Australian Government
National Environmental Protection Agency

Variation of conditions attached to approval

Forestry Place Redevelopment of CSIRO Yarralumla, Block 7 Section 4, ACT (EPBC ref 2021/8937)

This decision to vary conditions of approval is made under section 143 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Approved action

approval holder	Yarralumla Green Pty Ltd ACN: 690 707 067
approved action	To redevelop the Commonwealth Heritage Listed CSIRO Forestry Precinct and Australian Forestry School (former) into a mixed-use/residential commercial precinct, including construction of 250-300 apartment buildings, a hotel, an aged care facility and commercial offices. [See EPBC Act referral 2021/8937]
period for which the approval has effect	This approval has effect until 1 July 2038.

Variation

variation of conditions attached to approval	The variation is: Delete conditions 1, 3, 12, and 14 and substitute with the conditions specified in the table below. Add new condition 3A. Delete the definition of **commence the action or commencement of the action** attached to the approval and substitute with the definitions specified in the table below. Delete Attachment C and substitute with the Attachments specified in the table below.
date of effect	This variation has effect on the date this instrument is signed.

Person authorised to make decision

name and position	Andy Huxham A/g Branch Head Environment Assessments (NSW and ACT) Branch
Signature	
date of decision	9 October 2026

Note: Words appearing in **bold** have the meaning assigned to them at PART C – DEFINITIONS.

Part A - Conditions specific to the action

date of decision	conditions attached to approval	
As varied on the date this instrument was signed	1)	The approval holder must only undertake the action as described in, and in accordance with, the **final preliminary documentation**, except as otherwise specified in this approval and in Attachment A.
Original dated 17 April 2023	2)	The approval holder must not **clear** or **construct** outside of the **project area**.
As varied on the date this instrument was signed	3)	The approval holder may commence **Stage 1** and **Stage 2** concurrently.
As varied on the date this instrument was signed	3A)	The approval holder may remove specified buildings and trees prior to **commencement of the action** in accordance with Attachment C.
LISTED THREATENED SPECIES AND ECOLOGICAL COMMUNITIES		
Original dated 17 April 2023	4)	The approval holder must not **clear** more than 0.22 hectares of **Golden Sun Moth habitat**.
Original dated 17 April 2023	5)	The approval holder must not clear within the **southern patch** of **Golden Sun Moth habitat**.
Original dated 17 April 2023	6)	Prior to the **commencement of the action**, the approval holder must install **temporary exclusion fencing** around the **southern patch of Golden Sun Moth habitat.**
Original dated 17 April 2023	7)	The approval holder must ensure that the **temporary exclusion fencing** around the **southern patch of Golden Sun Moth habitat** is maintained at least until the completion of all **construction**.
Original dated 17 April 2023	8)	The approval holder must ensure that the average grass height of the **southern patch of Golden Sun Moth habitat** is maintained at between 10 centimetres (cm) and 25 cm for the duration of this approval.
COMMONWEALTH HERITAGE LISTED VALUES		
Commonwealth Heritage Listed Places		
Original dated 17 April 2023	9)	To minimise the impacts of the action on Commonwealth Heritage Listed Places, the approval holder must ensure that all detail designs

		are consistent with the **Australian Forestry School (former) values** and **The CSIRO Forestry Precinct values**.
Original dated 17 April 2023	10)	To minimise the impacts of the action on Commonwealth Heritage Listed Places, the approval holder must protect, conserve and maintain each existing heritage building in the **Stage 2 area** to a standard consistent with the Commonwealth Heritage management principles in Schedule 7B of the **EPBC Regulations** and ensure ongoing maintenance works are undertaken in accordance with a Heritage Management Plan made under section 341S of the **EPBC Act.**
Original dated 17 April 2023	11)	The approval holder must protect, conserve and maintain each existing heritage building in the **Stage 2 area** from the date of this approval until the commencement of the adaptive reuse and additional works on that particular existing heritage building.
As varied on the date this instrument was signed	12)	Prior to the **commencement of the action**, the approval holder must submit a site-specific Stage 1 Heritage Impact Assessment (HIA) to the **department** for the written approval of the **Minister**. The Stage 1 HIA must be prepared by a **suitably qualified heritage expert**. The Stage 1 HIA must include an assessment, with justifications and supporting evidence, of how the following are consistent with the **Australian Forestry School (former) values** and **The CSIRO Forestry Precinct values**: a) Final design of the new buildings. b) Landscape design of new plantings and incorporation of **significant heritage plantings** in the **Stage 1 area**. c) An interpretive plan for the Caretaker's Cottage that details the layout of the Caretakers Cottage in relation to **The CSIRO Forestry Precinct** to ensure the original historic setting of the Forestry House is visible to residents and visitors. The interpretation plan must be prepared in accordance with the **Interpreting Heritage Places and Items Guidelines** and **The Burra Charter Practice Note on Interpretation**. d) A salvage and reuse plan for the identification and use of some **material** associated with the Caretaker's Cottage for incorporation in either the new buildings or adaptive reuse of existing heritage buildings.
Original dated 17 April 2023	13)	The approval holder must not **commence the action** until the Stage 1 HIA has been approved by the **Minister** in writing. The approval holder must implement the approved Stage 1 HIA.

