



Our ref: DOC22/510108-4

Your ref: RZ/10/2021

Elsa Berger

Strategic Landuse Planner  
Lake Macquarie City Council  
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Dear Elsa,

**Request for comment – 482 Bushells Ridge Road, Wyee planning proposal – Lake Macquarie LGA**

I refer to your planning portal request, dated 21 June 2022, seeking input into the 482 Bushells Ridge Road, Wyee planning proposal. This proposal directly related to the rezoning of Lot 171 DP 1212974 under the Lake Macquarie Local Environmental Plan 2014. This proposal seeks to rezone approximately 5.234 hectares of land from SP2 Infrastructure to R2 Low Density Residential.

Biodiversity and Conservation Division's (BCD) has reviewed the draft planning proposal, dated March 2022 and relevant appendices.

BCD's detailed comments are provided in **Attachment A**. BCD has no comments regarding flooding and flood risk. If you require any further information regarding this matter, please contact Jayme Lennon, Senior Conservation Planning Officer, on 9585 6935 or via email at [huntercentralcoast@environment.nsw.gov.au](mailto:huntercentralcoast@environment.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Crick'.

**STEVEN CRICK**  
**Senior Team Leader Planning**  
**Hunter Central Coast Branch**  
**Biodiversity and Conservation Division**

**20 July 2022**

Enclosure:      Attachments A

## BCD's detailed comments

### 482 Bushells Ridge Road, Wyee planning proposal

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#### Biodiversity

##### 1. Artificial structures could provide habitat for threatened species

BCD notes that the unused artificial structures were constructed approximately seven years ago and could provide habitat for threatened species including microchiropteran bats and amphibians. Several microchiropteran bat species which are known to roost in artificial habitat were detected onsite in the Ecological Assessment Report (EAR) dated November 2018 including the large-eared pied bat (*Chalinolobus dwyeri*), little bent-wing bat (*Miniopterus australis*), large bent-wing bat (*Miniopterus orianae oceanensis*). Southern myotis (*Myotis Macropus*) was not detected during the surveys that informed the EAR, however recent records do occur near the subject site. These species all have the potential to utilise suitable artificial structures.

Additionally, the Wallum froglet (*Crinia tinnula*) was detected in the EAR. If there are any standing water bodies because of these structures, these may provide habitat for this species.

##### Recommendation 1

BCD recommends that an artificial habitat assessment is undertaken, and a wildlife management plan is developed if required to appropriately manage any identified impacts.