

Department of Planning and Environment



Contact: Department of Planning and Environment-Water

Phone: 1300081047

Email: waterlicensing.servicedesk@dpie.nsw.gov.au

Our ref: IDAS-2025-10128

Your ref: DA25/0011

30 May 2025

The General Manager
TWEED SHIRE COUNCIL
10-14 TUMBULGUM ROAD MURWILLUMBAH 2484

Attention: Hannah Van de Werff

Uploaded to the ePlanning Portal

Dear Sir/Madam

Re: IDAS-2025-10128 - Request for additional information
Dev Ref: DA25/0011
Description: ? Subdivision of the land (by way of Torrens title) into 216 residential lots and a future development lot.
? Civil works (including bulk earthworks, the provision of services and the construction of roads, a sewer pump station and a stormwater management system).
? The construction of, and use of land for, an environmental facility, recreation areas and environmental protection works.
? The use of land for a stormwater management system, a sewer pump station and roads.
Location: Lot 13, DP1264394, 13 HENRY LAWSON DRIVE TERRANORA 2486
Lot 3, DP622318, 127-137 MAHERS LANE TERRANORA 2486

The Department of Planning and Environment-Water has reviewed documents for the above development application. An initial review of the material provided indicates that additional information relevant to issuing General Terms of Approval is needed in order for the Department of Planning and Environment-Water to complete the assessment.

Department of Planning and Environment-Water requests that Council stop the clock as of the date of this letter.

The following additional information is required:

- Please provide a plan showing the demarcation of waterfront land, which includes wetland and mapped watercourses, the designated vegetated riparian zones (VRZ) (which includes 40m VRZ for a wetland) and any encroachments and offsets as per the guidelines. [Guidelines for controlled activity approvals | NSW Government Water](#)

Clause 67 of the Regulation allows the department to specify a reasonable period within which the information requested must be provided. In this case, the department considers 30 days from the date of this letter as a reasonable period of time within which the requested information must be provided.

The applicant should notify the department, in writing, of their intent to provide the requested information or to arrange for a suitable period to supply this information.

Please direct any questions or correspondence to Charity Nichols at charity.nichols@dpie.nsw.gov.au , and cc waterlicensing.servicedesk@dpie.nsw.gov.au.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Pahlow', with a stylized, flowing script.

For
Patrick Pahlow
Team Leader
Licensing and Approvals
Department of Planning and Environment-Water