

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed:

- 1 – S4.55 TO EXISTING USE OF FACTORY**
- 2 – RELOCATION OF EXISTING PARKING SPACES**
- 3 – PROPOSED PORTABLE HAMMELL SHREDDER VB
750 OPERATOR MACHINE**

@ UNIT 4 - 106-110 BENAROON RD, LAKEMBA

Prepared by



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Pty. Ltd.

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PART A - GENERAL

1.1 Introduction

This Statement of Environmental Effects accompanies a Development Application to propose:

1. Relocation Of Existing Car Spaces to new location
2. Proposed Portable Hammel vb750 Shredder machine

All existing structures on site are to remain the same. There is no proposal for any new structures or demolition.

1.2 Details of Site

Address: 106-110 Benaroon Rd, Lakemba
Site Details: LOT 103
D.P. 814348
Zoning: IN2 LIGHT INDUSTRIAL

1.3 Objectives of the proposal

The objectives is to proposed a portable hammel 750vb Shredder and relocate existing car spaces.

1.4 Methodology

The sections of the Statement of Environmental Effects has been assessed in accordance with Canterbury-Bankstown Council – Design guidelines and the relevant sections of the Canterbury DCP 2012 & LEP requirements.

1.5 Location map



Figure 1: Site Location (Six maps)

DESIGN PROPOSAL

The design of the dwelling is based on energy efficiency principles with windows to living areas. The simple and elegant design of the proposed new house provides adequate solar and wind access to all dwellings in all habitable areas. The ceiling height in the dwelling increases the overall look of the rooms giving the house openness from inside and making it look more spacious. The front, rear and side setbacks of the dwellings is as per the DCP requirements.

The front facade of the proposed dwelling is designed to have a modern look enhanced with use of varying depths, new materials and elements.

The front setback for the dwelling complies with council requirements.

OBJECTIVES

- The proposal is to retain the use and building as is. With the addition of relocating car parking to allow room for a Hammell 750VB Shredder which is portable. This is proposed under the awning.

PART D - RESIDENTIAL CHARACTER

3.1 IN2 character

The proposal remains consistent with the IN2 requirements. The proposal remains consistent with the correct USE determined and approved by council. The site will remain as is and no changes will be made to the characteristic of the site.

3.2 Design features

No change in the design scope and everything to remain the same.

Proposed Hammell 750vb Specs:

LIMITED EDITION
with CAT C13 inside

HAMMEL
RECYCLINGTECHNIK

Vorbrecher / Primary Shredder
HAMMEL 750 DK

special
Bauma
2013 EDITION

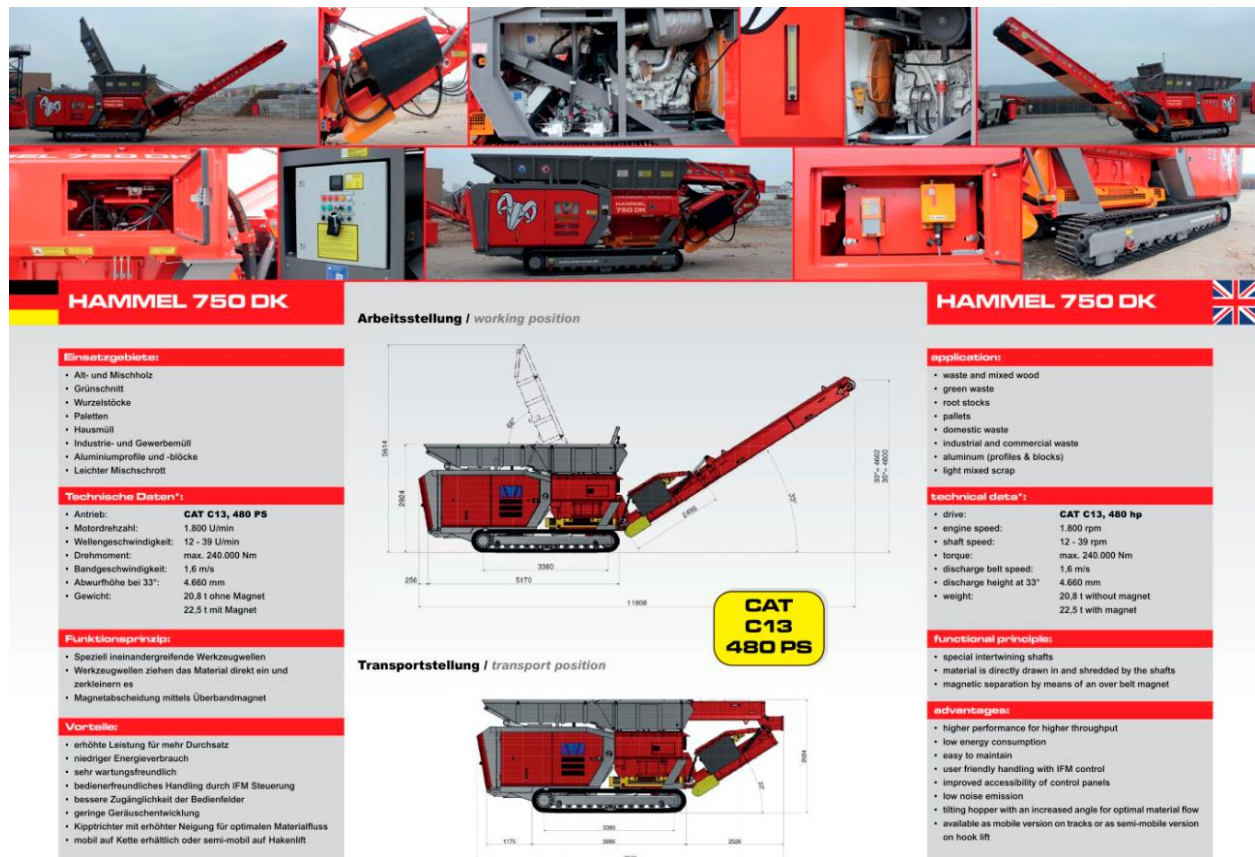
HAMMEL 750 DK in limitierter Stückzahl
mit herausragenden 480 PS
powered by **CAT C13**!

HAMMEL zentral in Europa
HAMMEL central in Europe

Lassen Sie sich diese einmalige Chance nicht entgehen und vereinbaren Sie noch heute einen unverbindlichen Vorführtermin. Ihr **HAMMEL** Team freut sich darauf, Sie betreuen zu dürfen.

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PART E - FLOOR SPACE

4.3 Landscaped area and Parking

The proposal complies with Design guidelines and the relevant sections of the Canterbury DCP 2012 requirements. Landscaping and driveway are as shown in the drawings as per the council requirements.

4.4 Private Open Space (POS)

The landscaping and parking requirements are remaining the same. The amount of parking remains. The only change is the relocation of the parking.

PART H – CONCLUSION

In conclusion, the proposal is to be retained despite the relocation of parking and the portable hammel
750 VB shredder machine

We believe that our proposal merits for approval as the general use and site layout remains the same.