



1 October 2025

2250185

Kiersten Fishburn
Secretary
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street,
Parramatta NSW 2150

Dear Ms Fishburn,

Request for Industry-Specific SEARs 8A, 14 and 16 Buckingham Road, Killara

The letter has been prepared by Ethos Urban on behalf of Bridgewell and SLD Development ('the Applicant') to request industry-specific Secretary's Environmental Assessment Requirements (**SEARs**) from the Department of Planning, Housing and Infrastructure (**DPHI**).

Industry-specific SEARs are requested in order to enable and guide the preparation of an Environmental Impact Statement (**EIS**) for the purposes of a State Significant Development Application (**SSDA**) at 8A, 14 and 16 Buckingham Road, Killara. The SSDA will facilitate development for the purposes of a residential flat building including affordable housing.

This letter provides a description of the site, the proposed development and statutory planning considerations, including eligibility for the State Significant Development (**SSD**) and industry-specific SEARs pathways. It should be read in conjunction with the following:

- Preliminary Architectural Plans prepared by BKA Architecture (**Attachment A**); and
- EDC Statement prepared by Mitchell Brandtman (**Attachment B**).

1.0 Applicant Details

The Applicant's details are presented in **Table 1** below.

Table 1 Applicant Details

| | |
|-------------------|--------------------------------------|
| Applicant: | Bridgewell and SLD Development |
| Address: | 1A/5 Belmore Street Burwood NSW 2134 |
| ABN: | 676 068 518 |

2.0 Background

2.1 Planning Proposal (PP-2021-3494)

A planning proposal was submitted on 04 August 2021 seeking to amend the *Ku-ring-gai Local Environmental Plan 2015* (KLEP 2015) for land at 8A, 14 and 16 Buckingham Road, Killara to facilitate development for the purposes of a residential flat building:

- Rezoning from R2 Low Density Residential to R4 High Density Residential;
- Increased maximum height of building from 9.5m to RL 110.5 (centre) and RL 115.5 (east and west);
- Increased floor space ratio from 0.3:1 to 0.7:1;
- Increased minimum lot size from 840m² to 4,300m², with a site-specific provision requiring lot consolidation prior to development.

The planning proposal was recommended for Gateway Determination by the Ku-ring-gai Local Planning Panel on 26 April 2022, and subsequently recommended to proceed to exhibition on 5 July 2022. The amendments to the KLEP 2015 were published on 13 March 2023.

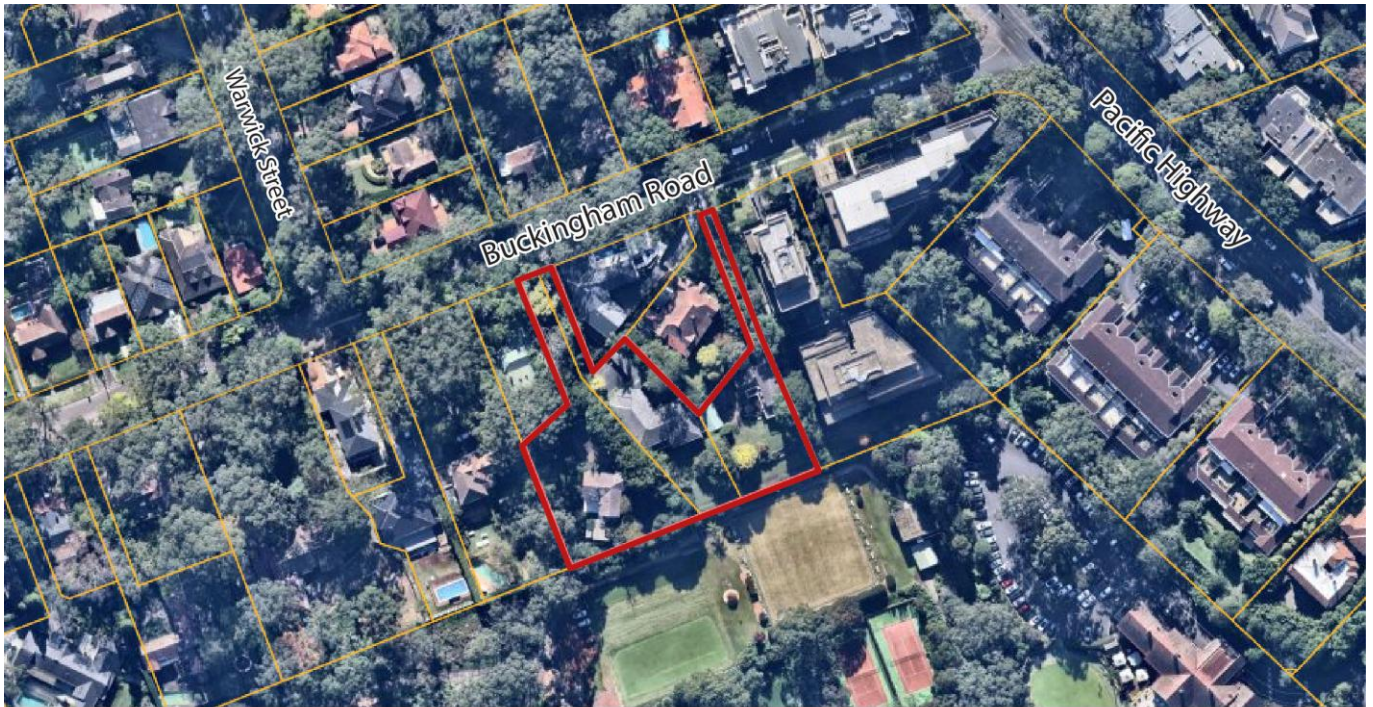
The proposal additionally required the preparation of a Site-Specific Development Control Plan (DCP), addressing built form, setbacks, heritage curtilage, and biodiversity protection. While the DCP does not apply to SSD pursuant to Section 2.10 of the Planning Systems SEPP, the guiding principles within will inform the development of the design.

3.0 Site Description

An overview of the key components of the site are described in **Table 2** below.

Table 2 Site Description

| Component | Description |
|-------------------------|---|
| Site Address | 8A, 14 and 16 Buckingham Road, Killara |
| Legal Description | Lot 2 in DP41401; Lot 4 in DP520573; Lot 3 in DP520573 |
| Land Ownership | Bridgewell and SLD Development |
| Zoning | R4 High Density Residential |
| Site Area | 4,989m ² |
| Street Frontages | Buckingham Road |
| Existing Development | The site currently comprises three (3) detached residential dwellings and associated landscaping. The western portion of the site is covered in dense vegetation. |
| Site Context | The site is situated within a predominantly low-density residential area, characterised by detached dwellings and a leafy streetscape. This transitions into medium-high density residential flat building developments (4-5 storeys) to the east of the site, along Pacific Highway. The site is located approximately 600m walking distance from Killara Station to the east. |
| Surrounding Development | <ul style="list-style-type: none"> • North: Low density residential development along Buckingham Road and Warwick Street with medium-high density residential development along Pacific Highway. • South: Killara Golf Course, with some areas rezoned from RE2 Private Recreation to R4 High Density Residential allowing for future three (3) storey development adjacent to the site. • East: Medium-high density residential development along Pacific Highway. Beyond is a mix of medium-high and low density development approaching Killara Station. • West: Low density residential development along Buckingham Road and Killara Golf Course beyond. |
| Heritage | The site is immediately adjacent to heritage-listed properties at 10 and 22 Buckingham Road, which are of local heritage significance. |



 Site Boundary

NOT TO SCALE



Figure 1 Site Aerial Map

Source: Nearmap, edits by Ethos Urban

4.0 Project Description

An overview of the key components of the project are described in **Table 3** below. The proposal seeks to accelerate the delivery of and obtain detailed development consent for a revised residential flat building development on the site including both market and affordable housing dwellings.

No variations to the development standards are sought.

A detailed description of development will be provided in the Environmental Impact Statement (EIS).

