

The Planning Department
Wentworth Shire Council
PO Box 81
WENTWORTH NSW 2648

To whom it may concern

RE-AMENDMENT TO DA2018/067 TO ORIGINAL PROPOSAL WITH INTERNAL WORKS

I write to advise you that Wentworth Shire Council wishes to amend DA2018/067 back to the original boat shed extension proposal with additional internal modifications. This amendment will supersede the former modification S4-55/2023/036 – Notice of Determination from the 23 January 2024

Background

1. Original application, DA2018/067 was approved for a building extension on the southern façade of the existing building, to provide for additional boat storage
2. Modification application S4-55/2023/036 was approved to alter the previously approved plans, to allow for the building extension to be a transportable clubroom with a connecting verandah, adjacent to the northern façade of the existing building
3. This modification application seeks approval for the building extension on the southern façade of the existing building, to provide for additional boat storage, and internal works to existing building to provide for a storeroom and upgraded toilets, changeroom and a Unisex DDA compliant toilet/changeroom.

Title Search

The site is Crown Reserve Ref: R77930 described as Lot 1464 on DP DP763434. A Certificate of Title does not exist for site.

Should you wish to discuss any matter raised in this letter, please contact Ivan McKenzie, on 0427 566 879.

Yours sincerely



GEOFF GUNN
DIRECTOR ROADS & ENGINEERING



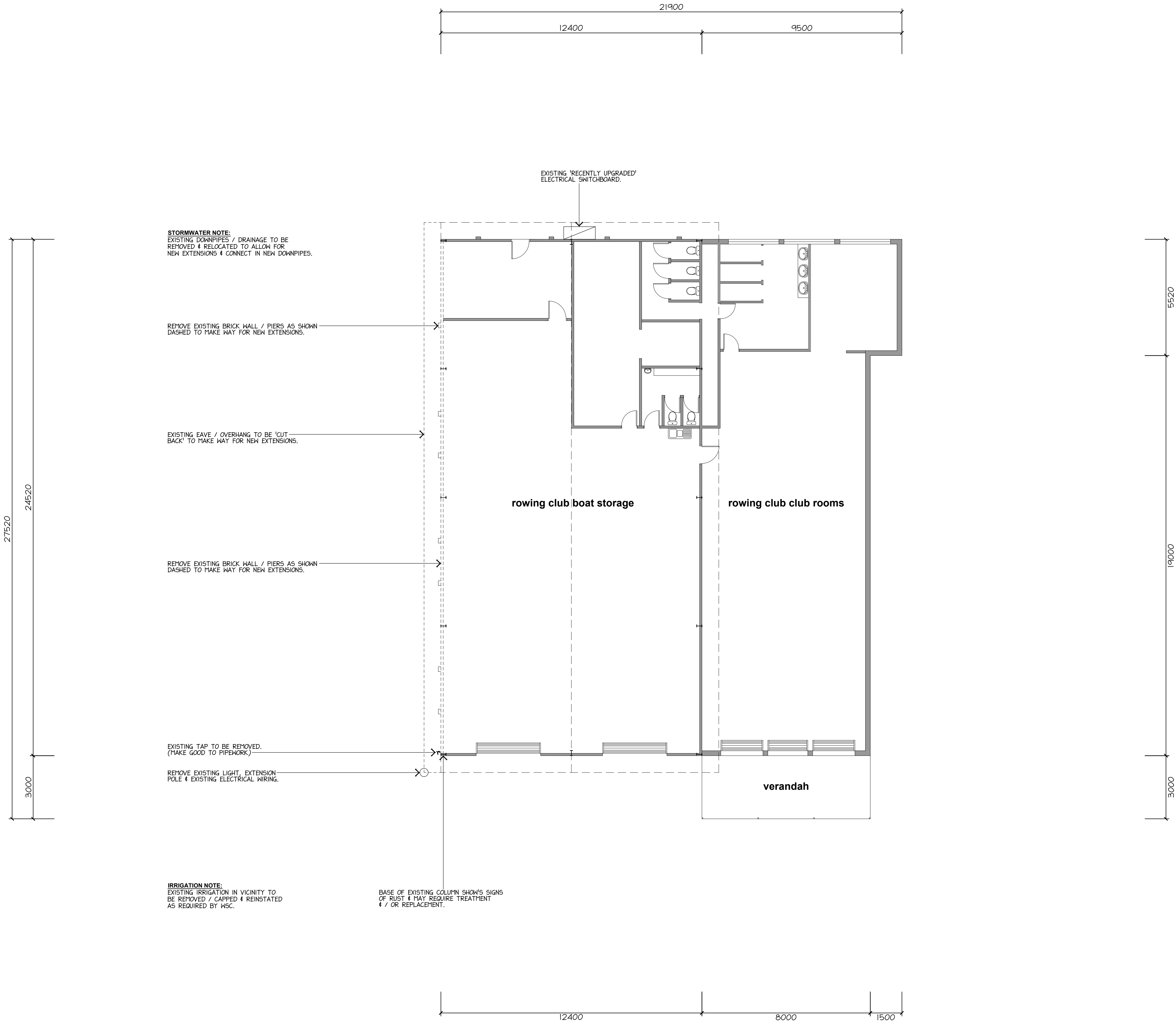
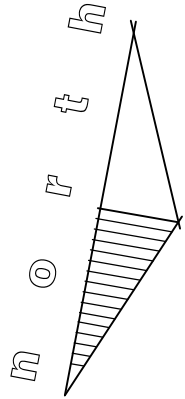
SITE NOTES:
90mm U.P.V.C. STORMWATER DRAINS
DIRECTED TO POP UPS AS SHOWN.
PROVIDE INSPECTION OPENINGS EVERY
4m OF RUN & CHANGE IN DIRECTION.
90mm U.P.V.C. (PAINTED) DOWNPIPES D.P.
ALL LEVELS TO BE CHECKED AND VERIFIED
ON SITE PRIOR TO THE COMMENCEMENT
OF ANY WORK.
ALL GROUND AND PAVING ADJACENT TO THE BUILDING
IS TO BE GRADED AWAY FROM THE BUILDING AT A
MINIMUM GRADE OF 1:20 FOR AT LEAST 3m AROUND THE DWELLING.

