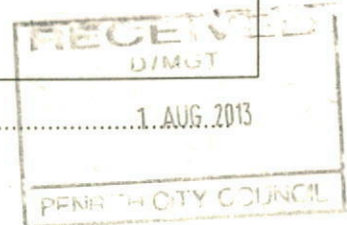


STATEMENT OF ENVIRONMENTAL EFFECTS

The template is suitable for minor impact development such as dwellings, alteration & additions, outbuildings, small scale commercial & industrial development and minor subdivisions. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal and the completeness of the document. This may result in the delay of the process of your application by Council.

APPLICATION DETAILS

Applicants Name: Leonie Blattman
Location of Development: 92 Oxford Street, Cambridge Park



DESCRIPTION OF THE DEVELOPMENT

Currently: 92 Oxford Street Cambridge Park is set on the corner of Oxford Street & College Street, Cambridge Park at the beginning of a row of shops. The shops is brick veneer with 2 windows and a sliding entry door at the front of the building and a large window or 2 sliding panel door on the side. The undercover veranda at the front and side of the building along with the front fascia is corrugated iron. Internally the floor is cement and the walls are rendered with false ceiling panels and fluorescent lights built into the ceiling cavity. There is a toilet area with internal access and a kitchen with room for storage. The property is separately metered for electricity and there is a main electrical box located at the back of the office (internally). The property has been set up with power points for electrical items through-out the building and there are 2 ceiling fans. The shop front has been fitted with security shutters and there is a security grill on the back door entry. There is parking at the rear of the building for 2 cars, there are 2 large car parks opposite the shop and there are endless amounts of on street parking. Due to the community hall and football fields being located opposite the building there is more than ample parking available for all shops.

Proposed renovation: I am proposing to run a real estate office from this site and believe this will enhance the look of the shop immensely. I would like to tile the front 7 meters of the shop floor at entry with floor tiles in a black or marble colour. The balance of the building would be carpeted in a neutral colour. I will be looking to erect 2 free standing walls of approx 5.5ft high behind the reception area and the balance of the dividers for the offices will be partitions. The building will be broken up into 5 offices, reception, meeting and waiting area (please refer to diagram). All windows will be used as displays for pictures of houses and one display TV. There will be Century 21 Urban United stickers on the top of the windows and front door will display office details and trading times. I will be applying for permission to put signs on the front fascia of the building wrapped all the way around. They will be in black and gold (Century 21 colours) with office contact number and company name displayed (please refer to pictures). Nearly all shops in this location have the front fascia signage and the property previously had the same as I am requesting.

The internal of the office fit out is estimated at \$12,000.00 and a red & black corporate look is what we will be trying to achieve. There will be no demolition works carried out on the site or any interference to neighbouring shops or general public. Works on the premises will only be carried out during council specified times.

I will be offering the local community and opportunity to deal with a local and professional agent where the licensee has been in the industry for more than 16 years and won many awards for her recognition in the real estate industry. Clients can purchase lease/sale packs and insurance on the spot, sell and lease their homes and tenants can get rental properties. Clients in the Cambridge Park, Cambridge Gardens area currently have to deal with agents out of the area to sell or lease their homes. The modern look of the shop will improve the look for the community and we will be looking to sponsor local football and netball teams and get highly involved with the local community and events. I have been a local for 33 years and would like to be part of the improvements of Cambridge Park and service my local community. There will be approx 5 staff for the first year and then hopefully 6-7 for the remainder of years of trading. We would like to employ locals and keep the jobs within the community. There will be no deliveries to the shop, other than general postage and all supplies are collected by the business owner from Century 21.

DESCRIPTION OF THE SITE

The property is almost square in appearance and the land is completely flat with no waterways or restrictions.

The property was previously used as a very large Medical Centre, Veterinarian clinic and Video shop all with full signage, several staff and a lot of high traffic turnover.

The shop next door is vacant as this one has been for approx 12 months or more now. The other shops consist of several chicken shops, Chinese shop, Domino's pizza, Fish & Meat shop, Tobacconist, 2 x Convenience Store and News Agency. Many of the local shops are struggling due to the same type of shop being in the same complex. Several of the shop owners have indicated that a Real Estate Agent or alternate business other than food would be a good idea for the local area and revenue for current shops.

CONTEXT AND SETTING

Will the development:

- Be visually prominent in the surrounding area?

