

CURRENT AS AT: JUNE 2025	
Conditions attached to the approval	Status
1. To minimise the impacts of the approved action, the approval holder must not clear more than 0.47 hectares (ha) of EPBC Act listed Natural Temperate Grassland of the South Eastern Highlands (NTG) at the approved action site in accordance with Attachment 1.	Compliant
2. To minimise the impacts of the action, the approval holder must not clear more than 0.78 hectares (ha) of Golden Sun Moth (<i>Synemon plana</i>) habitat (GSM) at the approved action site in accordance with Attachment 1.	Compliant
3. To minimise impacts during the construction phase to protected matters, the approval holder must prepare a documented management plan to ensure there is no net loss to the extent and condition of protected matters (relative to the extent and condition of protected matters presented in the Final Preliminary Documentation). The management plan must be implemented from the commencement of the action and for the duration of the construction phase. Requirements of the plan must include but are not limited to measures that: a) Avoid disturbance to protected matters. b) Avoid the introduction and spread of weeds to protected matters. c) Avoid impacts from herbicide use to protected matters. d) Avoid sedimentation and erosion impacts to protected matters. e) Prevent pest and feral predator impact to protected matters; and f) Protect mature trees along Quick Street road reserve and Limestone Avenue road reserve, verge, public open space and on unleased Territory land.	Note. Refer: <i>Ecology & Heritage Partners:</i> <i>"15876_EHP_Blocks4+5-Section38-Campbell_CEMP_Rev01"</i>
4. No less than one month prior to the commencement of occupancy the approval holder must establish and maintain a buffer zone of species associated with NTG along the northern boundary with Block 4 Section 63, Campbell ACT to minimise impacts to protected matters during the occupancy phase	Note
5. To minimise the impacts during the occupancy phase to protected matters the approval holder must prepare a documented management plan to ensure there is no net loss to the extent and condition of protected matters (relative to the extent and condition of protected matters presented in the Final Preliminary Documentation.) the management plan must be implemented from the commencement of occupancy and for the life of the approved action. Requirements of the plan must include but are not limited to measures that:	Note

<ul style="list-style-type: none"> a) Avoid disturbance to protected matters. b) Avoid the introduction and spread of weeds to protected matters. c) Avoid impacts from herbicide use to protected matters. d) Prevent pest and feral predator impact to protected matters. e) Ensure the landscaped buffer required by condition 4 along the northern boundary with Block 4 Section 63, Campbell ACT is maintained and functions to prevent the invasion of weeds to protected matters. f) Avoid stormwater impacts to protected matters. g) Avoid the impact of domestic pets on protected matters; and h) Ensure signage required by condition 9 and 11 to communicate the conservation and heritage values, is maintained. 	
<p>6. The approval holder must install fencing along the northern boundary of the townhouse yards for the life of the approved action to prevent encroachment of weeds, dumping of rubbish by residents and to prevent pedestrian and vehicular access to areas supporting protected matters on Block 4 Section 63, Campbell ACT. The fence must be maintained in good condition for the life of the approved action.</p>	Note
<p>7. To compensate for the clearing of 0.47 hectares of NTG, the approval holder must retire 18 NTG ecosystem credits in accordance with the <i>NSW Threatened Species Conservation Act 1995</i> or the <i>NSW Biodiversity Conservation Act 2016</i> in consultation with NSW OEH prior to clearing NTG for the approved action. The approval holder must notify the Department within 10 days of retiring the NTG ecosystem credits.</p>	Compliant
<p>8. To compensate for the clearing of 0.78 hectares of GSM habitat, the approval holder must retire 62 species credits in accordance with the <i>NSW Threatened Species Conservation Act 1995</i> or the <i>NSW Biodiversity Conservation Act 2016</i> in consultation with NSW OEH prior to clearing GSM habitat for the approved action. The approval holder must notify the Department within 10 days of retiring the GSM species credits.</p>	Compliant
<p>9. Prior to the commencement of occupancy, and for the life of the approval, the approval holder must install signage at the approved action site to communicate the conservation significance of the retained native vegetation and threatened species habitat within and adjacent to the site, including requirements to minimise the impact of domestic pets on protected matters.</p>	Note
<p>10. To address the loss of heritage values as a result of the action and prior to the commencement of occupancy, the approval holder must:</p> <ul style="list-style-type: none"> a) Prepare an archival record by compiling available historic documentation including original architectural drawings 	Note

<p>and existing historic photographic recording of Buildings 1 to 3 on Blocks 4 and 5, Section 38, Campbell ACT prior to demolition of the buildings. The archival record must be prepared in compliance with <i>How to Prepare Archival Records of Heritage Items (1998) Guidelines</i> issued by the New South Wales Heritage Office; and</p> <p>b) Develop, publish and maintain a public website for the life of the approval which summarises the history of the Buildings 1 to 3 on Blocks 4 and 5, Section 38, Campbell ACT and which outlines the heritage values, and publicly accessible digital copy of the archival record for future reference; and</p> <p>c) Provide a copy of the archival record to the CSIRO and the National Archives of Australia</p>	
<p>11. Prior to the commencement of occupancy and for the life of the approval, the approval holder must publicly display information about the history of the use of Buildings 1 to 3 on Blocks 4 and 5, Section 38, Campbell ACT. The information must include:</p> <p>a) Existing historic photographs of Buildings 1 to 3 prior to demolition of the buildings; and</p> <p>b) Descriptions of the history of Buildings 1 to 3 and its function as the former headquarters of the CSIRO; and</p> <p>c) Descriptions and pictorial elements of the buildings as an example of the architectural work of McConnel Smith and Johnson during the 1960's and 1970's.</p>	Note
<p>12. To address the loss of heritage values associated with the proposed demolition of Buildings 1-3, the approval holder must assist CSIRO in enhancing, protecting and/or promoting heritage values of another CSIRO site. The CSIRO Conservation Management Plan for Building 101 at the Black Mountain headquarters identifies external works required which the approval holder can assist with. The approval holder must enter into an agreement for the above heritage enhancement works which sets out the required measures to be implemented by the approval holder. The department must be notified of the final agreement, prior to the commencement of demolition of Buildings 1-3. The agreement must be implemented prior to the commencement of occupancy.</p>	Complete
<p>13. To compensate for the indirect impact from the approved action on 1.62 ha of GSM habitat on Block 4 Section 63, Campbell ACT the approval holder must contribute \$100,000 to a GSM research project in collaboration with the ACT Government Environment, Planning and Sustainable Development Directorate, Parks and Conservation Service. The Department must be notified of the final agreed research approach prior to the clearing GSM habitat for the approved action. The funded research should focus on the research priorities identified in the Conservation Advice for <i>Synemon plana</i> (golden sun moth).</p>	Note.

14. Within 30 days after the commencement of action, the approval holder must advise the department in writing of the actual date of commencement of the action.	Note.
15. The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the management plans required by condition 3 and 5 of 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 Departments website. The results of audits may also be publicised through the general media.	Ongoing
16. Within three months of every 12-month anniversary of the commencement of the action, the approval holder 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. Reports must remain published for the life of the approval. Reports must continue to be published until such time as advised by the Minister in writing.	Ongoing.
17. Upon direction of the Minister, the approval holder 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.	Note
18. If, at any time after 5 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 agreement of the Minister.	Note
19. Unless otherwise agreed to in writing by the Minister, the approval holder must publish all management plan reports and agreements referred to in these conditions of approval on their website. Each management plan, report and agreement must be published on the website within 1 month of being finalised. Documents must remain published for the life of the approval.	Note