SITE PLAN 1:250



(ISSUED: 31st AUG 2021)

SHEET NO: 6 OF 6	DRG NO: MH2 2021-118
PROJECT: PROPOSED EXTENSIONS TO EXISTING ROWING CLUB BUILDING.	
CLIENT: W.S.C. / WENTWORTH ROWING CLUB	
ADDRESS: DARLING STREET, WENTWORTH, NSW.	
SCALE: AS SHOWN	DATE: AUG '21

MH²
ENGINEERING & ARCHITECTURAL SERVICES
mark@mh2.com.au mick@mh2.com.au
0438 210 139 0427 237 668
No. 5 Burns Street, Col Gol, N.S.W. 2738
ABN: 43 634 027 464 DP No: AD 26770



general notes:

- ALL WORKS CARRIED OUT SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA, STATE BUILDING REGULATIONS & LOCAL AUTHORITY REQUIREMENTS.
- CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS.
- FIGURED DIMENSIONS HAVE PREFERENCE TO SCALE.
- PLANS SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS & ATTACHED DOCUMENTATION.
- IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE BUILDING IS WITHIN THE DESIGNATED BOUNDARIES AND VERIFY THAT THE SITE IS SHOWN CORRECT.
- IT IS THE BUILDERS RESPONSIBILITY TO NOTIFY THE DESIGNER OF ANY SERVICES WHICH MAY HINDER CONSTRUCTION OR CAUSE ALTERATIONS TO DESIGN BEFORE COMMENCING ANY WORK.
-  DENOTES SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH AS 3786 - 2014, & TO BE INTERCONNECTED IF MORE THAN ONE.
-  DENOTES ARTICULATION JOINT TO BE CONSTRUCTED IN ACCORDANCE WITH CACA TECHNICAL NOTE 61.
- GLAZING TO COMPLY WITH 1288 - 2006 "GLASS IN BUILDINGS - SELECTION & INSTALLATION", & 2017-1999 "WINDOWS IN BUILDINGS - SELECTION & INSTALLATION"
- OVERFLOW RELIEF GULLY REQUIREMENTS ARE TO COMPLY WITH AS 3500 - 2003 "SANITARY PLUMBING & SANITARY DRAINAGE"
- SOLID FUEL COMBUSTION HEATERS ARE TO BE INSTALLED IN ACCORDANCE WITH AS 2918 - 2001 "DOMESTIC SOLID FUEL".
- BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LINE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
- PROVIDE EXPANSION JOINTS IN TILED AREA'S EVERY 5m MINIMUM.

