

STATEMENT OF ENVIRONMENTAL EFFECTS

1.00 INTRODUCTION

LJ Hooker is a well known Real Estate Agent worldwide having been established in 1928. The current owner of the Balgowlah LJ Hooker Agency is Mr Tony White who is a long time practitioner in the Balgowlah and has decided to move his business into the new 'Balgowlah Village' development on Condamine and Sydney Streets, Balgowlah.

2.00 LOCATION AND PROJECT DESCRIPTION

The subject property is known as Shop 063/064 and is located on the Ground Floor of Building D of the Balgowlah Village development located at 197-215 Condamine St, Balgowlah, NSW, 2093. A Location Plan is provided adjacent.

The proposed works involve the fitout of a new Real Estate Agency in the 83m2 space. This involves the enclosure of the space with external walls & windows, as well as the interior fitout of the space.

As this is the first occupation of this space, it is understood that a DA is required to be lodged with Manly Council.

3.00 IMPACTS ON THE NEIGHBOURS

It must be recognised that the proposed works are situated in a new mixed use development and that the likely effects of any development have been considered when the overall design was approved. The subject space was designed and approved for Retail Use and as such, the proposed works are in line with the intent of the overall development.

The proposed use of a Real Estate Agent is considered by the author to be a 'low impact retail use' in that much of the functioning is administrative in nature. There will not be Public Auctions or the like conducted at the offices. A large part of the work of a Real Estate Agent is 'out on the road'.

As such, it is envisaged that the impact on the neighbours will be minimal and acceptable given the nature of the overall Balgowlah Village Development.

4.00 STAFFING AND OFFICE HOURS

The proposed maximum staff numbers will be: Sales Staff = 4, Management & Admin = 4. Total = 8.

The Lease includes 2 dedicated carparking spaces. It is acknowledged that the Sales staff will use cars as part of their work. However, on average, the Sales Staff will spend substantially less than 50% of their time in the office. As such, it is anticipated that the 2 dedicated carparks will suffice. On the infrequent occasion when office meetings and the like are to be held then it is usual that the Sales Staff will use occasional local carparking spaces associated with the development.

The 4 existing administration staff are local people and catch public transport to the current offices. This will continue with the proposed new offices.

It is proposed that the opening hours will be 8.30am - 6pm Mon - Sat.

5.00 DELIVERY ACCESS

There is very little 'stock' which is transported too or from the proposed Real Estate Office. By nature, the 'product' is the residential, retail or commercial properties that exist elsewhere. As such, the only product associated with the works is Sales paraphernalia such as sign boards, banners etc as well as supporting office equipment such as stationary. It is envisaged that access for delivery will not be an issue.