No Yes

Why/Why not?

The shop will be visually appealing due to the colours and professionalism of the works to be completed. Century 21 is a well respected name in business and all office's are uniformed and have a high expectation of how a shop is to look to the community before approvals are given by head office for the fit out and opening of the business. This shop will look spectacular once completed and will offer a sophisticated look for the community.

- Be inconsistent with the existing streetscape?

No Yes

Why/Why not?

The office look and signage will be similar to majority of the shops in the complex. Many of the shops are upgrading their looks and improving the look of the complex. The improvement allows for better appeal to the local community and creates better business prospects for the local shop owners and it will be appealing to the locals and those visiting the area. Cambridge Park has needed a facelift for many years and it's good to see shops like Domino's improving to look of the shopping strip with modern and classy designs.

- Be out of character with the surrounding area?

No Yes

Why/Why not?

This shop will not be out of character with the local shops. The shop is located at the beginning (or end) of the strip of shops, is on the corner and does not interfere with any surrounding shops. This offers local shops something difference and not just another food competitor. There are more than enough of the same food shops in the complex. It's time for something new for the community and local shop owners.

- Impacts on the existing and likely future amenity of the area?

No Yes

Why/Why not?

Century 21 Urban United will be looking to support local sporting teams and getting involved in fund raisers for local Day care centres and schools. We will be looking to achieve types of support that make people feel at home in an area and create a sense of local identity and belonging. We will be offering to do up news letters for local schools for free, supply hats for cancer awareness and get dirty planting trees in the local area. We want to make this all about the community and improving people's lives. My children currently attend a council day care centre and we are highly involved in their fund raising for events such as Christmas parties.

ACCESS/TRAFFIC & UTILITIES

(Note 1 dwelling = approx. 10 vehicle movements per day)

- Is legal and practical access available to the development?

No Yes

Describe where access is available:

There is a massive amount of parking for this site and surrounding shops. There is behind shop parking for 2 cars, there is Side Street parking for endless amounts of cars, there is street front parking for endless amounts of cars and there are also 2 large car parks directly opposite the shop attached to the community centre and football fields. Each staff member will have a car to get to and from appointments and we expect a maximum of 2-3 clients in the office at any given time. Staff and clients will have little to no impact on the traffic flow or parking to this shopping complex.

- Will development increase local traffic movements/volumes?

No Yes

If Yes, by how much?

Why/Why not?

Minimal increase. It would create an additional volume of approx 7 cars per day from staff and clients visiting the office. These would not be all day parking as clients come for appointments and leave and staff will be out attending to appointments for majority of the day. This will have no impact on the local traffic or cause and disturbance.

- Are additional access points to road network required?

No Yes

Describe where additional access points are required from:

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.....
.....
.....

- Is power, water, electricity, sewer and telecommunications services readily available to the site?

No Yes

Why/Why not?

Power, water, electricity, sewer and telecommunications are already installed and working on this site. There is no additional works required externally of the building. Internally there would need to be phone system installed for 6 hand-sets and internet.

- Method/timing/frequency/type of deliveries (loading and unloading)?

There will be no deliveries required to this shop. All items will be received via post or collected by director. A Real Estate office requires letter heads, envelopes, blank paper, business cards, core flute signs and steaks through collection or general postage. There are no major or truck deliveries required to a Real Estate office.

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ENVIRONMENTAL IMPACTS

- Is the development likely to result in any form of air pollution (smoke, dust, odour etc)? No Yes

Why/Why not?

No. There is no pollution that will come from the business. Any paper that is disposed of will be recycled.

.....

- Does the development have the potential to result in any form of water pollution (eg. Sediment run-off)? No Yes

Why/Why not?

No. There are no chemicals used by a Real Estate office.

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- Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)? No Yes

Why/Why not?

A Real Estate office make little to no noise. There will be an air conditioning unit installed at the property but this will not interfere with general public or local shops.

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- Does the development involve any significant excavation or filling? No Yes

Why/Why not?

No. It is a flat cement building surface.

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- Could the development cause erosion or sediment run-off (including during the construction period)? No Yes

Why/Why not?

No. There is no impact to the environment.

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- Is there any likelihood in the development resulting in soil contamination? No Yes

Why/Why not?

No. There are no chemicals used by a Real Estate office.