As varied on the date this instrument was signed	14)	Prior to the commencement of **Stage 2**, the approval holder must submit a site-specific Stage 2 HIA to the **department** for the written approval of the **Minister**. The Stage 2 HIA must be prepared by a **suitably qualified heritage expert**. The Stage 2 HIA must include the Stage 1 HIA and an assessment, with justifications and supporting evidence, of how the following are consistent with the **Australian Forestry School (former) values** and **The CSIRO Forestry Precinct values**: a) The adaptive reuse and additions to the existing heritage buildings in the **Stage 2 area.** b) Landscape design and incorporation of **significant heritage plantings** in the **Stage 2 area.** c) The **project area.**
Original dated 17 April 2023	15)	The approval holder must not commence **Stage 2** until the Stage 2 HIA has been approved by the **Minister** in writing. The approval holder must implement the approved Stage 2 HIA.
Original dated 17 April 2023	16)	To ensure the heritage values are accurately listed for ongoing protection, the approval holder must submit new nominations to the Commonwealth Heritage List for the **Australian Forestry School (former)** and **The CSIRO Forestry Precinct** for consideration by the **Australian Heritage Council** and the **Minister**, or other suitable heritage list(s) or register(s) as agreed to in writing by the **department**. The nominations must: a) Be submitted to the **Nominations Manager** during an **annual nomination round** within three years of the approval of the Stage 2 HIA. b) Provide an updated assessment of the Commonwealth heritage criteria for each Commonwealth Heritage Listed Place. c) Be submitted in accordance with section 341H of the EPBC Act and regulation 10.03AB of the **EPBC Regulations.**
Significant Heritage Listed Trees		
Original dated 17 April 2023	17)	To minimise the impacts of the action on the **Australian Forestry School (former) values** and **The CSIRO Forestry Precinct values**, the approval holder must not **clear** any **retained significant heritage plantings**.

Original dated 17 April 2023	18)	Prior to the **commencement of the action**, the approval holder must install the following to minimise the impacts on **retained significant heritage plantings:** a) **Temporary exclusion fencing** around the **significant heritage plantings** for which '**Temporary exclusion fencing** during **construction**' is specified in the column headed 'Mitigation Measures' in Attachment C. b) **Tree Protection Zones** around the **significant heritage plantings** for which 'Employ **Tree Protection Zone**' is specified in the column headed 'Mitigation Measures' in Attachment C.
Original dated 17 April 2023	19)	The approval holder must ensure the installed **temporary exclusion fencing** and **Tree Protection Zones** for the **retained significant heritage plantings** are maintained until all construction within 40 metres of the particular **retained significant heritage plantings** is completed.
Original dated 17 April 2023	20)	The approval holder must mitigate the removal of **significant heritage plantings** by: a) Implementing a replanting and re-invigoration program that has been prepared by a **suitably qualified arborist** to ensure there is no net loss of trees and the program is sympathetic to **The CSIRO Forestry Precinct values**. b) Using some of the timber from the removed Monterey Pine (*Pinus radiata*) and She-Oak (*Casuarina* species) for incorporation in either the new buildings, adaptive reuse of the existing heritage buildings or as park benches within the **project area.**
Interpretive signage		
Original dated 17 April 2023	21)	The approval holder must publicly display at least one interpretive information panel about the history of each built element in the **Stage 1 area** and listed in the **Australian Forestry School (former) values** and **The CSIRO Forestry Precinct values**. Each interpretive panel must include photographs of the relevant element in its original context to mitigate the impacts of the action. The approval holder must install this interpretive signage: a) Within six months of completion of **Stage 1.** b) In front, and within 50 metres, of the original location of each built element listed in the **Australian Forestry School (former) values** and **The CSIRO Forestry Precinct values**.

Original dated 17 April 2023	22)	Within six months of completion of **Stage 1**, the approval holder must install interpretive signage about the importance of the **significant heritage plantings**, the purpose of the group plantings, their importance to early forestry research, and how they contribute/d to **The CSIRO Forestry Precinct values**: a) In front, and within 50 metres, of the original location of each removed **significant heritage planting** for which 'Interpretive signs' are specified in the column headed 'Mitigation Measures' in Attachment C. b) In front of each retained **significant heritage planting** for which 'Interpretive signs' are specified in the column 'Mitigation Measures' in Attachment C.
Original dated 17 April 2023	23)	The approval holder must publicly display at least one interpretive information panel about the history of each built element in the **Stage 2 area** and listed in the **Australian Forestry School (former) values** and **The CSIRO Forestry Precinct values**. Each interpretive panel must include photographs of the relevant element in its original context to mitigate the impacts of the action. The approval holder must install this interpretive signage: a) Within six months of completion of **Stage 2.** b) In front, and within 50 metres, of the original location of each built element listed in the **Australian Forestry School (former) values** and **The CSIRO Forestry Precinct values**.
Photographic archival record		
Original dated 17 April 2023	24)	Prior to the **commencement of the action**, the approval holder must prepare a photographic archival record of the Caretaker's Cottage, **CSIRO** Divisional Headquarters, Controlled Environment Laboratory, Nursery (former), Lavatory/Change Room, Meteorological Plot and Store in accordance with the **Photographic Recording of Heritage Items Using Film or Digital Camera**. The photographic archival record must: a) Include details of the structures, including the treescape, the elevations/details of the structures and internal details, and their relationship as described in **The CSIRO Forestry Precinct values** and the **Australian Forestry School (former) values.** b) Be submitted to the **CSIRO** for storage in the **CSIRO** Black Mountain Heritage Library within two months of the **commencement of the action.**

REVISION OF THE HERITAGE IMPACT ASSESSMENTS		
Original dated 17 April 2023	25)	The approval holder may, at any time, apply to the **Minister** for a variation to the Stage 1 HIA or Stage 2 HIA approved by the **Minister**, or as subsequently revised in accordance with these conditions, by submitting an application in accordance with the requirements of section 143A of the **EPBC Act**. If the **Minister** approves a revised HIA (RHIA) then, from the date specified, the approval holder must implement the RHIA in place of the previous HIA.
Original dated 17 April 2023	26)	The approval holder may choose to revise a HIA approved by the **Minister** under condition 12 and condition 14, or as subsequently revised in accordance with these conditions, without submitting it for approval under section 143A of the **EPBC Act**, if the taking of the action in accordance with the RHIA would not be likely to have a **new or increased impact**.
Original dated 17 April 2023	27)	If the approval holder makes the choice under condition 26 to revise a HIA without submitting it to the **Minister** for approval, the approval holder must: a) Notify the **department** electronically that the approved HIA has been revised and provide the **department** with: i) An electronic copy of the RHIA. ii) An electronic copy of the RHIA marked up with track-changes to show the differences between the approved HIA and the RHIA. iii) An explanation of the differences between the approved HIA and the RHIA. iv) The reasons the approval holder considers that taking the action in accordance with the RHIA would not be likely to have a **new or increased impact**. v) Written notice of the date on which the approval holder will implement the RHIA (RHIA implementation date), being at least 20 **business days** after the date of providing notice of the revision of the HIA, or a date agreed to in writing with the **department**. b) Subject to condition 29, implement the RHIA from the RHIA implementation date.