WINDOW TYPE	-
LINTEL TYPE	HYSPAN LVL & MGP12
FLYWIRE TO ALL OPENINGS	*CHECK LINTELS SUPPORTING GIRDER TRUSSES

AREAS:	EXISTING CLUBROOMS	204.44m2
	EXISTING BOAT STORAGE	304.05m2
	EXISTING VERANDAH	24.00m2

TOTAL 532.49 m2

TERRAIN CATEGORY 2.5 WIND CLASSIFICATION (N2)
REGION A
TOPOGRAPHIC EFFECT (T1)
WIND DIRECTION (PARTIAL SHIELDING)
CALCULATION OF WIND SPEED = 33

SHEET NO: 1 OF 6 **DRG NO:** MH2 2021-116

PROJECT: PROPOSED EXTENSIONS TO
EXISTING ROWING CLUB BUILDING.

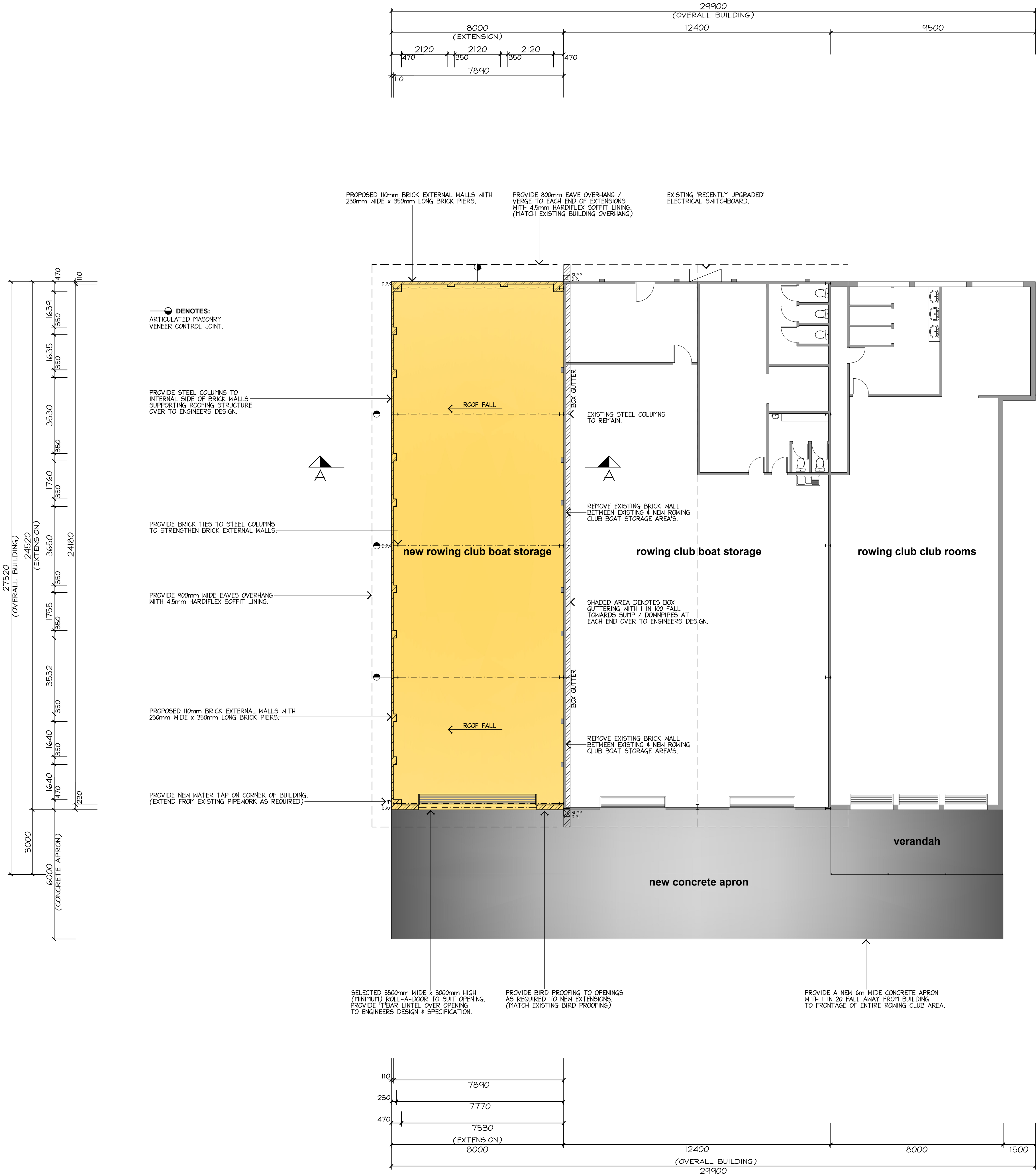
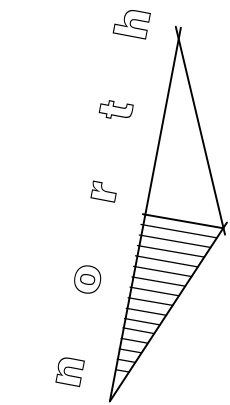
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SCALE: AS SHOWN **DATE:** AUG '21



