



# Pre-Lodgement Application Form

Portal Application number:  
PAN-40318

## Applicant contact details

Title	Mr
First given name	Peter
Other given name/s	
Family name	Morson
Contact number	
Email	
Address	
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	
Owner #	
Company, business or body corporate name	
ABN / ACN	

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.

## Development details

Application type	Development Application	
Site address #	1	
Street address	23 SECOND AVENUE KINGSWOOD 2747	
Local government area	PENRITH	
Lot / Section Number / Plan	1 / - / DP530541	
Primary address?	Yes	
Planning controls affecting property	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	R3: Medium Density Residential
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	NA
	Heritage	NA

	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone
	Obstacle Limitation Surface	230.5-230.5

### Proposed development

Proposed type of development	Multi-dwelling housing
Description of development	Demolition of existing structures & proposed Multi Dwelling Housing Development comprising 5 x 2 storey townhouses
<b>Dwelling count details</b>	
Number of dwellings / units proposed	5
Number of storeys proposed	2
Number of pre-existing dwellings on site	2
Number of dwellings to be demolished	2
Number of existing floor area	200
Number of existing site area	1,011
<b>Cost of development</b>	
Please provide the estimated cost of the development	\$1,200,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1138217M
<b>Subdivision</b>	
Number of existing lots	
Is subdivision proposed?	No
<b>Proposed operating details</b>	
Number of staff/employees on the site	0
Number of parking spaces	10
Number of loading bays	0
Is a new road proposed?	No
<b>Concept development</b>	
Is the development to be staged?	No, this application is not for concept or staged development.
<b>Crown development</b>	
Is this a proposed Crown development?	No

### Registered practitioner details

### 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
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	No
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	No
<b>Local heritage</b>	
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
<b>Affiliations and Pecuniary interests</b>	
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
<b>Political Donations</b>	
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

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 that the application may be rejected if the fees are not paid.

Fee payment will be made by:

First name	
Other given name(s)	
Family name	
Contact number	
Email address	
Billing address	

#### Application documents

The following documents support the application.

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Document type	Document file name
Architectural Plans	18010_DA15_[P1]
BASIX certificate	21626 - 23 Second Ave - Unit 5 - HERS Certificate 21626 - 23 Second Ave - Unit 4 - HERS Certificate 21626 - 23 Second Ave - Unit 3 - HERS Certificate 21626 - 23 Second Ave - Unit 2 - HERS Certificate 21626 - 23 Second Ave - Unit 1 - HERS Certificate 21626 - 23 Second Ave - Summary HERS Certificate 21626 - 23 Second Ave - Building Thermal Specification 21626 - 23 Second Ave - BASIX receipt 21626 - 23 Second Ave - BASIX certificate 18010 - 23 Second Avenue_DA_20200924 - 21626 - ABSA Stamped Plan
Cost estimate report	Cost Report for DA
Elevations and sections	18010_DA13_[P3] 18010_DA12_[P3] 18010_DA10_[P2]
Erosion and sediment control plan	20200337-Erosion&SedimentControl_A
Flood risk management report	20200337-R02-Flood Impact Statement [C]
Floor plans	18010_DA08_[P2] 18010_DA07_[P4] 18010_DA06_[P3]
Landscape plan	5601A3LSCAPE
Notification plans	18010 - Notification Plans_20201008
Owner's consent	DA Form_Signed
Photomontage	18010_DA16_[P3]
Proposed Subdivision plan	18376 - 26 Paskin St & 23 Second Ave, Kingswood - Proposed Subdi
Schedule of colours, materials and finishes	18010_DA17_[P1]
Shadow diagrams	18010_DA14_[P3]
Site plans	18010_DA05_[P2] 18010_DA03_[P1] 18010_DA00_[P3]
Statement of environmental effects	23 Second Avenue, Kingswood multi unit proposal SEE V1.1
Stormwater drainage plan	20200337-Stormwater_A 20200337-R01-WSUD Strategy Report [B]
Survey plan	18376 - 26 Paskin St & 23 Second Ave, Kingswood - Detail Survey
Traffic report	19-106-3
Waste management plan	Waste Management Plan

#### 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 application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this application, and may be provided to other State agencies.	Yes
I understand that if incomplete, the consent authority may request more information , which will result in delays to the application.	Yes
The information and materials provided may be used for notification and advertising purposes, and may be made available to the public for inspection.	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).	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 the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes

