

Our Ref: ID 3717  
Your Ref: SSD-82548708

18 March 2026

Prity Cleary  
Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
Parramatta NSW 2124

Via Major Portal

email: [prity.cleary@planning.nsw.gov.au](mailto:prity.cleary@planning.nsw.gov.au)  
CC: [shelly.stingmore@one.ses.nsw.gov.au](mailto:shelly.stingmore@one.ses.nsw.gov.au)

Dear Prity,

**State Significant Development Application for Residential Flat Building with Infill  
Affordable Housing 24, 26 & 28 Middle Harbour Road, Lindfield**

Thank you for the opportunity to provide advice on the Response to Submissions Report for the State Significant Development Application for 24, 26 & 28 Middle Harbour Road, Lindfield. It is understood that the proposed development includes:

- demolition of existing structures.
- Associated tree removal.
- Associated bulk earthworks, involving cut and fill works.
- Construction of a nine-storey residential flat building comprising 93 residential units (of which 20 will be affordable housing and 32 will be build to rent housing) with 184 basement car parking spaces.
- Associated services and infrastructure installation/augmentation.
- Associated landscaping.

We have reviewed the following documents provided as part of the preparation of our advice.

- Willow Tree Planning, 2026, Response to submissions report
- WMS, December 2025, Flood Impact and Risk Assessment
- WMS, 2026, Response to NSW SES Feedback

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunami in NSW. This role includes planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

We refer to our previous correspondence dated 7 July 2025. We note and appreciate the amendments to the proposal including the consideration of the Probable Maximum Flood and site design to facilitate a horizontal evacuation strategy and have no further comments.

Please feel free to contact Kate Dawes via email at [rra@ses.nsw.gov.au](mailto:rra@ses.nsw.gov.au) should you wish to discuss any of the matters raised in this correspondence. The NSW SES would also be interested in receiving future correspondence regarding the outcome of this referral via this email address.

Yours sincerely,

A handwritten signature in black ink, reading 'Elspeth O'Shannessy', is positioned above the printed name.

Elspeth O'Shannessy  
Manager, Emergency Risk Assessment  
**NSW State Emergency Service**