

7 September 2022

Our ref: 21SUT19269

FDC Fitout & Refurbishment (NSW) Pty Ltd
22 - 24 Junction Street,
Forest Lodge,
NSW 2037

Attention: George Karvountzis

Dear George,

SSD-9726 Modification Report Review and Microbat Management Update

Eco Logical Australia Pty Ltd (ELA) was engaged by FDC Fitout & Refurbishment to prepare and implement a Microbat Management Plan (MMP) (ELA 2021a) for APP on behalf of the Sydney Swans. This plan was approved by the Environment Energy and Science Group (EES) in the Department of Planning, Industry, and Environment. Pre-construction mitigation and management measures were implemented in August 2021, with the outcomes detailed in a letter provided on 19 August 2021 (ELA 2021b) consistent with the approved MMP to meet SSDA conditions B2 and B3.

ELA understands that the Sydney Swans have applied for an SSD modification as a result of the COVID-pandemic causing a temporary pause on the achievement of the project outcomes and minor internal refinements in response to feedback received from the Sydney Swans and industry partners on the revised needs for the project. The modifications relevant to the potential roost sites include:

- Reduction in extent of rooftop skylights.
- Retention of part of existing roof structure (rather than full replacement as approved).

ELA have reviewed the SSD Modification report (Urbis 2022) and assessed the changes in impacts to microbats as a result of design changes.

Microbats have already been excluded from the roof void from 14 August 2021 (ELA 2021b), and all entry / exit points sealed to prevent microbats from entering during construction. This sealing is being maintained by FDC, eliminating the risk of microbats being disturbed or injured during construction works. The MMP has stated that the roof void which microbats may use for roosting after works are completed will be preserved throughout the construction, minimising the long-term loss of roosting habitat. Retaining the roof structure and reducing the extent across which skylights will be installed, will further minimise the loss of and disturbance to roosting habitat in the building and so further reduce

any potential impacts on microbats. The MMP has been updated to reflect the change in redevelopment design.

Please contact me at Julia.ryeland@ecoaus.com.au or 0408917675 if additional information is required.

Regards,

A handwritten signature in dark ink, appearing to read 'Ryeland', enclosed within a hand-drawn oval.

Dr Julia Ryeland
Ecologist

REFERENCES

Eco Logical Australia 2021a. Sydney Swans Headquarters, Moore Park Microbat Management Plan 2021. Prepared for APP Corporation Pty Limited.

Eco Logical Australia 2021b. Sydney Swans HQ Microbat Exclusion. Prepared for APP Corporation Pty Limited.

Urbis 2022. SSD-9726 Modification Report – Adaptive Reuse of the Royal Hall of Industries. Prepared for Sydney Swans Limited.