

SUITE 306, 10-12 CLARKE STREET
CROWS NEST, NSW, 2065
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STATEMENT OF ENVIRONMENTAL EFFECTS

APPLICANT DETAIL: UNITINGCARE MENTAL HEALTH

CARE OF -
ANGEL MAHCHUT PTY LTD
SUITE 306, 10-12 CLARKE ST,
CROWS NEST NSW 2065

DEVELOPMENT ADDRESS: 606 HIGH STREET
PENRITH
NSW 2750

DATE: JULY 2014

PLANNING POLICIES AND CONTROLS

The proposed development has been designed with consideration of the control plans applying to the site, including (but not limited to):

Penrith Local Environment Plan 2010
Penrith Development Control Plan 2010

The proposal is consistent with the control plans and is situated wholly within an existing commercial building. The site is classified as Mixed-Use Zone B4 under the Council's City Centre Precinct LEP. The proposed use as counselling and general practice rooms along with ancillary offices falls within the Council objectives of the land zone.

The proposed development maintains the existing floor area, and hence the FSR is not affected.

DESCRIPTION OF PROPOSAL

The proposed development is alterations to an existing fit out for counselling and general practice rooms along with the addition of new associated office and ancillary areas. The alterations will be made to the existing building services which currently serve the same purpose. The space will be used by "headspace"; a National Youth Mental Health Foundation.

The proposed developments are located wholly within the tenancy and the external walls of the existing building. The building works will occur in a single stage and include:

On the ground floor:

- 5 additional consultation rooms
- 2 additional group meeting rooms
- 1 additional bathroom

On Level 1

- 4 private offices
- 31 workstations
- Office kitchen

Primarily the centre functions as counselling centre for youth. Counselling is provided by UCMH and NBMLHD employees.

SITE SUITABILITY

The proposed development, will not impact the prevailing street as it is within a previously approved commercial tenancy, used for the same function. Further, the proposed development will not have impact on prevailing usage patterns or established physical configuration of the area, including flooding, drainage, landslip, mine subsidence, soil erosion, bushfire or any other risks.

Present & Previous Uses:

The tenancy is currently used for counselling and general practice.

ACCESS AND TRAFFIC

The proposed development does not alter any existing traffic conditions such as driveway access, manoeuvrability and pedestrian safety.

The proposed development will have no additional negative impacts to the existing road network.

Principal registered architect Jonathan Mah-Chut B.Arch
NSW registration number 8951

The number of vehicle movements entering and exiting the site will be minimal. The nature of use of the proposed development requires a low level of truck deliveries.

The proposed development does not alter the number or location of parking spaces.

ONGOING USE

Hours of operation will be:

The Headspace centre will be open for provision of services from Monday – Friday from 8.00am to 8.00pm. This is consistent with the commercial and retail areas surrounding the tenancy. The centre will also be occupied by a small core of staff (approx. 3 working in shifts) for 24 hours a day operating a telephone call centre.

Number of Employees:

| | |
|-------------|--------------------------|
| Existing: | 20 (Full-time employees) |
| Additional: | 16 (Full-time employees) |
| Total: | 36 |

Car parking:

| | |
|-------------|----|
| Existing: | 10 |
| Additional: | 4 |
| Total: | 14 |

STREETSCAPE AND DESIGN

The proposed development is contained wholly within the tenancy and the external walls of the existing building. As such it will have little to no impact on the existing streetscape.

As a result of maintaining the existing building fabric, the external finishes will be unchanged.

SERVICES

There are modifications to both mechanical and electrical services and some additions to the hydraulic services in the proposal. Due to the nature of the proposal the services are essentially only being customised for the proposed development as the building services have always been designed for a commensurate function. Relevant consultations with servicing authorities will be undertaken for modification and additional servicing. All new and modified services will be designed to Part J (Energy Efficiency) of the BCA.

PRIVACY, VIEWS AND OVERTHROWING

As the proposed development is wholly internal, it has no impact on existing overshadowing, air or noise conditions.

Visual Privacy: The proposed development has no impact on visual privacy from within or external to the property.

Acoustic Privacy: The proposed development has no impact on acoustic privacy from within or external to the property.

SOCIAL AND ECONOMIC EFFECTS

There will be no change to the current use.

Currently the centre functions as counselling centre for youth, with related office spaces. Counselling is provided by UCMH and NBMLHD employees.

The proposed development will have minimal economic impact on the locality due to the social nature of the proposed use.

FLORA AND FAUNA

No changes to existing landscaping are included in the proposed development.

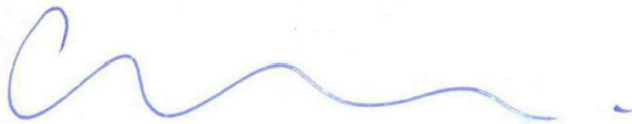
No new landscaping is included in the proposed development.

The proposed development is entirely internal and does not entail the removal of any trees. As a result, the proposed development will have no impact in regards to the Threatened Species Conservation Act.

In summary the proposed development is unlikely to have any significant environmental impacts.

Should you have any queries relating to this matter please do not hesitate to contact the undersigned.

For and on behalf of
ANGEL MAHCHUT PTY LTD



Greg Angel
Director