Table 3 Project Detail

| Component | Description |
|---------------------------------|--|
| Land Use/s | Residential |
| Project Description | Demolition of three (3) existing dwellings, site-preparation and enabling works (utility services upgrades, earthworks and access upgrades), and construction of a new a residential flat building of comprising 79 dwellings, including 15% for affordable housing for a period of 15 years (approx. 12 dwellings on site). |
| Building Height | 22.75m |
| Gross Floor Area (GFA) | 9,726.41sqm |
| Total Floor Space Ratio (FSR) | 1.95:1 |
| Affordable Housing Contribution | 15% of residential GFA for 15 years. |

5.0 Statutory Planning Considerations

The relevant statutory considerations at this stage of the project, including eligibility for the SSD and industry-specific SEARs pathways are outlined in **Table 4** below.

Table 4 Statutory Planning Considerations

| Component | Assessment |
|--|--|
| SSD Qualification | <p>Development consent will be sought under 'Division 4.7 - State Significant Development' of the Environmental Planning and Assessment Act 1979 (EP&A Act). Section 4.36(2) of the EP&A Act states that:</p> <p style="padding-left: 40px;"><i>A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.</i></p> <p>The proposed development is categorised as SSD under Schedule 1, section 26A(1) of <i>State Environmental Planning Policy (Planning Systems) 2021</i> (Planning Systems SEPP) as:</p> <ul style="list-style-type: none"> • It relates to development to which Chapter 2, Part 2, Division 1 of the Housing SEPP applies; • The development is residential development and has an EDC of more than \$75 million (refer to Attachment B); and • The development does not involve development prohibited under an environmental planning instrument applying to the land. <p>Section 4.5 of the EP&A Act and Section 2.7 of the Planning Systems SEPP stipulate that the consent authority is the Minister for Planning and Public Spaces (or the DPHI as their delegate).</p> |
| Permissibility | <p>Development for the purpose of a residential flat building is permissible with development consent in the R4 High Density Residential zone under the Ku-ring-gai Local Environmental Plan 2015. The proposed development is permitted with consent in this land use zone. In accordance with the provisions of Chapter 2, Part 2, Division 1, section 16 of the Housing SEPP, the proposed development for in-fill affordable housing applies for the following reasons:</p> <ul style="list-style-type: none"> • The residential development is permitted with consent in the R4 Zone under the Ku-ring-gai LEP. • At least 10% of the GFA is proposed to be provided as affordable housing. • All or part of the development is within an accessible area as it is within 800m walking distance of a public entrance to Killara railway station. |
| Eligibility for Industry-Specific SEARs | <p>Industry-specific SEARs only apply to SSD applications other than those that:</p> <ul style="list-style-type: none"> • would be designated development but for the Act, section 4.10(2), or • are partly prohibited by an environmental planning instrument (EPI), or • are wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5), or • are a concept DA for SSD. <p>None of the above will apply to the proposed development, hence the preparation of this industry-specific SEARs request.</p> |

5.1 State Environmental Planning Policy (Housing) 2021

5.1.1 Chapter 6 – Low and mid rise housing

The site benefits from the Low and mid rise (LMR) housing controls under Chapter 6 of the Housing SEPP. As demonstrated in **Figure 2**, the site is located wholly within the LMR outer area of Killara Station, being within 400-800m walking distance of a public entrance to the station. This permits the following key controls:

- A maximum floor space ratio of 1.5:1; and
- A maximum building height of 17.5m.

With the addition of the infill affordable housing bonus, the following controls apply to the site:

- A maximum floor space ratio of 1.95:1; and
- A maximum building height of 22.75m.

The EIS will contain a detailed assessment against the controls of the chapter.

