

Our Ref: ID 3898
Your Ref: SSD-80211463

24 June 2026

Michelle Niles
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Via Major Portal

email: michelle.niles@planning.nsw.gov.au
CC: shelly.stingmore@one.ses.nsw.gov.au

Dear Michelle,

**Mixed use development with in-fill affordable housing, 164 - 194 William Street,
Woolloomooloo (Advice on Amendment Report)**

Thank you for the opportunity to provide advice on the Response to Submissions and Amendment for State Significant Development Application for the proposed Mixed use development with in-fill affordable housing, at 164 - 194 William Street, Woolloomooloo. It is understood that the proposed development includes a mixed-use precinct of four buildings and up to 225 apartments. The amendment seeks to:

- Consolidate affordable housing units into the William Street West building and a reduction in the number of units from 60 to 58.
- Layout and structural changes to façade and internal building features.
- Changes to building heights of the William Street East and William Street West buildings and roof terrace.
- Relocation or ground floor access and reconfiguration of ground floor spaces.

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

- Urbis, 2026, Response to Submissions and Amendment Report
- TTW, 2026, Flood RTS Response Letter

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 12 November 2025. NSW SES notes and appreciates the clarification that *“all basement openings are located at or above the PMF level.”*¹ We recommend the Department of Planning, Housing and Infrastructure requests the proponent to demonstrate consistency with the Shelter-in-Place Guideline prior to granting consent. Specifically, **consideration 8c** of the Shelter-in-Place Guideline should be addressed, *“the development is not subject to high hazard flooding or surrounding roadways are not subject to high hazard flooding”*.^{2 3}

You may also find the following Guidelines on the NSW SES website useful:

- [Reducing Vulnerability of Buildings to Flood Damage](#)
- [Designing Safer Subdivisions](#)
- [Managing Flood Risk Through Planning Opportunities](#)

Please feel free to contact Kate Dawes via email at 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,



Peter Cinque
Senior Manager, Emergency Risk Management
NSW State Emergency Service

¹ TTW, 2026, Flood RTS Response Letter, Page 2

² Department of Planning, Housing and Infrastructure, 2025, Shelter-in-place Guideline for Flash Flooding, Shelter-in-Place Considerations, Page 5

³ TTW, 2025, Flood Impact and Risk Assessment, Figure 26: PMF Hazard Levels at the Site Under Post-Development Conditions, Page 38