



# Pre-Lodgement Application Form

Portal Application number:  
PAN-79821

## Applicant contact details

Title	Mr
First given name	Peter
Other given name/s	
Family name	Morson
Contact number	1293804946
Email	info@morsongroup.com.au
Address	Suite 4, 94, Oxford Street
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Morson Group Pty Ltd.
ABN / ACN	41 159 480 056
Is the nominated company the applicant for this application?	Yes

## Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	INGLOW INVESTMENTS PTY LTD
ABN / ACN	83 611 644 903

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	44-48 Rodley Ave, 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></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 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

### Proposed development

Proposed type of development	Demolition Residential flat building
Description of development	Demolition of all existing structures and construction of a residential flat building comprising 29x residential units over two basement car parking.
<b>Dwelling count details</b>	
Number of dwellings / units proposed	29
Number of storeys proposed	5
Number of pre-existing dwellings on site	3
Number of dwellings to be demolished	3
Number of existing floor area	
Number of existing site area	
<b>Cost of development</b>	
Please provide the estimated cost of the development	
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1168254m
<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	38
Number of loading bays	1
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	No

identified as critical habitat?	
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>Tree works</b>	
Is tree removal and/or pruning work proposed?	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	[Redacted]
Other given name(s)	[Redacted]
Family name	[Redacted]
Contact number	[Redacted]
Email address	[Redacted]
Billing address	[Redacted]

#### Application documents

The following documents support the application.

Document type	Document file name
Access report	19043 - Vista ACCESS Architects Final Report
Acoustic report	19043 - Acoustics
Arborists report	19043 - Arborist Report
Architectural Plans	19043 - 44-48 Rodley Ave_DA_Eye of the Sun 19043 - 44-48 Rodley Ave - DA30_A - No- 40-42 PROPOSED RESIDENTI 19043 - 44-48 Rodley Ave - DA29_A - WINDOW SCHEDULE 19043 - 44-48 Rodley Ave - DA28_A - MATERIAL SCHEDULE 19043 - 44-48 Rodley Ave - DA27_A - SECTION 1-50 19043 - 44-48 Rodley Ave - DA26_A - SHADOW DIAGRAMS - 50-54_Rodl 19043 - 44-48 Rodley Ave - DA25_A - SOLAR STUDY 19043 - 44-48 Rodley Ave - DA24_A - LONG SECTION 19043 - 44-48 Rodley Ave - DA23_A - CROSS SECTION 2 19043 - 44-48 Rodley Ave - DA22_A - CROSS SECTION 1 19043 - 44-48 Rodley Ave - DA21_A - EAST FACADE 19043 - 44-48 Rodley Ave - DA20_A - WEST FACADE 19043 - 44-48 Rodley Ave - DA19_A - SOUTH FACADE 19043 - 44-48 Rodley Ave - DA18_A - NORTH FACADE 19043 - 44-48 Rodley Ave - DA17_A - ROOF LEVEL 19043 - 44-48 Rodley Ave - DA16_A - LEVEL 4 19043 - 44-48 Rodley Ave - DA15_A - LEVEL 3 19043 - 44-48 Rodley Ave - DA14_A - LEVEL 2 19043 - 44-48 Rodley Ave - DA13_A - LEVEL 1 19043 - 44-48 Rodley Ave - DA12_A - GROUND LEVEL 19043 - 44-48 Rodley Ave - DA11_A - BASEMENT 1 19043 - 44-48 Rodley Ave - DA10_A - BASEMENT 2 19043 - 44-48 Rodley Ave - DA09_A - DEMOLITION PLAN 19043 - 44-48 Rodley Ave - DA08_A - SITE ANALYSIS - STREETSCAPE 19043 - 44-48 Rodley Ave - DA07_A - SITE PLAN 19043 - 44-48 Rodley Ave - DA06_A - SITE ANALYSIS - CONTEXT STUD 19043 - 44-48 Rodley Ave - DA05_A - Compliance SEPP65 - Design C 19043 - 44-48 Rodley Ave - DA04_A - STATEMENT OF DESIGN & ENVIRO 19043 - 44-48 Rodley Ave - DA03_A - 3D VIEWS 19043 - 44-48 Rodley Ave - DA02_A - 3D VIEWS 19043 - 44-48 Rodley Ave - DA01_A - VIEW AND SCHEDULES
BASIX certificate	21677 - 44 - 48 Rodley Ave - BASIX certificate
Contamination / remediation action plan	19043 - Contamination Report
Cost estimate report	19043 - QS
Flood risk management report	19043 - Flood Impact Statement
Geotechnical report	19043 - Geotechnical
Landscape plan	19043 - Landscape
Notification plans	19043 - 44-48 Rodley Ave - Notification Plans
Statement of environmental effects	19043 - Planning Report
Stormwater drainage plan	19043 - 44-48 Rodley Ave_Stormwater 19043 - 44-48 Rodley Ave_Stormwater Report
Survey plan	20200219124947377 98805 DETAIL (1)
Traffic report	19043 - Traffic Report
Waste management plan	19043 - 44-48 Rodley Ave - 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
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	