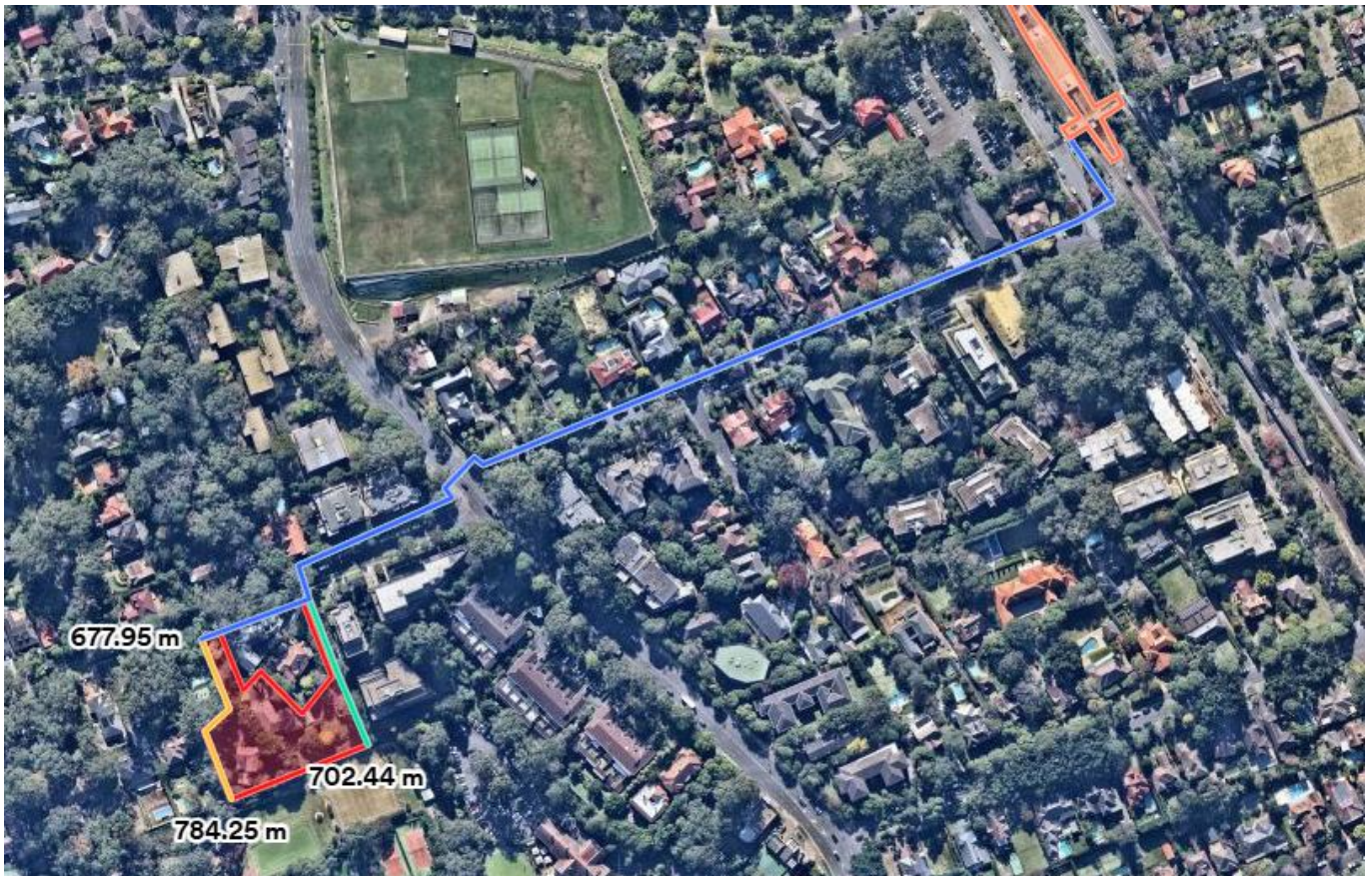


Figure 2 Distances measured from the public entrance to Killara Railway Station (Lot shown in red, Killara Station shown in orange)

Source: Nearmap, edits by Ethos Urban

5.1.2 Chapter 2 – Infill Affordable Housing

A preliminary assessment against the non-discretionary standards in Chapter 2, Part 2, Division 1, Section 19 of the Housing SEPP is undertaken in **Table 5**.

Table 5 Chapter 2, Part 2, Division 1, Section 19 of the Housing SEPP

| Development Standard | | |
|---|---|--|
| Clause 19 Non-discretionary development standards | (1) The object of this section is to identify development standards for particular matters relating to residential development under this division that, if complied with, prevent the consent authority from | The following standards set minimums that the consent authority cannot use to refuse consent. The proposed development adheres to the standards as per the following: <ul style="list-style-type: none"> • The site area is 4,790m². |

requiring more onerous standards for the matters.

