sunray population monitoring was undertaken in 2023-24 reporting period and will next occur in spring 2026.
Photo monitoring	To be undertaken as part of the Box–Gum Woodland monitoring. Photo monitoring points will be established in the Offset Area, co-located with the vegetation monitoring plots. These points will assist to assess change over time and will help to determine the effectiveness of active management of interventions such as gully erosion control, weed control, regeneration, and revegetation (if appropriate).	2016 (complete) 2018 (complete) 2019 (complete) 2020 (complete) 2023 (complete) 2026, 2029, and 2032	Photo monitoring undertaken as part of the BGW monitoring was conducted in 2016, 2018 and 2023, and will next occur in 2026. Standard photo-points have been conducted annually since 2018 as part of the understorey vegetation monitoring and will continue. On site there are 15 photo monitoring points associated with vegetation monitoring plots. Aerial imagery is also used to monitor the site.
Staffing	To deliver the actions outlined in this plan, resources have been secured to support a part-time (approx. 0.3 FTE) Senior Ranger (Ranger Grade 3) position and vehicle.	Ongoing	A permanent Senior Ranger Grade 3 (R3) officer was recruited to deliver the actions of this plan on 1 October 2015. JRHP offset is one of multiple offset areas managed by the ranger and expenditure on salary is weighted accordingly. Several PCS rangers and general service officers work across this and other offset sites as required and are funded through various environmental offset specific budgets.
Training	All personnel, including contractors, involved in managing the offset site must be trained in the requirements and appropriate management of Box–Gum Woodlands.	As needed	Training is conducted as needed.