



Pre-Lodgement Application Form

Portal Application number:
PAN-128242

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	Po Box 170 Potts Point 1335
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Morson Group
ABN / ACN	
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 #	1
Title	Mr
First given name	Malcolm
Other given name/s	
Family name	Olsson
Contact number	0293804946
Email	peter@morsongroup.com.au
Address	Po Box 170 Potts Point 1335
Owner #	2
Title	Mrs
First given name	Jennifer
Other given name/s	
Family name	Olsson
Contact number	0293804946
Email	peter@morsongroup.com.au
Address	Po Box 170 Potts Point 1335

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	
ACN	
Name	
Trading name	

Address	
Email Address	

Development details

Application type	Development Application	
Site address #	1	
Street address	22 RODLEY AVENUE PENRITH 2750	
Local government area	PENRITH	
Lot / Section Number / Plan	51 / - / DP32844	
Primary address?	Yes	
Planning controls affecting property	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	R4: High Density Residential
	Height of Building	18 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	400 m ²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone
Site address #	2	
Street address	24 RODLEY AVENUE PENRITH 2750	
Local government area	PENRITH	
Lot / Section Number / Plan	52 / - / DP32844	
Primary address?	Yes	
Planning controls affecting property	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	R4: High Density Residential
	Height of Building	18 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	400 m ²
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone

Proposed development

Proposed type of development	Residential flat building
Description of development	Demolition of all existing structures and construction of a residential flat building comprising 12x residential units over one basement car parking.

Dwelling count details	
Number of dwellings / units proposed	12
Number of storeys proposed	5
Number of pre-existing dwellings on site	2
Number of dwellings to be demolished	2
Number of existing floor area	
Number of existing site area	1,115
Cost of development	
Estimated cost of work / development (including GST)	\$4,352,148.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1201328M
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?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
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?	Yes

Was the 10.7 certificate applied for via the NSW Planning Portal?	No
Please enter 10.7 certificate number related to this application	LS020493
Tree works	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Trees at the sidewalk to allow driveway and waste bay
Number of trees to be impacted by the proposed work	4
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	80
Units	Square metres
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	
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	Malcolm
Other given name(s)	
Family name	Olsson
Contact number	0293804946
Email address	
Billing address	Po Box 170 Potts Point 1335

Application documents

The following documents support the application.

Document type	Document file name
Access report	20026_22-24 Rodley_Access Report
Acoustic report	20026_22-24 Rodley_Acoustic Report
Arborists report	20026_22-24 Rodley_Arborist Report
Architectural Plans	20026_DA03_[A]
BASIX certificate	20026_22-24 Rodley_DA_20210506 - 21733 ABSA stamped 21733 - 22 Rodley Ave - HERS Summary Certificate 21733 - U33 - 22 Rodley Ave HERS Certificate 21733 - U41 - 22 Rodley Ave HERS Certificate 21733 - U32 - 22 Rodley Ave HERS Certificate 21733 - U31 - 22 Rodley Ave HERS Certificate 21733 - U23 - 22 Rodley Ave HERS Certificate 21733 - U13 - 22 Rodley Ave HERS Certificate 21733 - U22 - 22 Rodley Ave HERS Certificate 21733 - U21 - 22 Rodley Ave HERS Certificate 21733 - U12 - 22 Rodley Ave HERS Certificate 21733 - U11 - 22 Rodley Ave HERS Certificate 21733 - U02 - 22 Rodley Ave HERS Certificate 21733 - U01 - 22 Rodley Ave HERS Certificate 21733 - 22 Rodley Ave - BASIX Certificate 21733 - 22 Rodley Ave - BASIX Receipt_2961088057
Contamination / remediation action plan	20026_22-24 Rodley_PSI
Cost estimate report	20026 - 22-24 Rodley Ave - Cost Report
Design verification statement	20026_DA02_[A]
Elevations and sections	20026_DA24_[A] 20026_DA19_[A] 20026_DA17_[A] 20026_DA18_[A] 20026_DA14_[A] 20026_DA15_[A] 20026_DA13_[A] 20026_DA16_[A] 20026_DA05_[A]
Flood risk management report	20026_22-24 Rodley - Rev A - DA Flood Report 20026_22-24 Rodley - TUFLOW Files
Floor plans	20026_DA12_[A] 20026_DA06_[A] 20026_DA22_[A] 20026_DA11_[A] 20026_DA07_[A] 20026_DA08_[A] 20026_DA09_[A] 20026_DA10_[A]
Geotechnical report	20026_22-24 Rodley_Geotechnical
Landscape plan	20026_22-24 Rodley_Landscape (2 of 3) 20026_22-24 Rodley_Landscape (1 of 3) 20026_22-24 Rodley_Landscape (3 of 3)
Notification plans	20026_22-24 Rodley_DA_Notification plans
Owner's consent	20026 - 22-24 Rodley Ave - Development_Application_Form + Owners
Photomontage	20026_DA21_[A] 20026_DA01_[A]
Schedule of colours, materials and finishes	20026_DA23_[A]
Section 10.7 Planning Certificate (formerly Section 149)	20026_22 Rodley_Landscape LS020493_AS - S10.7 Planning Certificate 20026_24 Rodley - LS020493_AS - S10.7 Planning Certificate
Shadow diagrams	20026_22-24 Rodley_Eye of the sun 20026_DA20_[A]
Site plans	20026_DA04_[A]
Statement of environmental effects	20026_SoEE 22 Rodley Avenue
Stormwater drainage plan	20026_22-24 Rodley_MusicModel_REV01 20026_22-24 Rodley_Music Report 20026_22-24 Rodley_Stormwater

Traffic report	20026_22-24 Rodley_Traffic
Waste management plan	20026 - 22-24 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 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
I understand that the consent authority 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 its Offices and on its website and/or the NSW Planning Portal	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 confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	