Original dated 17 April 2023	28)	The approval holder may revoke its choice to implement a RHIA under condition 26 at any time by giving written notice to the **department**. If the approval holder revokes the choice under condition 26, the approval holder must implement the HIA in force immediately prior to the revision undertaken under condition 26.
Original dated 17 April 2023	29)	If the **Minister** gives a written notice to the approval holder that the **Minister** is satisfied that the taking of the action in accordance with the RHIA would be likely to have a **new or increased impact**, then: a) Condition 26 does not apply, or ceases to apply, in relation to the RHIA. b) The approval holder must implement the HIA specified by the **Minister** in the notice.
Original dated 17 April 2023	30)	At the time of giving the notice under condition 29, the **Minister** may also notify that for a specified period of time, condition 26 does not apply for that HIA. **Note:** Conditions 26, 27, 28 and 29 are not intended to limit the operation of section 143A of the **EPBC Act** which allows the approval holder to submit a revised HIA, at any time, to the **Minister** for approval.
SUBMISSION AND PUBLICATION		
Original dated 17 April 2023	31)	The approval holder must submit the Stage 1 HIA and Stage 2 HIA required under condition 12 and condition 14 respectively electronically to the **department**.
Original dated 17 April 2023	32)	Unless otherwise agreed to in writing by the **Minister**, the approval holder must publish the Stage 1 HIA and Stage 2 HIA on the **website** within 15 **business days** of the date that each HIA is approved by the **Minister** in writing.
Original dated 17 April 2023	33)	The approval holder must keep the published Stage 1 HIA and Stage 2 HIA required by these conditions on the **website** until the expiry date of this approval.
Part B – Administrative conditions		
NOTIFICATION OF DATE OF COMMENCEMENT OF THE ACTION		
Original dated 17 April 2023	34)	The approval holder must notify the **department** electronically of the date of **commencement of the action**, within 5 **business days** of **commencement of the action**.

Original dated 17 April 2023	35)	The approval holder must notify the **department** electronically of the date of commencement of **Stage 2**, within 5 **business days** of the commencement of **Stage 2**.
Original dated 17 April 2023	36)	If the **commencement of the action** does not occur within 5 years from the date of this approval, then the approval holder must not **commence the action** without the prior written agreement of the **Minister**.
COMPLIANCE RECORDS		
Original dated 17 April 2023	37)	The approval holder must maintain accurate and complete **compliance records**.
Original dated 17 April 2023	38)	If the **department** makes a request in writing, the approval holder must provide electronic copies of **compliance records** to the **department** within the timeframe specified in the request. **Note: Compliance records** may be subject to audit by the **department**, or by an independent auditor in accordance with section 458 of the **EPBC Act**, and/or be used to verify compliance with the conditions. Summaries of the results of an audit may be published on the **department's** website or through the general media.
ANNUAL COMPLIANCE REPORTING		
Original dated 17 April 2023	39)	The approval holder must prepare a **compliance report** for each 12-month period following the date of this approval, or as otherwise agreed to in writing by the **Minister**.
Original dated 17 April 2023	40)	Each **compliance report** must be consistent with the **department's** *Annual Compliance Report Guidelines* (Commonwealth of Australia 2014).
Original dated 17 April 2023	41)	Each **compliance report** must include: a) Accurate and complete details of compliance and any non-compliance with the conditions and the commitments made in the approved Stage 1 HIA and approved Stage 2 HIA, and any **incidents**. b) One or more **shapefile** showing all **clearing** of any **protected matters**, and/or their habitat, undertaken within the 12-month period at the end of which that **compliance report** is prepared. c) Accurate and complete details of how the approved Stage 1 HIA and approved Stage 2 HIA are being implemented.
Original dated 17 April 2023	42)	The approval holder must:

	a) Publish each **compliance report** on the **website** within 60 **business days** following the end of the 12-month period for which that **compliance report** is required. b) Notify the **department** electronically, within 5 **business days** of the date of publication that a **compliance report** has been published on the **website**. c) Provide the weblink for the **compliance report** in the notification to the **department**. d) Keep all published **compliance reports** required by these conditions on the **website** until the expiry date of this approval. e) Exclude or redact **sensitive ecological data** from **compliance reports** published on the **website** or otherwise provided to a member of the public. **Note: Compliance reports** may be published on the **department's** website.
REPORTING NON-COMPLIANCE	
Original dated 17 April 2023	43) The approval holder must notify the **department** electronically, within 2 **business days** of becoming aware of any **incident** and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in the approved Stage 1 HIA or approved Stage 2 HIA.
Original dated 17 April 2023	44) The approval holder must specify in the notification: a) Any condition or commitment made in the approved Stage 1 HIA or approved Stage 2 HIA which has been or may have been breached. b) A short description of the **incident** and/or potential non-compliance and/or actual noncompliance. c) The location (including co-ordinates), date, and time of the **incident** and/or potential noncompliance and/or actual non-compliance. **Note:** If the exact information cannot be provided, the approval holder must provide the best information available.
Original dated 17 April 2023	45) The approval holder must provide to the **department** in writing, within 12 **business days** of becoming aware of any **incident** and/or potential non-compliance and/or actual noncompliance, the details of that **incident** and/or potential non-compliance and/or actual noncompliance with the conditions or commitments made in the approved Stage 1 HIA or approved Stage 2 HIA. The approval holder must specify:

