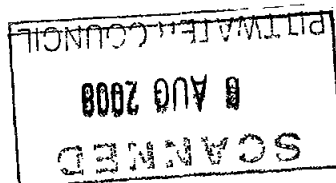

Statement of Environmental Effects

accompanying a development application for
**Proposed Minor Addition of Two Ensuite
Bathrooms to an Existing Nursing Home Facility**
194 Garden Street, Warriewood NSW

for submission to
Pittwater Council
June 2008

prepared by
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Proposal

This Statement of Environmental Effects accompanies a Development Application seeking Pittwater Council approval for the addition of two ensuite bathrooms to an existing Nursing Home Facility. The proposed bathrooms are located within an existing wrap-around verandah.

Present and Previous Use

This facility is currently operating as a nursing home. This use shall not change.

Visual & Noise Impact

The proposed works should not create a detrimental visual impact. The proposed ensuite bathrooms can not be seen from any public street or public domain. The proposed ensuites are very small additions, located under an existing roof and within a portion of an existing ground floor, single storey verandah. The proposed ensuites would only be visible from over side fences of adjacent residential properties and should have no significant visual impact.

The proposed works should cause no additional noise impact.

Privacy, Views and Overshadowing

The proposed works shall have no impact on views, overshadowing or privacy.

Access and Traffic

The car parking, traffic numbers, loading and servicing of the site shall remain as existing.

Waste

The existing facility has adequate facility for the legal collection and removal of waste from the site. The proposed works should not require anything further. The additional plumbing to service the two bathrooms will connect to existing.

Site Coverage / External Works

The site coverage and soft landscaped areas shall not change. The proposed ensuites shall sit under the existing roof.

Building Setbacks

This shall not change.

Heritage and Conservation

The building is not a heritage item nor located in a conservation area

Conclusion

The proposal will have minimal impact and should not adversely affect the amenity of the surrounding area or the adjoining neighbours. It should provide important additional facility for the residents of the nursing home.

We therefore request that Council grant approval to this Development Application in its entirety.