

# Application for Development



Under the Environmental Planning and Assessment Act 1979 section 78A information.

Please note that information provided will be public information and will be placed on the City's website.

Please note that fields in Part A & B of this form marked with an \* are mandatory and must be completed before submitting the application.

## Part B

### Site Details

Address Number *	Street Name *		
133	Macquarie Street		
Building Name (if known)	Suburb *		
History House	Sydney		
Lot Number *	DP / SP *	Title	
1	64691		

### Applicant Details

Title	Given Name/s *	Family Name *
Ms	JEANNE	Holohan
Organisation / Company Name (if applicable)		
ROYAL AUSTRALIAN HISTORICAL SOCIETY.		

### Proposed Development Description

Type of development: ( please tick appropriate box/es below )

Residential alteration and / or Additions - DP1	<input type="checkbox"/>	Residential - Single New Dwelling - DP2	<input type="checkbox"/>	Residential - New Second Occupancy - DP3	<input type="checkbox"/>
Residential - New Multi Unit - DP4	<input type="checkbox"/>	Residential - Seniors Living New - DP5	<input type="checkbox"/>	Residential - Other New - DP6	<input type="checkbox"/>
Tourist - DP7	<input type="checkbox"/>	Commercial - Retail - Office - Signage DP8	<input checked="" type="checkbox"/>	Mixed - DP9	<input type="checkbox"/>
Infrastructure - DP10	<input type="checkbox"/>	Industrial - DP11	<input type="checkbox"/>	Community Facility - DP12	<input type="checkbox"/>
Subdivision - DP13	<input type="checkbox"/>	Other - DP14	<input type="checkbox"/>		

**NOTE:** Applications for temporary events must be lodged at least 4 weeks prior to the event date. See Note 10.

Detailed Description of proposed development.

Please give details of everything that you want Council to assess including any demolition and the proposed use(s) \*

Two level office addition to the rear (1970s) portion of the building for use as office space and to connect with the early building 1870s portion of the building. Works will involve additions to the existing lift core (2 levels) and fire stairs; general upgrades to meet DDA accessibility requirements; structural upgrades including new shear walls; fire safety upgrades; services upgrade; upgrade of existing amenities.

Existing use of Site

Offices

Location of development - if within existing building

133 Macquarie Street

## Integrated Development (Development consent)

### Pre-application advice

Have you been given any pre-application advice on this application?

Yes ☒

No ☐

If yes, please give the name of the Council Officer who gave the advice?

David Little

## Other Approvals

### Integrated Development (please tick appropriate box/es below)

Is this application for integrated development?

(Please provide an extra set of plans and an extra digital copy on CD/USB for each referral agency - see Note 2 at the back of this form)

No ☒

Yes ☐



IF YES, under which Act do you require approval?

Heritage Act 1977 (s58)



If approval is required under the Heritage Act 1977, do any exemptions apply under the Act?

No ☒

Yes ☐



IF YES, and the development is wholly covered by the exemptions, the application will not be treated as integrated development. Please provide a copy of any exemptions under the Heritage Act 1977.

Roads Act 1993 (s138)



Or any other Act listed  
(see Note 2 at the back  
of this form)



If ticked "any other Act listed", please specify which Act applies below

## Tree Removal

Is a tree to be removed/pruned, or is there a tree located on an adjacent property?

No ☒

Yes ☐



IF YES, extra information (such as an Arborist's report) must be provided to Council with this development application.

Has a tree removal application of approval been granted by Council?

No ☒

Yes ☐



IF YES, give details below

## Details of Proposed Development

A Genuine and Accurate Proposed Cost of Development  
(See note 3 at the back of this form)

\$

2,893,555

To accompany this application form, you must provide one of the following:

☐ \$0 - \$150,000 - a cost summary report prepared by the applicant or a suitably qualified person \*

☒ > \$150,000 - \$3 million - cost summary report prepared by a suitably qualified person \*

☐ > \$3 million - a detailed cost summary report prepared by a registered quantity surveyor

\* see note 3 at the back of this form. Copies of cost summary report and detailed cost summary reports are available on Council's website under 'forms'

Gross floor area (hotel/serviced apartments - indicate one or both)

0

Site area

293

Gross Floor area plus excluded floor space e.g. parking services

1238

Gross floor area (commercial)

865

Floor Space Ratio (FSR)

2.95

Gross floor area (residential)

0

### Type of Application

Please tick applicable box/es below

Is this to be a staged DA? (major developments only)

No

☒

Yes

☐

If yes, is it for:

Stage One

☐

Stage Two

☐

Later Stage

☐

Is there an adopted Development Plan or Master Plan in force?

No

☒

Yes

☐

IF YES, please provide adoption date:

existing

proposed

Number of off street parking spaces



Number of off street loading spaces



### Heritage

Is property a heritage item, adjoining a heritage item or within a conservation area?

No

☐

Yes

☒

If yes, a Heritage Impact Statement and/or Conservation Management Plan and/or Demolition report must be provided.

### For subdivision (please tick applicable box below)

Type of subdivision

Strata Subdivision

☐

New road

☐

Land Subdivision

☐

existing

proposed

Number of Lots



### For retails, offices, commercial, hotels or industrial uses

Hours of operation

existing

proposed

Monday - Friday



Saturday



Sunday



### Licenced Premises

Do you currently hold a liquor licence? (Liquor Act 2007)

No

☒

Yes

☐

Are you intending to operate as a licenced premise?

No

☒

Yes

☐


IF YES, please specify which type of liquor licence you are currently operating under or intend to operate under:

Hotel

☐

General Bar hotel licence

☐

On-premises licence

☐

Club licence

☐

On premises with a primary service authority

☐

Other, please specify

### Patron Capacity

If you are operating or intend to operate as a hotel, pub, club, karaoke venue, cafe, restaurant, licenced premises or the like. Please specify the patron capacity of the premises.

## Plan of Management

If you are seeking approval for trading hours between 10pm and 7am the following day you must provide a plan of management. Please refer to Part 3.15 of the Sydney DCP 2012 for further details.

Note: refer to items 17, 18 and 19 in DA checklist

## For signs

Describe details of proposed signs, including the number, width, height, wording and type in the box provided below. In addition, plans of signage must accompany application.

## Boarding House/low cost accommodation

(Please tick appropriate box/es below)

Is the current use of the premises (or the last use if vacant) a boarding house or does it provide low cost accommodation?

No ☒ Yes ☐

If yes, how many beds?

existing	proposed

## Site contamination

Is this site contaminated as a result of past uses?

No ☐ Yes ☐ Unsure ☒

Details of contamination if known

This application is for alterations and additions to a building dating from 1870s. Contamination is unlikely

Has a site Contamination Report (Phase 1 and/or Phase 2) been submitted with this application?

No ☒ Yes ☐

## Details of Proposed Development - continued

### Critical Habitat \*

Is this land part of critical habitat identified under the Threatened Species Conservation Act 1995? (see Note 4 at the back of this form)

No ☒ Yes ☐

### Fire Safety

Fire Safety Schedule attached (see Note 5 at the back of this form)

Will the development result in a change in the BCA classification of the building?

No ☒ Yes ☐

If yes, will a Construction Certificate be required?

No ☐ Yes ☐

If No, you must complete a Fire Safety Schedule and include it with this application, specifying the fire safety measures that should be implemented in the premises.

## Environmental Impact

### Environmental Impact (see Note 6 at the back of this form)

A Statement of Environmental Effects (S.E.E.) is attached

No ☐ Yes ☒

If the development is for Designated Development, an Environmental Impact Statement is attached

No ☐ Yes ☐

### Environmental impacts (continued)

If NO, and the development is considered to have a **negligible impact** (e.g. minor internal alterations), please state the reasons why in the box below. Please describe the likely impacts of the proposed development upon the surrounding area including visual impacts and impacts to the amenity of the surrounding area. NOTE: A separate S.E.E. must be provided in all other cases.

Refer to separate S.E.E. appended to this application

### Design Verification Statement

A Design Verification Statement is attached  
(required for a residential flat building comprising of three or more  
storeys or four or more self contained dwellings- see Note 7 at the  
back of this form)

No



Yes



### Model

Physical and digital 3D models are required for any development in the CBD that involves change to the building envelope. For all other areas, models are needed for new developments or major alterations and additions that result in a building over three storeys in height or a cost of 5 million dollars or more. The model is to be a 1:500 scale. Please contact Council model making staff to discuss all requirements in relation to a physical and a digital 3D model prior to lodgement of the application, email [model@cityofsydney.nsw.gov.au](mailto:model@cityofsydney.nsw.gov.au)

**IMPORTANT:** Models should not be larger than 800mm x 800mm and weight should not exceed 25kgs.

Developments requiring a model can ONLY be lodged at: Level 2, Town Hall House  
456 Kent Street  
Sydney NSW 2000  
Monday to Friday: 8am to 6pm

### BASIX Certificate

A Basix Certificate is required if the development is one of the following:

- New residential building
- Alterations & additions to residential buildings (cost over \$50,000)
- Change of use to residential dwelling
- Swimming pool over 40,000 litres

A BASIX Certificate identifies the sustainability features required to be incorporated in the building design. These features may include sustainable design elements such as recycled water, rainwater tanks, AAA-rated showerheads and taps, native landscaping, heat pump or solar water heaters, gas space heaters, roof eaves/awnings and wall/ceiling insulation.

Information on obtaining and generating a certificate can be found on the NSW Department of Planning BASIX website: [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au) or the Basix Help Line on 1300 650 908 or Email: [basix@planning.nsw.gov.au](mailto:basix@planning.nsw.gov.au)

Is a BASIX certificate attached to this application? No ☒ Yes ☐

**NOTE:** The certificate must be no older than 3 months at lodgement.

### Shadow Diagrams

Shadow diagrams must be prepared as follows:

- in accordance with the survey (prepared by a registered surveyor) which is required to be submitted with the application;
- drawn to true North;
- indicate shadow cast by the proposal between 9.00am and 3.00pm on 21st June at hourly intervals;
- indicate the shadow cast by existing buildings and structures on the site and in the surrounding area;
- indicate shadows cast by the proposal;
- indicate the extent of additional overshadowing cast by the proposal;
- indicate the extent of overshadowing both at ground level and to windows of adjoining and surrounding premises.

Is a shadow diagram attached to this application? No ☐ Yes ☒



## Checklist for Lodging a Development Application

The following information is required in digital and hard copy/printed format. All digital information should be contained on one CD/USB. All plans are to be collated and folded to A4 Size, drawing number showing in ordered sets. Please tick all applicable boxes below which relate to documents you intend to lodge with this application)

	Applicant Supplied	Planner checked
1. Owner's consent (see Note 1)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Applicant's Signature on application form	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Plans and accompanying documents - please submit 5 hard copy sets (coloured if applicable) including two sets A4. All plans and documents must also be submitted in digital format and meet other requirements as listed below. For integrated development an extra set of hard copy plans and an extra digital copy will be required for each referral agency.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

### NOTE:

Digital file requirements must be Virus Free. Each plan and document must be supplied as PDF file no larger than 3Mb in size, be named descriptively and optimised for publishing to the website (see the Development Application Guide on the City's public website) **As all information provided on the CD/USB will be publicly available, personal information such as part A of the application form, credit card details and any other personal information must NOT be copied onto the CD/USB.**

4. Drawings to scale including location plan, site plans, existing floor plans, proposed floor plans, all elevations (see Note 8) • for minor developments such as change of use, signs, shop fit out or single residential dwellings • all others • integrated development: 1 extra set required for each referral agency.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Survey Plan The survey plan needs to be to scale (showing relative Levels to AHD) and include details of adjoining development.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

**Note: All plans larger than A3 size must be folded to A4 size. Rolled plans will not be accepted.**

6. Statement of Environmental Effects or Environmental Impact Statement (see Note 6 at the back of this form) • if the development is minor, complete the environmental impact statement section on the form.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. BASIX Certificate	<input type="checkbox"/>	<input type="checkbox"/> N/A
8. Registered Quantity Surveyors detailed cost of development report - if the development exceeds \$3 million (see Note 3 at the back of this form). - a Cost Summary Report for all applications under \$3 million.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

### The following information is required for new buildings, major alterations/additions and other development.

9. A written request to justify contravention of a development standard. - if the building does not comply with a development standard contained in the relevant LEP	<input type="checkbox"/>	<input type="checkbox"/> N/A
10. Photomontage - for all new buildings and major alterations/additions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11. Perspectives for all new buildings and major alterations/additions • in addition for all major developments a digital copy is required for Councillor presentation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12. Shadow Diagram where there are changes proposed to the building envelope • diagrams to show existing and proposed impacts at the Midwinter (21 Jun) and if applicable elevation shadows if shadows fall upon neighbouring windows/openings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

# Checklist for Lodging a Development Application....continued

	Applicant Supplied	Planner checked
13. Sample Board and Specification of Finishes <ul style="list-style-type: none"> <li>• for all new buildings and major alterations / additions</li> <li>• guidelines <ul style="list-style-type: none"> <li>- weight no more than 4kg</li> <li>- size no more than A2</li> <li>- samples must be securely attached</li> </ul> </li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
14. Landscape plan <ul style="list-style-type: none"> <li>- for all new residential buildings, commercial development, industrial development, mixed use development and special use development.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> N/A no landscape
15. Heritage Impact Statement and/or Conservation Management Plan and/or Demolition Report	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
16. Archaeological Baseline report <ul style="list-style-type: none"> <li>- if the site is identified in the draft Archaeological Zoning Plan for Central Sydney 1992</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> N/A
17. Acoustic report <ul style="list-style-type: none"> <li>- for all new residential buildings.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> N/A
18. Noise impact statement <ul style="list-style-type: none"> <li>- for new licensed premises, extension of trading hours of licensed premises and for other uses which generate noise.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> N/A
19. Plan of Management <ul style="list-style-type: none"> <li>- licensed premises; convenience stores, educational establishments and where the use requires.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> N/A
20. Security Management Plan <ul style="list-style-type: none"> <li>- for all new residential buildings, licensed premises, convenience stores.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> N/A
21. Traffic and Parking Study <ul style="list-style-type: none"> <li>- for all new buildings and where the use may generate additional traffic and parking requirements.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> N/A
22. Energy Efficiency report <ul style="list-style-type: none"> <li>- for all new buildings and strata subdivision of existing buildings, major alterations/additions - details for solar hot water systems for applications in Glebe/Forest Lodge are also to be provided.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> N/A
23. A Design Verification Statement <ul style="list-style-type: none"> <li>- for new residential flat buildings.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> N/A
24. BCA Statement / Building Services Report / Alternate Solution or Fire Engineering Report. <ul style="list-style-type: none"> <li>- for all new buildings and strata subdivision of existing buildings, major alterations / additions or when varying the provisions of the BCA.</li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> N/A re
25. Geotechnical report <ul style="list-style-type: none"> <li>- for excavation works.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> N/A
26. A list of Category 1 Fire Safety Provisions <ul style="list-style-type: none"> <li>- for development involving a change of use of a building with no building work, other than a dwelling (house) or a building or structure that is ancillary to the dwelling (house).</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> N/A
27. Reflectivity report <ul style="list-style-type: none"> <li>- for all new buildings and as required.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> N/A
28. Wind effects report <ul style="list-style-type: none"> <li>- for all new buildings which exceed 45 metres in height.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> N/A
29. Contamination Report <ul style="list-style-type: none"> <li>- a detailed Environmental Investigation is required where the land use is changed from non-residential to a more sensitive use. Please refer to the Sydney DCP 2012.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> N/A