	a)	Any corrective action or investigation which the approval holder has already taken.
	b)	The potential impacts of the **incident** and/or non-compliance and/or non-compliance.
	c)	The method and timing of any corrective action that will be undertaken by the approval holder.
INDEPENDENT AUDIT		
Original dated 17 April 2023	46)	The approval holder must ensure that an **independent audit** of compliance with these conditions is conducted for every three-year period following the **commencement of the action** until this approval expires, unless otherwise specified in writing by the **Minister**.
Original dated 17 April 2023	47)	For each **independent audit**, the approval holder must:
	a)	Provide the name and qualifications of the nominated **independent** auditor, the draft audit criteria, and proposed timeframe for submitting the **audit report** to the **department** prior to commencing the **independent audit**.
	b)	Only commence the **independent audit** once the nominated **independent** auditor, audit criteria and timeframe for submitting the **audit report** have been approved in writing by the **department**.
	c)	Submit the **audit report** to the **department** for approval within the timeframe specified and approved in writing by the **department**.
	d)	Publish each **audit report** on the **website** within 15 **business days** of the date of the **department's** approval of the **audit report**.
	e)	Keep every **audit report** published on the **website** until this approval expires.
Original dated 17 April 2023	48)	Each **audit report** must report for the three-year period preceding that **audit report**.
Original dated 17 April 2023	49)	Each **audit report** must be completed to the satisfaction of the **Minister** and be consistent with the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines* (Commonwealth of Australia 2019).
COMPLETION OF STAGES AND THE ACTION		

Original dated 17 April 2023	50) The approval holder must notify the **department** electronically 60 **business days** prior to the expiry date of this approval, that the approval is due to expire.
Original dated 17 April 2023	51) Within 20 **business days** after the completion of **Stage 1**, and, in any event, before this approval expires, the approval holder must notify the **department** electronically of the date of the completion of **Stage 1**.
Original dated 17 April 2023	52) Within 20 **business days** after the completion of **Stage 2**, and, in any event, before this approval expires, the approval holder must notify the **department** electronically of the date of the completion of **Stage 2**.
Original dated 17 April 2023	53) Within 20 **business days** after the **completion of the action**, and, in any event, before this approval expires, the approval holder must notify the **department** electronically of the date of **completion of the action** and provide **completion data**.

Part C - Definitions

date of decision	**definitions attached to approval**
In these conditions any **bolded** use of a word or term refers to the below definition of that word or term:	
Original dated 17 April 2023	**Annual nomination round** means the annual invitation for nominations for the Commonwealth Heritage List made by the **Minister** under section 341H of the **EPBC Act**.
Original dated 17 April 2023	**Audit report** means a written report of compliance and fulfilment of the conditions attached to this approval, objectively evaluated against the audit criteria approved by the **department**.
Original dated 17 April 2023	**Australian Forestry School (former)** means the Commonwealth Heritage Listed Place**:** the Australian Forestry School (former), Banks St, Yarralumla, ACT, Australia (Place ID: 105426).
Original dated 17 April 2023	**Australian Forestry School (former) values** means the Commonwealth Heritage listed values of the **Australian Forestry School (former)**. **Note:** At the time of this decision, the listed values are specified on the **department's** Australian Heritage Database at www.environment.gov.au/cgi-bin/ahdb/search.pl by searching **'Australian Forestry School (former)**'.
Original dated 17 April 2023	**Australian Heritage Council** means the Australian Heritage Council as established under section 4 of the *Australian Heritage Council Act 2003* (Cth).

Original dated 17 April 2023	**Business day** means a day that is not a Saturday, a Sunday or a public holiday in the Australian Capital Territory.
Original dated 17 April 2023	**Clear** or **clearing** means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting, or burning of vegetation, unless for the purpose of **weed control** and/or **fire management**.
As varied on the date this instrument was signed	**Commence the action** or **commencement of the action** means the date on which the first instance of any activity associated with the action for **Stage 1** (including **clearing** and **construction**) is undertaken. Commencement of the action does not include physical disturbance necessary to: a) Undertake pre-clearance surveys or monitoring programs. b) Install signage and/or temporary fencing to prevent unapproved use of the **project area**. c) Protect environmental and property assets from fire, **weeds**, and feral animals, including use of existing surface access tracks. d) Install temporary site facilities for persons undertaking pre-commencement activities so long as these are located where they have no impact on any **protected matter**. e) Preparation of the photographic archival record so long as they have no impact on any **protected matter**. f) Undertaking geotechnical investigations if it causes only minor physical disturbance and is required well in advance of site works to inform design. g) Removal of buildings and trees prior to **commencement of the action** in accordance with Attachment C.
Original dated 17 April 2023	**Completion data** means an environmental report and spatial data clearly detailing how the conditions of this approval have been met. The **department's** chosen format for spatial data is a **shapefile**.
Original dated 17 April 2023	**Completion of the action** means the date on which all activities associated with this approval have permanently ceased and/or been completed.
Original dated 17 April 2023	**Compliance records** means all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval in the approval holder's possession, or that are within the approval holder's power to obtain lawfully.

