

Hi Rodger,

In response to the below, we've reviewed and support the draft SEARs, but note there is no requirement to address heritage despite this being identified in the proponent's request. Could you please amend the SEARs to include an assessment of Aboriginal and non-Aboriginal heritage.

Also, having already reviewed this project in-house we'd like to add the following under section 3. Built Form and Urban Design:

- An outline of the design process leading to the proposal with justification of the suitability of the site for the proposal **and detailing the criteria used to select the site.**
- **Analysis of the broader context in which the building sits, taking into account the intent of Council's masterplan, and illustrating future built form envelopes on other sites within the block and opposite the site, using 3D views to show massing and sightlines.**
- Address design quality, with specific consideration of the overall site layout, streetscape, public domain, **pedestrian movement at ground level**, façade, rooftop, massing, setbacks, building articulation, heritage significance, materials, colours and Crime Prevention Through Environmental Design Principles.
- Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development
- A table identifying the proposed land uses including a floor-by-floor breakdown of GFA, GFA associated with the SSD component of the development, total GFA and site coverage.

Regards,

Emma