

## Kim Holt

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**From:** Alevizos, Peter <Peter.Alevizos@app.com.au>  
**Sent:** Friday, 19 January 2018 11:27 AM  
**To:** Angela Hynes; Bottecchia, Alanah  
**Cc:** Adrian Hohenzollern; Owen, Josh  
**Subject:** RE: South Dural - Site Compatibility Statement - Lodgement Fee

Hi Angela,

Thanks for your email. The following table should provide some clarity. We have assumed that at this stage, it is assumed that all dwellings will contain 1 bed.

Please note that our approach to the traffic study was to propose the maximum number of beds in order to investigate the worst case impact on the road network.

If you have any further queries, please don't hesitate to contact Alanah or myself.

Dwelling Type	Size per dwelling (m2)	Area (m2)	Quantity
RACF	-	-	130
Self-contained living apartments	75* (GFA)	44,178	472
Self-contained living dwellings	220	9800	44
<b>TOTAL</b>			<b>646</b>

\*Assumed 80% efficiency

Thanks,  
Peter

**Peter Alevizos** | [Project Manager](#) | [connect with me on LinkedIn](#)



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**From:** Angela Hynes [mailto:Angela.Hynes@planning.nsw.gov.au]  
**Sent:** Friday, 19 January 2018 9:39 AM  
**To:** Bottecchia, Alanah <Alanah.Bottecchia@app.com.au>  
**Cc:** Alevizos, Peter <Peter.Alevizos@app.com.au>; Adrian Hohenzollern <Adrian.Hohenzollern@planning.nsw.gov.au>; Owen, Josh <Josh.Owen@app.com.au>  
**Subject:** RE: South Dural - Site Compatibility Statement - Lodgement Fee

Dear Alanah,

We are drafting our assessment of the SCC for 663-667 Old Northern Road & 4 Franlee Road, Dural.

Can you please clarify the number of beds/built form proposed?

I note:

- The SCC Application form is for 646 beds in a combination of typologies
- The SCC Statement specifies:
  - o 130-bed residential care facility;
  - o 36 self-contained living apartments; and
  - o 44 self-contained living dwellings.
- The Transport and Traffic Assessment notes the potential for 491 dwellings/beds in the apartment typology.

My query is how many beds will be in the 36 self-contained living apartments and 44 self-contained living dwellings?

And can we please have a general indication of the size (in sqm) of apartments & the self-care dwellings?

Thanks,

**Angela Hynes**

Senior Planning Officer

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**From:** Bottecchia, Alanah [<mailto:Alanah.Bottecchia@app.com.au>]

**Sent:** Wednesday, 29 November 2017 9:35 AM

**To:** Angela Hynes <[Angela.Hynes@planning.nsw.gov.au](mailto:Angela.Hynes@planning.nsw.gov.au)>

**Cc:** Stuart McIntosh <[Stuart.McIntosh@planning.nsw.gov.au](mailto:Stuart.McIntosh@planning.nsw.gov.au)>; Alevizos, Peter <[Peter.Alevizos@app.com.au](mailto:Peter.Alevizos@app.com.au)>

**Subject:** South Dural - Site Compatibility Statement - Lodgement Fee

**Importance:** High

Hi Angela,

I just wanted to advise you that on Friday 1<sup>st</sup> December, we intend to lodge the Site Compatibility Statement for one of the two South Dural sites we previously discussed.

The Site to which I'm referring will have a total of **646 beds**. Based on this, are you able to advise what the lodgement fee will be?

Kind regards,

**Alanah Bottecchia** | Urban Planner / Assistant Project Manager



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