

Our ref: OUT26/1760

Fiona Dowler
Planning Group
NSW Department of Planning, Housing and Infrastructure
Email: fiona.dowler@dpie.nsw.gov.au

17/02/2026

Subject: Mixed Use Development Bells Boulevard Kingscliff (SSD-83069459) (Tweed Shire) –
Environmental Impact Statement (EIS)

Dear Fiona Dowler,

I refer to your request for advice sent on 28 January 2026 to the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) Water Group about the above matter.

NSW DCCEEW Water Group has reviewed the EIS and has a recommendation regarding demonstrating an adequate and secure water supply to meet project demands during construction and operation.

Please see **Attachment A** for details.

Should you have any further queries in relation to this submission please do not hesitate to contact the Water Assessments team at water.assessments@dcceew.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read "T. Baker".

Tim Baker,
A/Manager, Water Assessments, Planning and Knowledge Division
NSW Department of Climate Change, Energy, the Environment and Water

Attachment A

Detailed advice to DPHI Planning & Assessment regarding the Mixed Use Development Bells Boulevard Kingscliff (SSD-83069459) (Tweed Shire) – Environmental Impact Statement (EIS)

1.0 Water supply, take and licensing

1.1 Recommendation – pre-determination

The Department of Planning, Housing and Infrastructure (DPHI) should request the proponent to demonstrate an adequate and secure water supply to meet project demands during construction and operation.

Explanation

The proponent has not confirmed if Tweed Shire Council has been consulted to determine network availability to meet site water demands to support the project. This must be clarified to demonstrate sufficient a viable water supply is available for the project.

End Attachment A