Original dated 17 April 2023	**Compliance report** means a written report of compliance with, and fulfilment of, the conditions attached to this approval.
Original dated 17 April 2023	**Construction** means the erection of a building or structure that is, or is to be, fixed to the ground and wholly or partially fabricated on-site; the alteration, maintenance, repair or demolition of any building or structure; any work which involves breaking of the ground (including pile driving) or bulk earthworks; the laying of pipes and other prefabricated materials in the ground, and any associated excavation work; but excluding the installation of temporary fences and signage. Construction does not include pre-construction activities such as geotechnical studies or photographic archival recording.
Original dated 17 April 2023	**CSIRO** means the Commonwealth Scientific and Industrial Research Organisation.
Original dated 17 April 2023	**Department** means the Australian Government agency responsible for administering the **EPBC Act**.
Original dated 17 April 2023	**EPBC Act** means the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).
Original dated 17 April 2023	**EPBC Regulations** means the *Environment Protection and Biodiversity Conservation Regulations 2000* (Cth).
Original dated 17 April 2023	**Final preliminary documentation** means the assessment documents submitted to the **department** on 10 January 2023.
Original dated 17 April 2023	**Fire management** means preventative actions taken to prevent or reduce the risk of severity of fires before a fire occurs to protect life and property (e.g. routine fuel reduction burns, routine maintenance of fence lines, access roads or tracks, and existing firebreaks, and **weed control**).
Original dated 17 April 2023	**Golden Sun Moth** means the **EPBC Act** listed threatened species *Synemon plana*.
Original dated 17 April 2023	**Golden Sun Moth habitat** means habitat which supports the **Golden Sun Moth**, as described in the *Conservation Advice for Synemon plana (Golden Sun Moth)* (Commonwealth of Australia 2021). The location of known **Golden Sun Moth habitat** within the **project area** is represented in Attachment B by the zones enclosed within the green lines, shaded with green hatching and labelled 'Confirmed Golden Sun Moth Habitat'.
Original dated 17 April 2023	**Incident** means any event which has the potential to, or does, impact on any **protected matter** other than as authorised by this approval.

Original dated 17 April 2023	**Independent** means a person or firm who does not have any individual, financial*, employment* or family affiliation or any conflicting interests with the action, the approval holder or the approval holder's staff, representatives, or associated persons. *Other than for the purpose of undertaking the role for which an independent person is required.
Original dated 17 April 2023	**Independent audit** means an audit conducted by an **independent** and **suitably qualified person** as detailed in the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines* (Commonwealth of Australia 2019).
Original dated 17 April 2023	**Interpreting Heritage Places and Items Guidelines** means the document titled *Interpreting Heritage Places and Items Guidelines* (NSW Heritage Office 2005).
Original dated 17 April 2023	**Material** means the physical material of the Caretaker's Cottage which contributes to the **Australian Forestry School (former) values** and **The CSIRO Forestry Precinct values**, including but not limited to roof tiles, floorboards, internal timber beams, and bricks.
Original dated 17 April 2023	**Minister** means the Australian Government Minister administering the **EPBC Act**, including any delegate thereof.
Original dated 17 April 2023	**New or increased impact** means any direct or indirect increase in the impacts of an action; an increase to the likelihood of an impact occurring; and/or a reduction to the monitoring or mitigation measures for a **protected matter** as outlined in the document titled *Guidance on 'new or increased impact' relating to changes to approved management plans under EPBC Act environmental approvals* (Commonwealth of Australia 2017).
Original dated 17 April 2023	**Photographic Recording of Heritage Items Using Film or Digital Capture** means the document titled *Heritage Information Series: Proctographic Recording of Heritage Items Using Film or Digital Capture* (NSW Heritage Office 2006).
Original dated 17 April 2023	**Project area** means the location of the action, represented in Attachment A by the zone enclosed by the red dotted line labelled 'Project Area'.
Original dated 17 April 2023	**Protected matter(s)** means a matter protected under a controlling provision in Part 3 of the **EPBC Act** for which this approval has effect. For this approval, protected matters are: • the **Golden Sun Moth** • the **Australian Forestry School (former) values**

	• **The CSIRO Forestry Precinct values** • the whole of the environment due to the action being taken on Commonwealth Land (sections 26 and 27 of the **EPBC Act**)
Original dated 17 April 2023	**Retained significant heritage plantings** mean the **significant heritage plantings** for which 'To be retained' is specified in the column headed 'Action' in Attachment C.
Original dated 17 April 2023	**Sensitive ecological data** means data as defined in the **department's** *Sensitive Ecological Data – Access and Management Policy V1.0* (Commonwealth of Australia 2016).
Original dated 17 April 2023	**Shapefile(s)** means location and attribute information about the action provided in an Esri shapefile format. Shapefiles must contain '.shp', '.shx', '.dbf' files and a '.prj' file that specifies the projection/geographic coordinate system used. Shapefiles must also include an '.xml' metadata file that describes the shapefile for discovery and identification purposes.
Original dated 17 April 2023	**Significant heritage plantings** mean tree plantings and groupings described in **The CSIRO Forestry Precinct values** and the **Australian Forestry School (former) values**.
Original dated 17 April 2023	**Southern patch of Golden Sun Moth habitat** means the 0.33 hectare area represented in Attachment B by the zone enclosed within the green line and shaded with green crosshatching labelled 'Retained Southern Patch of Golden Sun Moth habitat'.
Original dated 17 April 2023	**Stage 1** means undertaking the action within the **Stage 1 area** and the undertaking of the actions and mitigation measures specified in Attachment C for which 'Stage 1' is specified in the column headed 'Stage'.
Original dated 17 April 2023	**Stage 1 area** means the area represented in Attachment A by the zone enclosed within the red dotted line labelled 'Stage 1', but excluding the **Stage 2 area**.
Original dated 17 April 2023	**Stage 2** means undertaking the action within the **Stage 2 area** and the undertaking of the actions and mitigation measures specified in Attachment C for which 'Stage 2' is specified in the column headed 'Stage'.
Original dated 17 April 2023	**Stage 2 area** means the area represented in Attachment A by the zone enclosed within the blue solid line labelled 'Stage 2'.

Original dated 17 April 2023	**Submitted to the Nominations Manager** means submitting a completed Commonwealth Heritage Listing Nomination Form along with supporting materials to the Nominations Manager at heritage@dcceew.gov.au.
Original dated 17 April 2023	**Suitably qualified arborist** means a person who has professional qualifications, training, skills and/or experience related to arboriculture (i.e. cultivation and management of trees, including health and wellbeing) and/or landscape architecture (i.e. planning, design, management, and nurturing of the built and natural environments) and can give authoritative independent assessment, advice and analysis on performance relative to the subject matter using the relevant protocols, standards, methods and/or literature.
Original dated 17 April 2023	**Suitably qualified heritage expert** means a person who has professional qualifications, training, skills and/or experience related to built heritage (i.e. conservation and management) and can give authoritative independent assessment, advice and analysis on performance relative to the subject matter using the relevant protocols, standards, methods and/or literature.
Original dated 17 April 2023	**Suitably qualified person** means a person who has professional qualifications, training, skills and/or experience related to the nominated subject matter and can give authoritative independent assessment, advice and analysis on performance relative to the subject matter using the relevant protocols, standards, methods and/or literature.
Original dated 17 April 2023	**Temporary exclusion fencing** means temporary fencing that prevents the entry of people, materials and vehicles (other than for the sole purpose of complying with the conditions of this approval).
Original dated 17 April 2023	**The Burra Charter Practice Note on Interpretation** means the document titled *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013 Practice Note on Interpretation* (Australia ICOMOS Incorporated 2013).
Original dated 17 April 2023	**The CSIRO Forestry Precinct** means the Commonwealth Heritage Listed Place: The CSIRO Forestry Precinct, Banks St, Yarralumla, ACT, Australia (Place ID: 105595).
Original dated 17 April 2023	**The CSIRO Forestry Precinct values** means the Commonwealth Heritage listed values of **The CSIRO Forestry Precinct**. **Note:** At the time of this decision, the listed values are specified on the **department's** Australian Heritage Database at www.environment.gov.au/cgi-bin/ahdb/search.pl by searching '**The CSIRO Forestry Precinct**'.
Original dated 17 April 2023	**Tree Protection Zone(s)** means the area under the canopy of the tree, the two-metre-wide area surrounding the vertical projection of the canopy and the four-metre-wide area surrounding the trunk as

	measured at one metre above natural ground level, as described in the *Tree Protection Act 2005* (ACT).
Original dated 17 April 2023	**Website** means a set of related web pages located under a single domain name attributed to the approval holder and available to the public.
Original dated 17 April 2023	**Weed(s)** means of invasive species, including Weeds of National Significance, within and adjacent to the **project area**. Weed(s) do not include invasive plant species and Weeds of National Significance within **Golden Sun Moth habitat**.
Original dated 17 April 2023	**Weed control** means activities to kill, remove or prevent the spread of **weeds**.

date of decision	**Annexures**
Original dated 17 April 2023	Attachment A Project Area and indicative Staging Plan
Original dated 17 April 2023	Attachment B Golden Sun Moth habitat within the project area
As varied on the date this instrument was signed	Attachment C Summary of Impacts Table
Original dated 17 April 2023	Attachment D Tree and Group Location Plan

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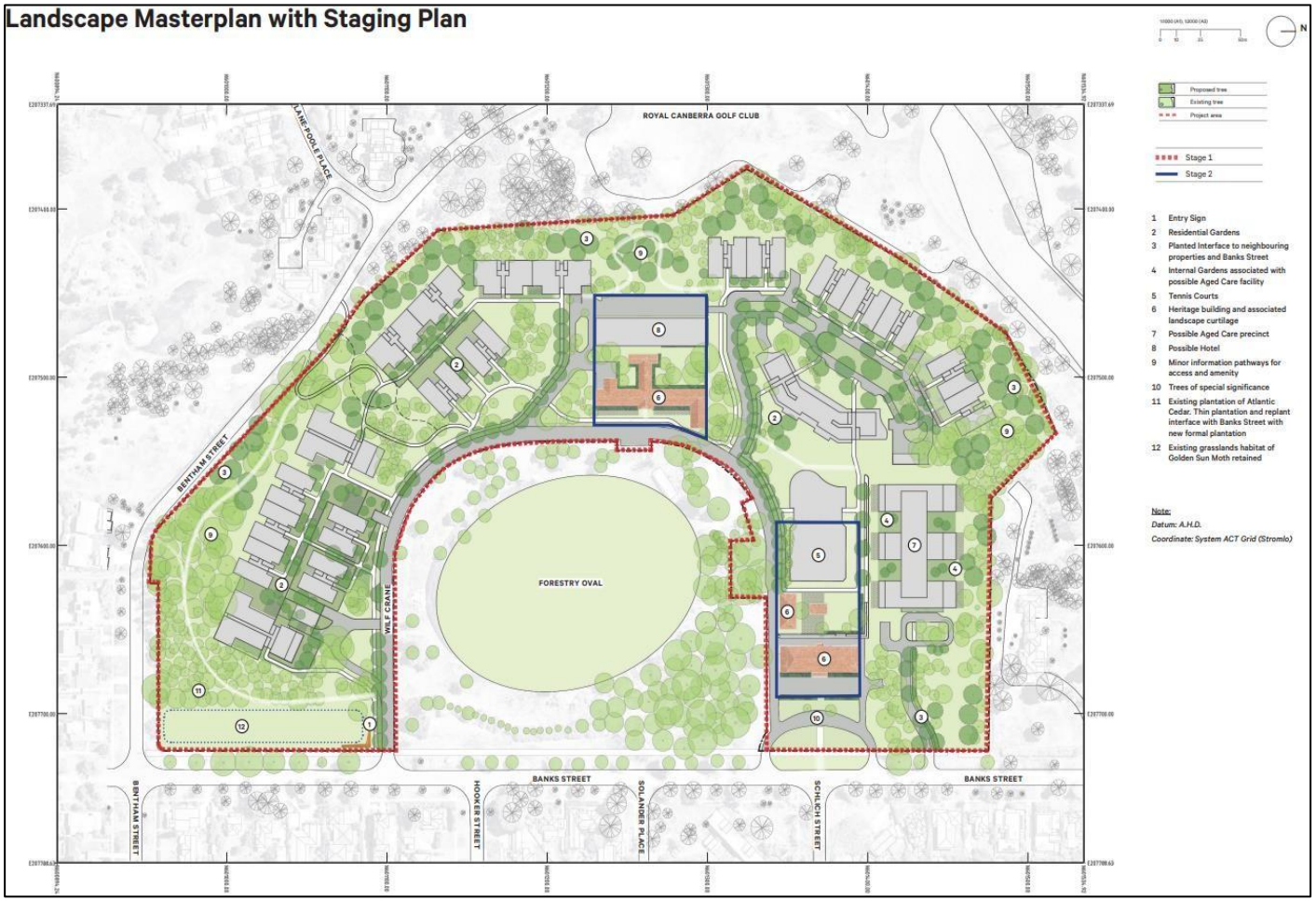
Attachment A – Project Area and indicative Staging Plan