## Checklist for Lodging a Development Application....continued

	Applicant Supplied	Planner checked
30. Waste Management Plan - for all new residential buildings.	<input type="checkbox"/>	<input type="checkbox"/> <i>N/A</i>
31. Construction Management Plan	<input type="checkbox"/>	<input type="checkbox"/> <i>N/A</i>
32. Environmental Management Plan - for all new buildings	<input type="checkbox"/>	<input type="checkbox"/> <i>N/A</i>
33. Models - physical and digital 3D models to Council specifications to be lodged with application.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
34. Critical Habitat Species Impact Statement	<input type="checkbox"/>	<input type="checkbox"/> <i>N/A</i>

## Notes for completing an Application for Development

### Note 1

- 1) The **EP&A Act** requires that all owners consent to the lodging of an application.
- 2) It is the applicant's responsibility to clearly demonstrate that all owners have consented to the lodging of the application. The Council will not accept an application without the correct owners consent.
- 3) **Owner(s)** - all owners are to sign (please note additional requirements for other types of ownership below).
- 4) **Company/Organisation** - if the owner is a company, owners consent is to be provided together with an up to date (dated the day of lodgement or the day before) ASIC company extract ([www.asic.gov.au](http://www.asic.gov.au)) and any other required supporting documentation.  
Owners who are companies can indicate consent by signing under seal or as otherwise authorised under Corporations Law. Alternatively owners that are companies can indicate consent by meeting the following criteria:  
(a) ABN or ACN number must be provided and Name, position and signature of one company director and company secretary;  
**OR**  
(b) Two company directors;  
**OR**  
(c) If a sole director company, only one signature is required.
- 5) **Joint wall/fence** - when works affect a joint wall or fence, consent of all property owners is required (e.g. Semi-detached or terrace dwelling and boundary fence).
- 6) **Strata title/body corporate** - if the property is a unit under strata title, then in addition to the owner(s) signature the following must be provided if any works or proposed use affect common property:
  - The common seal of the owner's corporation must be stamped on this form and witnessed by two members of the executive committee (where there is a determination by the owners corporation), the secretary of the owners corporation and another member of the executive committee, or the appointed strata managing agent;
  - **and** One of the following:
    - (a) A letter on strata management letterhead stating that the requirements of the Strata Schemes Management Act 1996 have been met; **or**
    - (b) Copy of resolution or minutes showing that a special resolution has been passed at a general meeting of the owners corporation that specifically authorises the change to common property.
- 7) **Signing on owners behalf** - if you are signing on the owner's behalf as the owner's representative, you must state the nature of your legal authority and attach documentary evidence of your authority (a full copy is required). Depending on the nature of your authority, the following evidence may be accepted: Power of Attorney, Trust Deed, Probate, Letters of Administration, Delegation Schedule, Letter (with organisation's letterhead) confirming your authority.
- 8) **New owners** - if the property has recently been sold, documentary evidence of the sale must be provided. Please provide one (1) of the following:
  - A copy of the Certificate of Title
  - Previous owner's consent to the application.
- 9) Under Section 147 of the Environmental Planning and Assessment Act 1979, any reportable political donation to a councillor and/or a Council employee within a two (2) year period before the date of this application must be publicly disclosed.

Further information, including a "Political Donation and Gifts Disclosure Statement" form and a glossary of terms, is available online at the City's website, [www.cityofsydney.nsw.gov.au](http://www.cityofsydney.nsw.gov.au) under any Council's office locations.