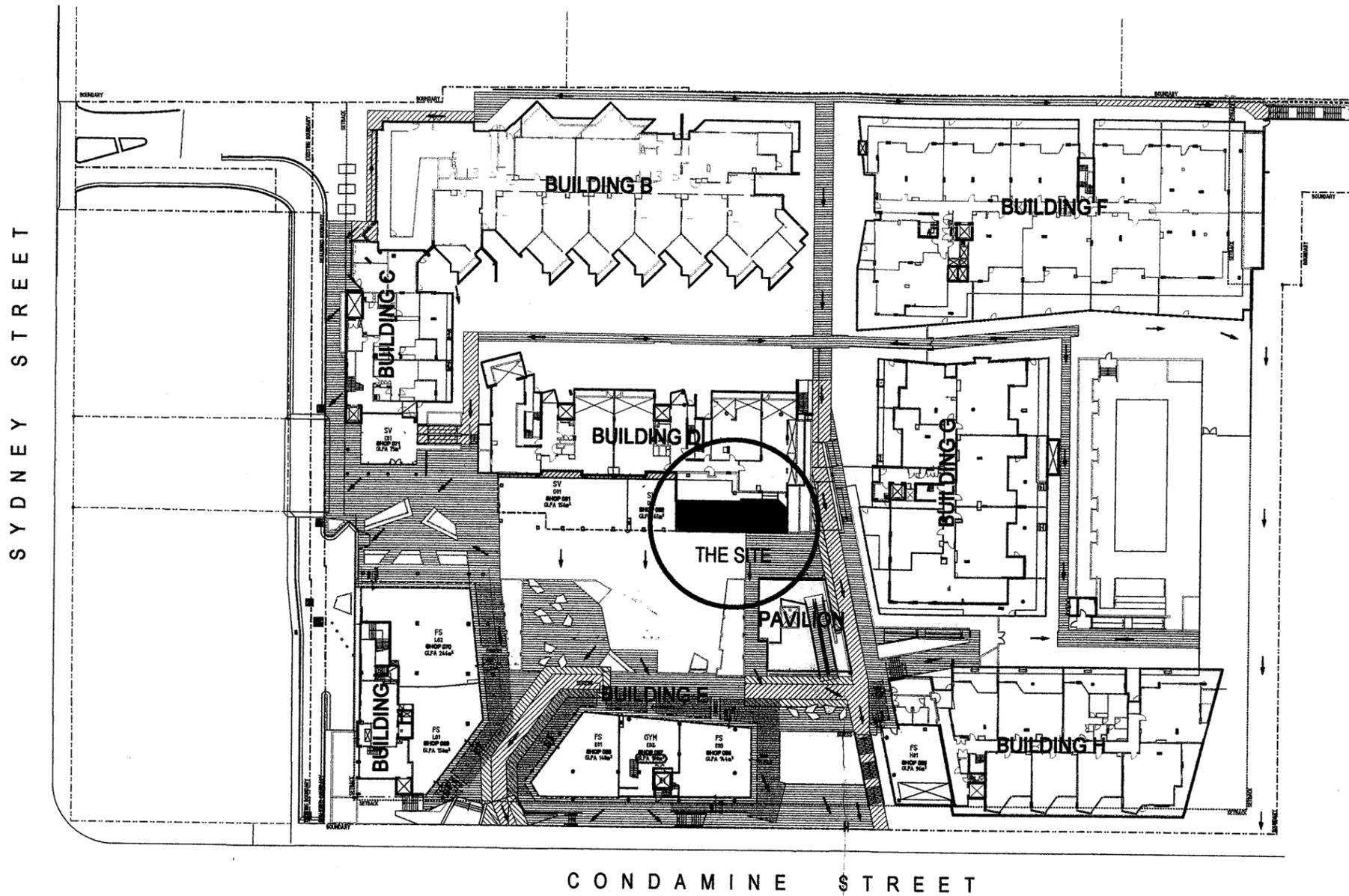
6.00 WASTE MANAGEMENT

The site is being provided as a 'base building site' hence there will be no waste from demolition. Minimal builders waste will be produced during the works and this will be disposed of at the local transfer station as is commercial practice. The builder will make all efforts to minimise waste when ordering materials.

During the operation of the Real Estate Office - LJ Hooker will undertake recycling of paper and other products in accordance with good business practice.

7.00 RESOURCE MINIMISATION & SUSTAINABILITY DURING CONSTRUCTION

Building construction consumes 32 per cent of the world's resources. At the same time, approximately 40 per cent of waste to landfill in OECD countries is generated from construction and deconstruction of buildings. (Source: <http://www.colorbond.com/index.cfm?objected=E02BF148-DB75-2EE9-E55E750C84CBC3FB>) Accordingly, the Construction Industry bears a heavy burden in assisting the world to find a sustainable future.



How is the proposed work assisting the world achieve a sustainable future?

- 1. Energy efficiency**
The attached electrical lighting shows that 20 of the 26 light fittings have compact fluorescent lamps. These have been used to for their efficiency. The designer does not have control of the electrical equipment that LJ Hooker will use within the completed works, however it is hoped that energy efficiency appliances will be used.
- 2. Materials**
All board products will have a substrate of E1 or E0 low emission to assist the health of contractors and occupants. All paints, laminates and carpets will be low V.O.C. for the long term health of manufacturers, contractors and inhabitants. The Carpet is to be a Shaw EcoWorx tile which has been awarded the Environmental Choice Australia Eco-Label. This is a 100% recyclable product and is taken back by the manufacture after its serviceable life has been complete - and recycled into new product - a cradle to grave to cradle product.

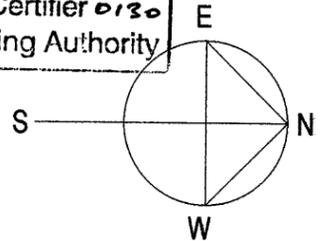
In summary - it is the view of the architect that all attempts have been taken to ensure that the environmental conditions of the site and the proposed works are understood and any negative effects mitigated.