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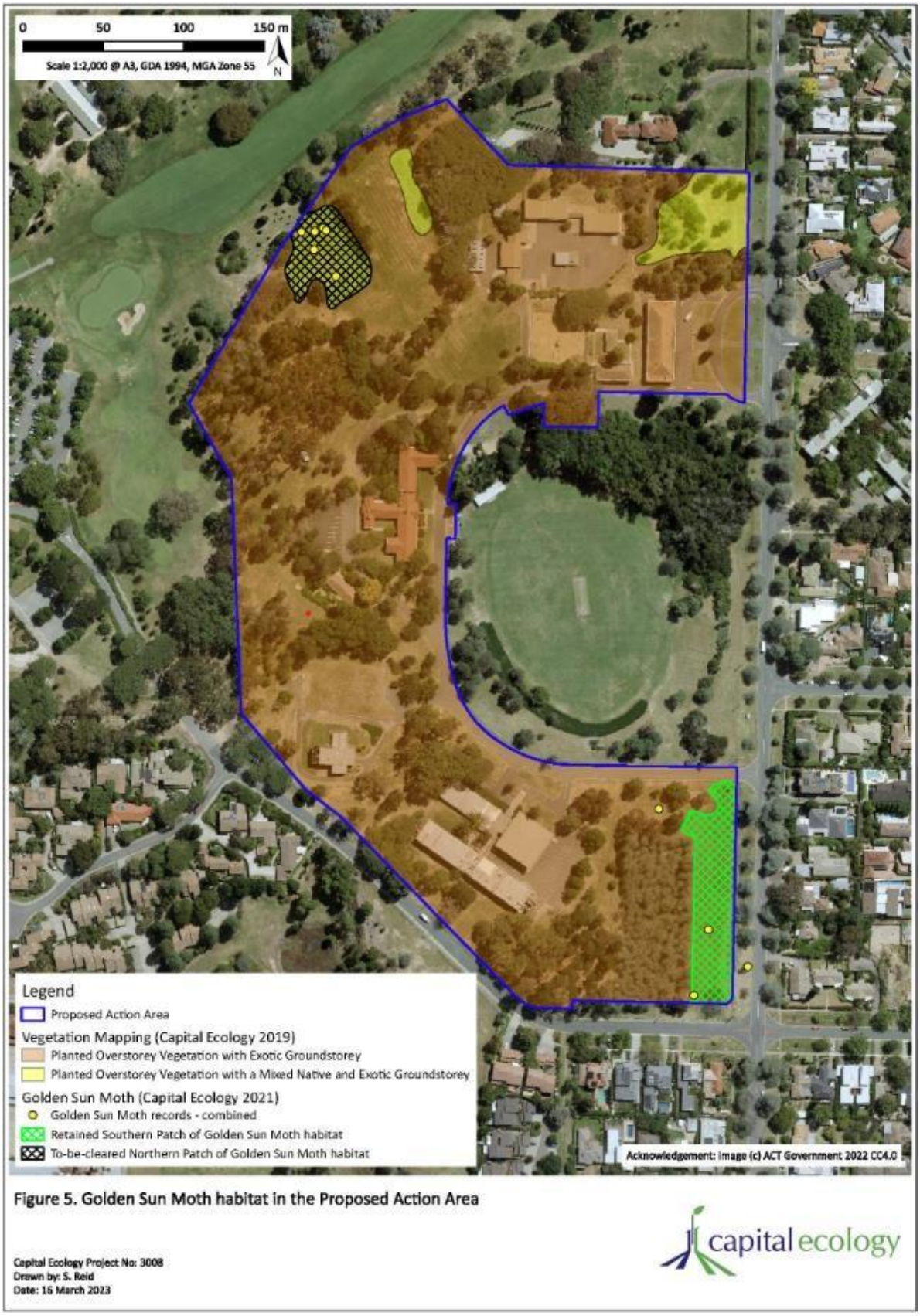
Attachment B – Golden Sun Moth habitat within the project area



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Attachment C – Summary of Impacts Table

Adapted from *Table 4.1 Final Heritage Impact Assessment Summary* of the *CSIRO Yarralumla (Forestry Place) EPBC Referral Preliminary Documentation – Heritage Response* (dated 24 August 2022) of the **final preliminary documentation**.