Note—

See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.

- (2) The following are non-discretionary development standards in relation to the residential development to which this division applies—
- (a) a minimum site area of 450m²,
- (b) a minimum landscaped area that is the lesser of—
- (i) 35m² per dwelling, or
- (ii) 30% of the site area,
- (c) a deep soil zone on at least 15% of the site area, where—
- (i) each deep soil zone has minimum dimensions of 3m, and
- (ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site,
- (d) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter,
- (e) the following number of parking spaces for dwellings used for affordable housing—
- (i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces,
- (ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces,
- (iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space,
- (f) the following number of parking spaces for dwellings not used for affordable housing—
- (i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces,
- (ii) for each dwelling containing 2 bedrooms—at least 1 parking space,
- (iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,
- (g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,
- (h) for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces)—the minimum floor area specified in the Low Rise Housing Diversity Design Guide,
- (i) if paragraphs (g) and (h) do not apply, the following minimum floor areas—

- In excess of 15% of the site area is allocated for deep soil, in line with the minimum dimension.
- The Architectural Drawings at **Attachment A** demonstrate that the future dwellings are sized in accordance with the minimum area in the Apartment Design Guide.
- The proposed development is capable of complying with the relevant parking rates.

In relation the remaining standards, including solar access, compliance with the ADG has been pursued in lieu of the non-discretionary standards.

- (i) for each dwelling containing 1 bedroom—65m²,
 - (ii) for each dwelling containing 2 bedrooms—90m²,
 - (iii) for each dwelling containing at least 3 bedrooms—115m² plus 12m² for each bedroom in addition to 3 bedrooms.
- (3) Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies.

5.2 Apartment Design Guide

A preliminary assessment against the key provisions of the Apartment Design Guide (ADG) is provided in **Table 6** below.

Table 6 Assessment against the Apartment Design Guide

| Objectives and Design Criteria | Complies? | | | | | | | | | | | | |
|--|---|---------------------------------|---------------------------------|-----------------------------|----|----|---|----|----------------------------------|-----------------------|---|----|--|
| Communal open space has a minimum area equal to 25% of the site. | ✓ Capable of complying – 800sqm communal open space provided | | | | | | | | | | | | |
| Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter). | ✓ Capable of complying – refer to Attachment A | | | | | | | | | | | | |
| Deep soil zones are to meet the following minimum requirements: | In excess of 15% deep soil will be provided in accordance with the non-discretionary standards outlined in Table 5 . | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #003366; color: white;">Site Area</th> <th style="background-color: #003366; color: white;">Minimum Dimensions</th> <th style="background-color: #003366; color: white;">Deep Soil Zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>Less than 650m²</td> <td>-</td> <td rowspan="4">7%</td> </tr> <tr> <td>650m² – 1,500m²</td> <td>3m</td> </tr> <tr> <td>Greater than 1,500m²</td> <td>6m</td> </tr> <tr> <td>Greater than 1,500m² with significant existing tree cover</td> <td>6m</td> </tr> </tbody> </table> | Site Area | Minimum Dimensions | Deep Soil Zone (% of site area) | Less than 650m ² | - | 7% | 650m ² – 1,500m ² | 3m | Greater than 1,500m ² | 6m | Greater than 1,500m ² with significant existing tree cover | 6m | |
| Site Area | Minimum Dimensions | Deep Soil Zone (% of site area) | | | | | | | | | | | |
| Less than 650m ² | - | 7% | | | | | | | | | | | |
| 650m ² – 1,500m ² | 3m | | | | | | | | | | | | |
| Greater than 1,500m ² | 6m | | | | | | | | | | | | |
| Greater than 1,500m ² with significant existing tree cover | 6m | | | | | | | | | | | | |
| Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: | ✓ Complies – refer to Attachment A | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #003366; color: white;">Building Height</th> <th style="background-color: #003366; color: white;">Habitable rooms and balconies</th> <th style="background-color: #003366; color: white;">Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>Over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table> | Building Height | Habitable rooms and balconies | Non-habitable rooms | Up to 12m (4 storeys) | 6m | 3m | Up to 25m (5-8 storeys) | 9m | 4.5m | Over 25m (9+ storeys) | 12m | 6m | |
| Building Height | Habitable rooms and balconies | Non-habitable rooms | | | | | | | | | | | |
| Up to 12m (4 storeys) | 6m | 3m | | | | | | | | | | | |
| Up to 25m (5-8 storeys) | 9m | 4.5m | | | | | | | | | | | |
| Over 25m (9+ storeys) | 12m | 6m | | | | | | | | | | | |
| For development on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre, the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street. | Refer to the non-discretionary standards outlined in Table 5 . | | | | | | | | | | | | |

| | |
|--|--|
| Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. | ✓ Capable of complying – refer to Attachment A |
| A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter. | ✓ Capable of complying – refer to Attachment A |
| At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. | ✓ Capable of complying – refer to Attachment A |
| Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line. | ✓ Capable of complying |
| Measured from finished floor level to finished ceiling level, minimum ceiling heights are: | ✓ Capable of complying |
| Minimum ceiling height | |
| Habitable rooms | 2.7m |
| Non-habitable | 2.4m |
| For 2 storey apartments | 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area |
| Attic spaces | 1.8m at edge of room with a 30 degree minimum ceiling slope |
| If located in mixed use areas | 3.3m for ground and first floor to promote future flexibility of use |
| These minimums do not preclude higher ceilings if desired. | |
| Apartments are required to have the following minimum internal areas: | ✓ Capable of complying. |
| Apartment Type | |
| Minimum internal area | |
| Studio | 35m ² |
| 1 bedroom | 50m ² |
| 2 bedroom | 70m ² |
| 3 bedroom | 90m ² |
| The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. | |
| A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each. | |
| Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms. | ✓ Capable of complying |
| Habitable room depths are limited to a maximum of 2.5 x the ceiling height. | ✓ Capable of complying |
| In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window. | Capable of compliance. Subject to further design development. |
| Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space). | Capable of compliance. Subject to further design development. |

Bedrooms have a minimum dimension of 3m (excluding wardrobe space).

Capable of compliance. Subject to further design development.

Living rooms or combined living/dining rooms have a minimum width of:

- 3.6m for studio and 1 bedroom apartments
- 4m for 2 and 3 bedroom apartments.

Capable of compliance. Subject to further design development.

The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

✓
Capable of complying

All apartments are required to have primary balconies as follows:

Capable of compliance. Subject to further design development.

| Dwelling Type | Minimum Area | Minimum depth |
|----------------------|------------------|---------------|
| Studio apartment | 4m ² | - |
| 1 bedroom apartment | 8m ² | 2m |
| 2 bedroom apartment | 10m ² | 2m |
| 3+ bedroom apartment | 12m ² | 2.4m |

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.

✓
Capable of complying

The maximum number of apartments off a circulation core on a single level is eight.

✓
Capable of complying

For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.

✓
Capable of complying

In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

Capable of compliance. Subject to further design development.

| Dwelling Type | Minimum Area |
|----------------------|------------------|
| Studio apartment | 4m ³ |
| 1 bedroom apartment | 6m ³ |
| 2 bedroom apartment | 8m ³ |
| 3+ bedroom apartment | 10m ³ |

At least 50% of the required storage is to be located within the apartment.

6.0 Proposed Assessment of Impacts

This section provides an overview of the key matters requiring and not requiring further assessment in the EIS and the proposed approach to assessing each of these matters. The purpose of considering these factors at this stage is to inform the preparation of the SEARs which will guide the preparation of the EIS.

6.1 Matters Requiring Further Assessment in EIS

The following sections provide a comprehensive description of the relevant matters and impacts which will be addressed in detail within the EIS. It outlines the matters and impacts of particular concern to the community and other stakeholders.

