



Pre-Lodgement Application Form

Portal Application number:
PAN-118795

Applicant contact details

Title	Mr
First given name	Peter
Other given name/s	
Family name	Morson
Contact number	0439477181
Email	info@morsongroup.com.au
Address	Level 2, 263 George Street,
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Morson Architects Pty Ltd
ABN / ACN	54 603 944 556
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them	
Owner #		
Title		
First given name		
Other given name/s		
Family name		
Contact number		
Email		
Address		

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Developer details

ABN	85 621 612 388
ACN	621 612 388
Name	INGLOW INVESTMENT TWO PTY LTD
Trading name	
Address	
Email Address	cmasterfield@inglow.com.au

Development details

Application type	Modification Application
On what date was the development application to be notified determined	23/07/2020

Type of modification requested	S4.55(1A) - Modification involving minimal environmental impact, where the development will remain substantially the same as the development that was originally approved																
Development Application number of the consent to be modified	DA20/0141																
Description of the proposed modification	Addition of Two (2) rear balconies to Level 4 Units. This includes Privacy screens to the East & West of the balconies as well as a dividing Privacy screen between. Balustrades to the East & West to be solid while the balustrade to the South is proposed as metal vertical louvre matching balconies below. Proposed sliding doors to be in lieu of Southern sliding windows for balcony access.																
Was the DA applied for via the NSW Planning Portal?	No																
Site address #	1																
Street address	36 Rodley Avenue, Penrith NSW 2750																
Local government area	PENRITH																
Lot / Section Number / Plan																	
Primary address?	Yes																
Planning controls affecting property	<table> <tr> <td>Land Application LEP</td> <td>NA</td> </tr> <tr> <td>Land Zoning</td> <td>NA</td> </tr> <tr> <td>Height of Building</td> <td>NA</td> </tr> <tr> <td>Floor Space Ratio (n:1)</td> <td>NA</td> </tr> <tr> <td>Minimum Lot Size</td> <td>NA</td> </tr> <tr> <td>Heritage</td> <td>NA</td> </tr> <tr> <td>Land Reservation Acquisition</td> <td>NA</td> </tr> <tr> <td>Foreshore Building Line</td> <td>NA</td> </tr> </table>	Land Application LEP	NA	Land Zoning	NA	Height of Building	NA	Floor Space Ratio (n:1)	NA	Minimum Lot Size	NA	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA
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Floor Space Ratio (n:1)	NA																
Minimum Lot Size	NA																
Heritage	NA																
Land Reservation Acquisition	NA																
Foreshore Building Line	NA																
Site address #	2																
Street address	38 Rodley Avenue, Penrith NSW 2750																
Local government area	PENRITH																
Lot / Section Number / Plan																	
Primary address?	No																
Planning controls affecting property	<table> <tr> <td>Land Application LEP</td> <td>NA</td> </tr> <tr> <td>Land Zoning</td> <td>NA</td> </tr> <tr> <td>Height of Building</td> <td>NA</td> </tr> <tr> <td>Floor Space Ratio (n:1)</td> <td>NA</td> </tr> <tr> <td>Minimum Lot Size</td> <td>NA</td> </tr> <tr> <td>Heritage</td> <td>NA</td> </tr> <tr> <td>Land Reservation Acquisition</td> <td>NA</td> </tr> <tr> <td>Foreshore Building Line</td> <td>NA</td> </tr> </table>	Land Application LEP	NA	Land Zoning	NA	Height of Building	NA	Floor Space Ratio (n:1)	NA	Minimum Lot Size	NA	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA
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Proposed development

Proposed type of development	Balconies, decks, patios, terraces or verandahs
Description of development	Demolition of Existing Structures & Construction of Five (5) Storey Residential Flat Building

	containing 16 Apartments & Two (2) Basement Levels for Car Parking & Building Facilities
Dwelling count details	
Number of dwellings / units proposed	16
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of existing floor area	
Number of existing site area	
Cost of development	
Estimated cost of work / development (including GST)	
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	952452M_02
Subdivision	
Number of existing lots	
Is subdivision proposed?	
Proposed operating details	
Number of staff/employees on the site	
Number of parking spaces	
Number of loading bays	
Is a new road proposed?	
Concept development	
Is the development to be staged?	
Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a voluntary planning agreement (VPA) ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	

Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The Environmental Planning and Assessment Regulation 2000 and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees.

Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

First name	Peter
Other given name(s)	
Family name	Morson
Contact number	0439477181
Email address	info@morsongroup.com.au
Billing address	Level 2, 263 George Street,

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	17022_A200 17022_A201 17022_A220 17022_A103
BASIX certificate	20331_02 - 36 Rodley Ave - BASIX Certificate
Other	17022_S4.55_Letter for Schedule of Amendments
Owner's consent	17022_36-38 Rodley Ave_S4.55_Owners Consent (MG Signed 09.07.21)
Statement of environmental effects	01.s4.55 Mod-DA20-141 36-38 Rodley Ave, Penrith

Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
If the consent authority is a Council, that Council may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at the Council's Customer Service areas and on the Council's website.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I agree to pay any required NSW Planning Portal Service Fee/s specified under Clause 263B of the Environmental Planning and Assessment Regulation 2000 to the Department of Planning, Industry and Environment.	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	