[Handwritten signature]

Signed - Jonathon Peterson - Registered Architect NSW #5776

These plans relate to Development
Consent No. 185/09
The plans are NOT for construction.

CONSTRUCTION CERTIFICATE No. 0984
Date 18/9/09
BRUCE GAAL
Accredited Certifier 0130
& Principal Certifying Authority



Blue World Architecture p +61 2 9488 9999 e admin@blueworld.com.au ABN 84 462 749 249 Copyright ©	Document LOCATION PLAN			
	Proj Code LJHK01	Revision A	Rev Date 29.June.09	Scale NTS
Project Details L J HOOKER - BALGOWLAH SHOP 063/064 'THE VILLAGE' BALGOWLAH			Sheet Number A00	

D3

DG

DH

DJ

DK

8700

3000

5415

5145

4170

2475 apx

1700

750

750

1800

750

750

1756

750

STORAGE

Storage Wall

PRINCIPAL

D05 (G)

1/2 Glass

WS5 PA

WS6

S

Carpet Tile

WS7

WS8

Paper recycling

Copier

Kitchenette

Receptionist

Ceramic Tile

D01

Glazed Door

Fixed Glazed Sidelight

Cold Water

EDB

FW

Suggestion for Reception Formway 'Free' Midi System Furniture

Frame wall to allow routing of services

Note - allow to Ardite as required around change of floor finishes to ensure that finished surfaces of Ceramic Tile and Carpet Tile are level with no discernable change in grade.

Storage Device (Design to be agreed)

MEETING ROOM

Carpet Tile

D03

D02

PROPERTY MGR

Carpet Tile

2700

3368

Seat

Signage + Tile Wall

Low Tile Wall - Glazing over

Low Wall - Glazing over

Low Wall - Glazing over

Tile Front (full height)

Carpet Tiles

Shaw Contract Group.
Contact = Linda Shoppee p: 02 8065 1901
Style Name = Mirror Image EW24
Style Number = 59466
Colour Name = Opaque Black
Colour Number = 63500

Ceramic Tiles TBA

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO WORKS COMMENCING



Metal Stud partition with 13mm plasterboard on either side.
CSR Bradford polyester acoustic insulation partition batts throughout.
Partition heads: Case setting bead. Skirting: 50/3 Clear Anodised Aluminium flat glue fixed to partitions.

Doors 2-5
Option 1 = Ambro Luminate Barcode DB (42mm x 920 x 2640)
Contact:
Louise Bradasic - Gibbon Group
M: 0437 880 443
E: louise@gibbongroup.com.au

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Blue World Architecture		Document FLOOR PLAN	
Proj Code LJHK01	Revision B	Rev Date 24.June.09	Scale 1:50
Project Details L J HOOKER - BALGOWLAH SHOP 063/064 'THE VILLAGE' BALGOWLAH			Sheet Number A01
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D2

