

Pre-Lodgement Application Form

Portal Application number:
PAN-35228

Applicant contact details

Title	Mr
First given name	Richard
Other given name/s	
Family name	Hogan
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Richard Hogan & Co Pty Ltd
ABN / ACN	59 082 453 165
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	CBG Pty Limited
ABN / ACN	55 003 673 783

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	
Local government area	PENRITH	
Lot / Section Number / Plan		
Primary address?	Yes	
Planning controls affecting property	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
Site address #	2	
Street address	26 Paskin Street, Kingswood	
Local government area	PENRITH	
Lot / Section Number / Plan		
Primary address?	No	
Planning controls affecting property	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 Subdivision of land
Description of development	Demolition of existing structures Torrens Title Subdivision - 2 Lots into 4
Dwelling count details	
Number of dwellings / units proposed	0
Number of storeys proposed	
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	
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	2
Is subdivision proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	4
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
Is approval under s68 of the Local Government Act 1993 required?	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	

Application documents

The following documents support the application.

Document type	Document file name
Other	ASIC Current Extract - CBG PTY. LIMITED ACN 003 673 783 NSW Title - 1 530541 NSW Title - 13 4 975378
Owner's consent	Development Application Form - 23 Second Ave & 26 Paskin St, Kin
Proposed Subdivision plan	Proposed Plan of Subdivision - 23 Second Ave & 26 Paskin St, King
Statement of environmental effects	SoEE - 26 Paskin Street & 23 Second Ave Kingswood - Ver 2
Survey plan	Detail Survey - 23 Second Ave & 26 Paskin St, Kingswood
Waste management plan	WMP - Paskin St and Second Ave, Kingswood - September 2020

Applicant declarations

I declare that all the information in my development 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 NSW Planning Portal Privacy Notice.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes