

Statement of Environmental Effects – 3 Orford Place WAGGA WAGGA

The patio is replacing an existing structure used for outdoor recreation.

The new structure is steel with a colorbond roof and four clear panels.

The footprint of the new structure replicates that of the old structure. It does not encroach any easements, property boundaries. The structure is in keeping with similar structures on neighbouring properties.

Lighting associated with the new structure is unobtrusive to neighbouring properties. There is a ceiling fan installed.

Existing brick pillars and all timbers was demolished and taken to the GWMC for recycling.

Roof water is disposed of via two downpipes into existing stormwater pipes and directing to the street.