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- Are there any threatened species, populations &/or ecological communities &/or their habitats on the land or nearby? No Yes

If "Yes", How will the development impact? If " No", why not?

No. There will be no impact to any wildlife.

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- Will there be external lighting?

No Yes

Describe location/type/wattage:

There will be external lighting upgrade from the current lights that are currently present. They will be replaced with the same as the current lights and a security camera system will be installed for security of the office and for the local community.

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FLORA AND FAUNA IMPACTS

(For further information on threatened species, see www.threatenedspecies.environment.nsw.gov.au)

- Will the development result in the removal of any native Vegetation from the site?

No Yes

Describe location/quantity/type of vegetation.

Why/Why not?

No. There is no environmental works being carried out.

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- Is the development likely to have any impact on threatened Species or endangered ecological communities?

No Yes

(If the answer is yes to either of the over questions it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council).

Describe location/quantity/type:

Why/Why not?

No. There is not environmental works being carried out.

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NATURAL & TECHNOLOGICAL HAZARDS

Is the development site subject to any of the following natural hazards:

No Yes

- Bushfire Prone? Landslip? Flooding?

(Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the cast of subdivision the development will be integrated. For further information please consult the NSW Rural Fire Service web site www.rfs.nsw.gov.au).

WASTE DISPOSAL

Sewer/Septic:

- How will effluent be disposed of?

To Sewer Onsite

Indicate location/size/disposal method for onsite system:

The toilet is connected to the local sewer and there will no changes to this system.

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- Will liquid trade waste be discharged to Council's sewer?

No Yes

Type and quantity?

No.

- How will stormwater (from roof and hard standing) be disposed of:
 Street Drainage System Other (of other provide details)

Garbage & other Waste:

- Will the development produce waste? No Yes
 If "Yes", please specify quantity:
- What type/s of waste will be generated?

Describe:

There will be general rubbish from food storage packaging or containers and paper waste which will be recycled. General waste will be disposed of in bin provided by the landlord.

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- How will waste be stored onsite?

Describe: There will be no waste stored on site. It will be disposed of in bins provided for collection. The waste will be equal to that of a house hold. Food containers

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SOCIAL AND ECONOMIC IMPACTS

- Will the proposal have any economic consequences in the area? No Yes

- Will the proposal affect the amenity of surrounding residences by overshadowing/loss of privacy/increased noise or vibrations? No Yes

Why/Why not?

The building provided all the amenities needed to work in a safe and healthy environment, without needing to impact on surrounding residence. Due to the trading hours, there will be no impact on loss of privacy or noise disturbance to local residence.

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- Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? No Yes
-

- What are the likely social effects of the proposal?

(Issues which may need to be considered include demography/community services/amenity/quality of life/employment rates/health & safety)

I believe that this will have a healthy and inspiring impact on the local community. It will offer jobs in a time of high unemployment. There will be large amounts of training invested in the staff and we will be looking to employ trainee's needing a start in the work force. All staff will receive training from Century 21 head office and some employee's will be involved in Government funded business courses. We will be supporting our local community through projects and we offer a service that allows people a better quality of life and we get to assist them in moving forward in life. Real Estate offers so many opportunities to the local area.

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OPERATIONAL AND MANAGEMENT DETAILS

Note: This section is only relevant to commercial/industrial/public buildings and other non-residential uses

- Description of operation: Real Estate office – Century 21 Urban United.....
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- Numbers of staff 4-6 staff.....

- Description of production process: List a house for sale or lease, put it on the internet, show the clients through the properties, negotiate a price and time frame, sign up the contracts and close the deal awaiting the property availability for settlement or lease period. There will also be clients who will just purchase insurance or lease kits or make general enquiries.
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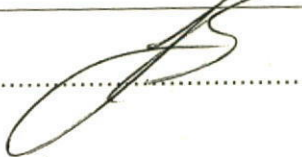
- Hours and days of operation: Monday – Friday 9:00am till 5:30pm and Saturday 9:00am till 4:00pm Sunday 10:00am till 1pm.
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- Maximum expected number of customers/day and at one time. 4-6 as a group or family..
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- Type and quantity of goods handled including any hazardous substances.....
Paper work/contracts and keys.
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- List and describe the type of quantity of raw materials and finished products.....
Core flute sign and steak to support them.
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- Advertising/business signage onsite: Front of building, windows and display TV (internal).
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Applicant Signature 	Date ..25/7/2013.....
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