Heritage Attribute	**Action**	**Mitigation Measure**	**Stage**
Caretaker's Cottage	Demolition/Removal	• Archival photographic recording • Interpretation plan • Salvage and reuse plan • Interpretive signage	Stage 1
CSIRO Divisional Headquarters	Demolition/Removal	• Archival photographic recording • Interpretive signage	Prior to commencement of the action
Controlled Environment Laboratory	Demolition/Removal	• Archival photographic recording • Interpretive signage	Prior to commencement of the action
Nursery (former)	Demolition/Removal	• Archival photographic recording • Interpretive signage	Stage 1
Chir Pine (north-east of building 3 (Attachment D Group 6))	To be retained	• **Temporary exclusion fencing** • Employ **Tree Protection Zone** • Interpretive signage	Stage 1

Spotted Gum (south-east of building 3 across access road (Attachment D Tree 1378))	To be retained	• **Temporary exclusion fencing** • Employ **Tree Protection Zone** • Interpretive signage	Stage 1
Canary Island Palm (planted around building group 1 (Attachment D Group 5))	To be retained	• **Temporary exclusion fencing** • Employ **Tree Protection Zone** • Interpretive signage	Stage 1
Pine species including Aleppo Pine/Calabrian Pine/Michocan Pine/Douglas Pine (Attachment D Group 4) (planted around building group 1)	To be retained	• **Temporary exclusion fencing** • Employ **Tree Protection Zone** • Interpretive signage	Stage 1
Ponderosa Pine (Attachment D TGLP Group 19 & 20) (either side of AFS building and north of Service Yard Group)	To be retained	• **Temporary exclusion fencing** • Employ **Tree Protection Zone** • Interpretive signage	Stage 1
Pin Oaks/Pine species (along southern end of Wilf Crane Crescent (Attachment D Trees 84 to 88))	To be retained	• **Temporary exclusion fencing**	Stage 1
Pin Oak (Attachment D Group 8) (north of Glasshouse Complex)	To be retained	• **Temporary exclusion fencing** • Employ **Tree Protection Zone** • Interpretive signage	Stage 1
Flooded Gum or Rose Gum (East of building 3 (Attachment D Trees 1494 and 1495))	To be retained	• **Temporary exclusion fencing**	Stage 1

Atlas Cedar (Attachment D Group 1) (east of building group 1 near Bentham Street)	Removal	• Interpretive signs • Include species in replanting program	Prior to commencement of the action
Monterey Pine groupings scattered throughout (Attachment D Group 3 & 10))	Removal	• Interpretive signs • Some timber incorporated in either the new buildings, adaptive reuse of heritage buildings or as park benches within the **project area** • Replace some groupings with native alternatives	Prior to commencement of the action
Giant Sequoia (east façade of building 1 (Attachment D Trees 90 and 91))	Removal	• Include species, or alternative suitable species as determined by a **suitably qualified arborist**, in replanting program	Prior to commencement of the action
Kurrajong (large planting group located west of building 4) (Attachment D Group 9)	Partial removal	• Interpretive signs • Include species in replanting program	Stage 1
Pin oak (scattered south-east of building 1 of group (Attachment D Trees 93 to 95 and 206 to 210))	Removal	• Include species in replanting program	Prior to commencement of the action
She-Oak (Casuarina) (Attachment D Trees 1260 to 1262)	Partial removal	• Some timber to be incorporated in either the new buildings, adaptive reuse or heritage buildings or as park benches within the project area. • Include species in replanting program	Stage 1

Stone Pine (Attachment D Group 18) (west of building 13)	Removal	• Interpretive signs • Include species in replanting program	Prior to commencement of the action
English Oak (Attachment D Group 7) (east of Glasshouse Complex) Trees 1526-1536	Removal	• Include species in replanting program	Prior to commencement of the action
Mexican Cypress (within the wings of building 1 (Attachment D Tree 1478/1479)	Removal	• Include species, or alternative suitable species as determined by a **suitably qualified arborist**, in replanting program	Prior to commencement of the action
Roman Cypresses (east façade of AFS building (Attachment D Tree 305 and 306))	To be retained	• **Temporary exclusion fencing**	Stage 1 and 2
Roman Cypresses (north of AFS building (Attachment D Group 20))	To be retained	• **Temporary exclusion fencing** • Employ **Tree Protection Zone**	Stage 1 and 2
Tasmanian Blue Gum (West elevation AFS building (Attachment D Tree 585)	To be retained	• **Temporary exclusion fencing**	Stage 1 and 2
Bunya Pine (between north elevation of building 10 and building 17 (Attachment D Tree 581))	To be retained	• **Temporary exclusion fencing**	Stage 1 and 2

Claret Ash (west elevation (behind) Australian Forestry School)	To be retained	• **Temporary exclusion fencing**	Stage 1 and 2
Stone Pine (Attachment D TGLP Group 22) (north boundary of Tennis Court (30))	To be retained	• **Temporary exclusion fencing** • Employ **Tree Protection Zone** • Interpretive signage	Stage 1 and 2
Australian Forestry School (AFS)	Continued or Adaptive Reuse	• Heritage Impact Assessment • Interpretive signage	Stage 2
Industrial Museum/Forestry and Timber Bureau Offices	Adaptive Reuse	• Heritage Impact Assessment • Interpretive signage	Stage 2
Former Seeds Store	Adaptive Reuse	• Heritage Impact Assessment • Interpretive signage	Stage 2
Forestry House	Adaptive Reuse	• Heritage Impact Assessment • Interpretive signage	Stage 2
Tennis Courts	Refurbishment/ Continued use	• Retain original use • Interpretive signage	Stage 2

Other Tree Groups	Action	Mitigation Measure	Stage
Group 12 trees (see Attachment D)	Removal	• Not applicable (not a heritage attribute)	Prior to commencement of the action
Group 13 and 13A trees (see Attachment D)	Removal	• Not applicable (not a heritage attribute)	Prior to commencement of the action
Group 14 trees (see Attachment D)	Removal	• Not applicable (not a heritage attribute)	Prior to commencement of the action
Group 15 trees (see Attachment D)	Removal	• Not applicable (not a heritage attribute)	Prior to commencement of the action
Group 16 trees (see Attachment D)	Removal	• Not applicable (not a heritage attribute)	Prior to commencement of the action
Group 17 trees (see Attachment D)	Removal	• Not applicable (not a heritage attribute)	Prior to commencement of the action

Group 21 trees (see Attachment D)	Removal	• Not applicable (not a heritage attribute)	Prior to commencement of the action
Group 24 trees (see Attachment D)	Removal	• Not applicable (not a heritage attribute)	Prior to commencement of the action

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Attachment D – Tree Group and Location Plan

Attachment D – Tree and Group Location Plan

