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19 June 2023

Lynda Hirst
Principal Strategic Planner
Central Coast Council

Via Planning Portal

Dear Lynda

60 Wyong Road & 68 Tonkiss Street Tuggerah - Tuggerah Gateway Site - Scentre Group - rezoning and multi-use facility

I am writing to you in reply to your invitation to the NSW Environment Protection Authority (EPA) to comment on the Tuggerah Gateway Site.

The EPA understands that the proposal seeks to amend the Wyong Local Environment Plan 2013 by introducing revised planning controls for residential and commercial zoning.

Based on the information provided, the EPA has no comment on this proposal and no further consultation is required. This is because:

- the proposal is unlikely to lead to activities that will constitute a scheduled activity under Sch 1 of the *Protection of the Environment Operations Act* (1997) and so, will not require an Environment Protection Licence under this Act;
- the proposal is unlikely to lead to activities that will be undertaken by or on behalf of a NSW public authority, nor are there likely to be other activities for which the EPA is the appropriate regulatory authority; and
- the site is not being regulated by the EPA under the *Contaminated Land Management Act* 1997 (CLM Act).

The EPA notes that the [State Environmental Planning Policy \(Resilience and Hazards\) 2021](#) requires the assessment of potential land contamination resulting from past land-use to determine whether the land is suitable for its proposed use or will require remediation. Under section 60 of the CLM Act, the EPA must be notified of any contamination that meets certain triggers. These are outlined in the [Guidelines on the duty to report contamination under the Contaminated Land Management Act 1997](#).

Should you require clarification of any of the above please contact Justin Hillis on (02) 9585 6840 or email environmentprotection.planning@epa.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink that reads 'DAMIEN ROSE'.

Damien Rose
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