6.1.1 Urban Design and Residential Amenity

The EIS will include a design report and ADG assessment that outlines how the proposal will deliver an exemplary built form outcome that responds to the site and its neighbours in a manner that ensures high quality residential amenity for the future occupants. The indicative envelope and design of the proposal is capable of achieving ADG criteria such as:

- Landscaping and deep soil zones.
- Solar access.
- Parking.
- Building separation.

The potential off-site impacts of the proposal will be comprehensively considered and assessed in detail in the EIS. The key considerations will include solar access to adjoining sites.

6.1.2 Affordable Housing

The project proposes to provide a 15% affordable housing contribution for a period of 15 years. The specific allocation of apartments designated as affordable housing and the related management measures is subject to ongoing design development and engagement with potential future operators in Community Housing Providers (CHPs).

6.1.3 Design Excellence

The project is committed to achieving design excellence. As the project relates to a residential development seeking infill affordable housing bonuses with an estimated development cost in excess of \$75 million, the project will be reviewed by the NSW State Design Review Panel (SDRP). A design Review Report will be provided with the SSDA addressing the recommendations of the SDRP.

6.1.4 Transport and Traffic

The proposed development will be required to consider the relationship between the proposed development and the surrounding transport infrastructure. Specifically, the capacity of the regional and local roads, and public transport to safely accommodate the new development will be considered.

The EIS will be informed by a Transport Management and Access Plan, as well as a Transport Impact Assessment, which will be carried out to demonstrate both construction and operational traffic on the existing and future road network, as well as the functionality of the new roads in the context of the site and the surrounding development.

6.1.5 Heritage

The subject site is situated adjacent to heritage-listed properties at 10 Buckingham Road (to the north) and 22 Buckingham Road (to the west), and adjoins the Killara Golf Club clubhouse and its associated curtilage to the south, as identified in the KLEP 2015. The site itself is not heritage-listed and does not fall within a Heritage Conservation Area. A Statement of Heritage Impact will be prepared to accompany the EIS to fully assess and consider any potential impacts on adjoining heritage and appropriate design responses and mitigation measures.

6.1.6 Noise and Vibration

A Noise and Vibration Assessment will be undertaken to assess the main noise and vibration generating sources during construction and their impacts upon any sensitive noise receivers, particularly adjacent residential receivers.

6.1.7 Trees and Landscaping

The development will require the removal of existing trees. The details of retention, removal and replacement will be detailed in the EIS package. The EIS package will also include an Arboricultural Impact Assessment that assesses the number, location, condition, and significance of trees to be removed and retained.

6.1.8 Biodiversity

The proposed development is on land partially mapped as containing biodiversity under the KLEP 2015, as shown in **Figure 3**. As such the proposed development must demonstrate it is consistent with the relevant biodiversity controls within Clause 6.3 of the KLEP 2015.

As required, a Biodiversity Development Assessment Report (BDAR) or BDAR waiver will be prepared prior to lodgement.



Figure 3 Terrestrial Biodiversity Map

Source: Terrestrial Biodiversity Map/Ethos Urban

6.2 Matters not Requiring Further Assessment Beyond Industry-Specific SEARs

The following matters are considered to be addressed by Industry-Specific SEARs requirements for housing, and no site-specific considerations are considered necessary:

- Statutory Context.
- Estimated Development Cost and Employment.
- Contributions and Public Benefit.
- Engagement.
- Design Quality.
- Built Form and Urban Design.
- Environmental Amenity.
- Visual Impact
- Water Management.
- Contamination and Remediation.

- Ecological Sustainable Development.
- Waste Management.
- Social Impact.
- Flood Risk.
- Bushfire risk
- Aboriginal Cultural Heritage.
- Environmental Heritage.
- Public Space.
- Hazards and risks.
- Infrastructure Requirements and Utilities.
- Construction, Operation and Staging.

7.0 Conclusion

As outlined in this letter, the Proposal is declared SSD under Schedule 1, Section 26A (1) of the Planning Systems SEPP and is eligible for industry-specific SEARs. **The Applicant is targeting lodgement by the end of 2025.**

We trust that the information provided is sufficient to enable the Secretary to issue SEARs for the preparation of the EIS. Should you have any queries about this matter, please do not hesitate to contact the undersigned.

Yours sincerely,



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