

Our ref: Mixed-use development with in-fill affordable housing, 164 - 194 William Street, Woolloomooloo (SSD-80211463)

Mr John Fitzgerald  
Senior Development Manager  
William Street Residential PTY LTD  
Level 8, 123 PITT STREET  
SYDNEY NSW 2000

14 November 2025

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Subject: Response to Submissions

Dear Mr Fitzgerald

The exhibition of the development application and environmental impact statement (EIS) for the mixed-use development with in-fill affordable housing, located at 164 - 194 William Street, Woolloomooloo (SSD-80211463) ended on 13 November 2025.

We have placed all submissions on the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/mixed-use-development-fill-affordable-housing-164-194-william-street-woolloomooloo>.

The Department of Planning, Housing and Infrastructure (the Department) has not yet received advice from Transport for New South Wales and the Conservation Programs, Heritage and Regulation team of the Department of Climate Change, Energy, Environment and Water. These responses will be provided to you once received.

The Department is also considering the proposal as outlined in your EIS and will separately forward you a list of the key issues to be addressed.

We now require a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021.

The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

We also require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report.

The Department also received feedback from the community (outside of the exhibition process) that related to view loss and traffic. The Department considers these issues to be significant and requires a response on how these issues will be addressed. Please provide a response to these issues in the submissions report. A copy of the feedback will be separately forwarded to you.

Please lodge your submissions report by 14 January 2026 via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

Department of Planning, Housing and Infrastructure



If you have any questions, please contact Michelle Niles, on 9274 6272 or via email at [michelle.niles@planning.nsw.gov.au](mailto:michelle.niles@planning.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "Keith Ng".

**Keith Ng**

Team Leader

Affordable Housing Assessments

as delegate for the Planning Secretary