5/4

5415

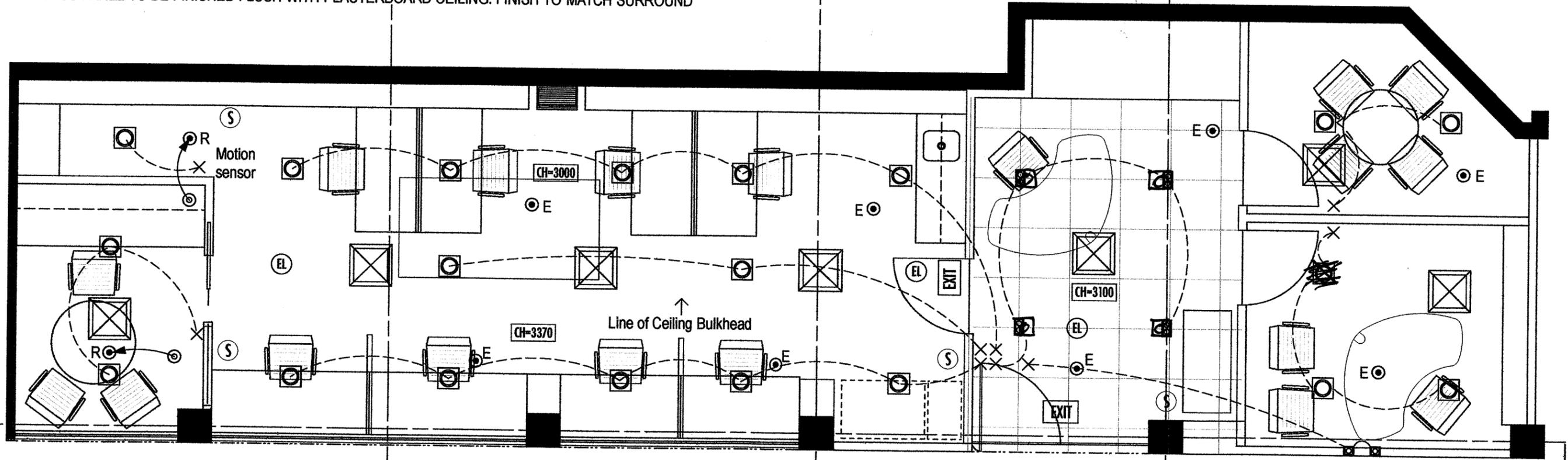
5145

4170

Suggestion for Reception
Formway 'Free' Midi
System Furniture

NOTES:

1. EMERGENCY AND EXIT LIGHT FITTINGS MUST BE ON A SEPARATE CIRCUIT WITH TEST SWITCH INSTALLED.
2. ALL FLUORESCENT LAMPS MUST USE ELECTRONIC BALLAST.
3. SHOPFITTER TO ALLOW FOR ELECTRICAL WIRING, RECONNECTION ETC
5. SHOPFITTER TO CONFIRM ALL CEILING HEIGHTS ON SITE PRIOR TO CONSTRUCTION
6. ACCESS PANEL TO BE FINISHED FLUSH WITH PLASTERBOARD CEILING. FINISH TO MATCH SURROUND



REFLECTED CEILING PLAN KEY	
CROMPTON LIGHTING DLC213-83 2x18W WARM WHITE LAMPS available from Crompton 1300 799 300	EMERGENCY LIGHT
CROMPTON LIGHTING - DL20 2x35W OSRAM 12V LAMP 60° available from Crompton 1300 799 300	FIRE SPRINKLER design + construct by others
CROMPTON LIGHTING DL10 1x20W OSRAM 12V LAMP 60° available from Crompton 1300 799 300	AC DIFFUSER (Colour = white) (Final location to be determined by Contractor)
EXIT SIGN (edge lit & slimline)	SECURITY CAMERA All to be dome type fitting - fully integrated
	LIGHT SWITCH (Brushed aluminium slimline plate)

ENERGY ASSESSMENT

BCA Table J6.2b - Max illumination power density for Retail = 5 W/m²
Shop area = 83m² x 25W = 2075 W maximum

Office 10

Fitting	Watts per fitting	# fittings	total Watts
	2x18=36	18 18	648 648
	2x35=70	2	136
	1x20=20	2	40
Grand total Watts (complies)			824

