

STATEMENT OF ENVIRONMENTAL EFFECTS

for a

Proposed BBQ Area (Outbuilding)

at

**Lot 2, No 18A Gardenia Avenue,
Bankstown NSW 2200**

This Statement of Environmental Effects has
been prepared by Inkon Plans. Limited on behalf of

.....Mr & Mrs. Boulos.....

Owner: Mr & Mrs Boulos

Council: Canterbury-Bankstown Council

Date: Wednesday 28th of September, 2022

LOCATION

The following is a Statement of Environmental Effects, as required by Council in their Development Control Plan.

The property is located at Lot 2 No 18A Gardenia Avenue Bankstown and contains an existing double storey home (duplex unit).

SITE INFORMATION

Site Area: 348.4 sqm (By DP) Approx. 348.3 sqm (By Calculation)

Front boundary: 7.62m

Side boundaries: 45.72m

Rear boundary: 7.62m

Lot: 2

DP: 1239625

PROPOSAL

The proposal is for a BBQ area (Outbuilding) located on the southern rear of the property. The reason for the proposal is to have a practical area for external dining entertainment. The proposed structure will be constructed from concrete slab and lightweight walls 50% openable areas for lighting and ventilation.

PATIO SETBACKS:

Rear setback: 0.9m (minimum requirement is 0.9m) **Complies**

Side setback: 0.9 (minimum requirement is 0.9m) **Complies**

EFFECTS

No effects to neighbours properties, neighbours on both side will still contain their privacy, and noise pollution will be followed according to law.