Ceiling to be maximum height possible
throughout - approx 3100mm

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO WORKS COMMENCING



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D3

DG

DH

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DK

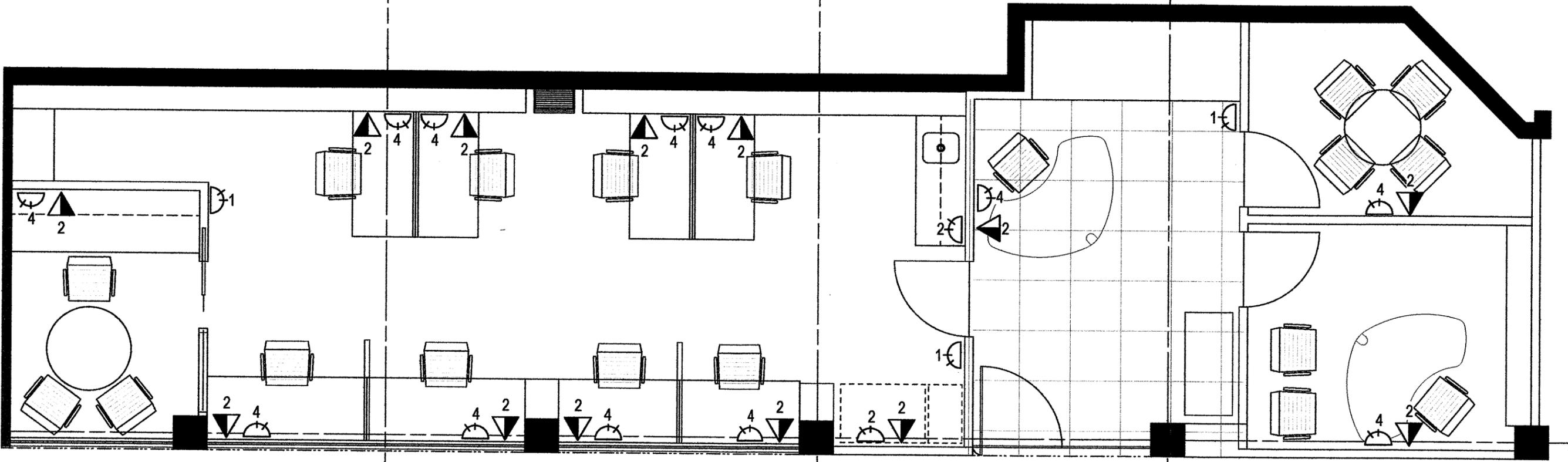
5415

5145

4170

Suggestion for Reception
Formway 'Free' Midi
System Furniture

8700



ELECTRICAL/DATA KEY

- 2 ▲ CAT6 RJ45 Data Outlet & # required (eg: 2 Data Outlets)
- 4 ▽ General Power Outlet & # required (eg: 4 GPO outlets)

All plates for data and power to be equal to Clipsal SC2000 series

D2

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6/11

Min 2mm brushed stainless steel (SS) cladding (folded at exposed corners) to base building concrete column and end of intertenancy wall

DG

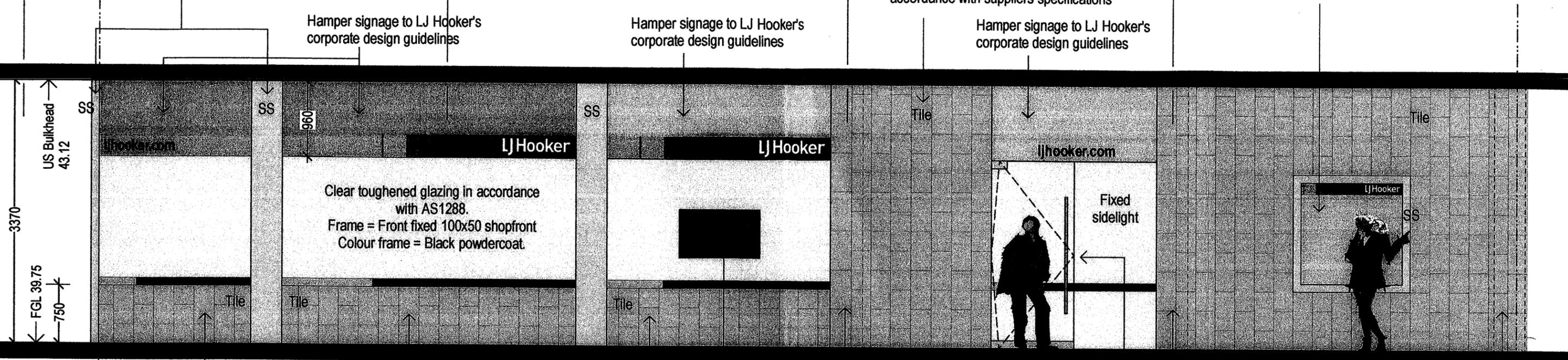
DH

DJ

DK

Approved ceramic tiles fixed to wall in accordance with suppliers specifications

Illuminated recessed sign



Hamper signage to LJ Hooker's corporate design guidelines

Hamper signage to LJ Hooker's corporate design guidelines

Hamper signage to LJ Hooker's corporate design guidelines

3370
US Bulkhead 43.12
FGL 39.75
750

Clear toughened glazing in accordance with AS1288.
Frame = Front fixed 100x50 shopfront
Colour frame = Black powdercoat.

Fixed sidelight

setback finished face of low walls 25mm back from finished face of base building columns

1 of 42" landscape interactive screens

Base building concrete columns behind tiling

Toughened clear glazed door with 1500 long stainless steel handle & Hafele patch stainless steel hardware

Approved ceramic tiles means equal to these (approved standard for development)



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