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	EXISTING VERANDAH	24.00m2
	PROPOSED EXTENSIONS	196.16m2

TOTAL	728.65 m2
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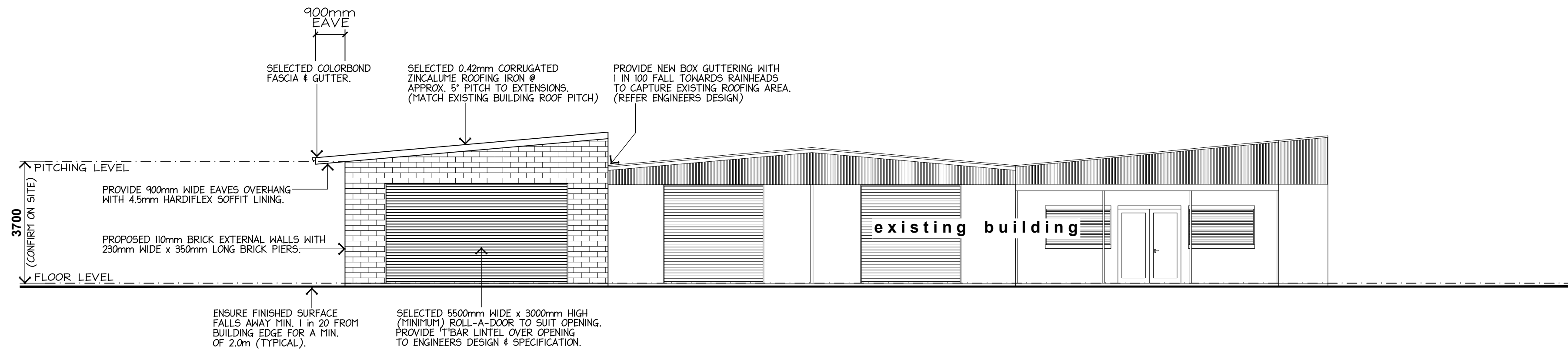
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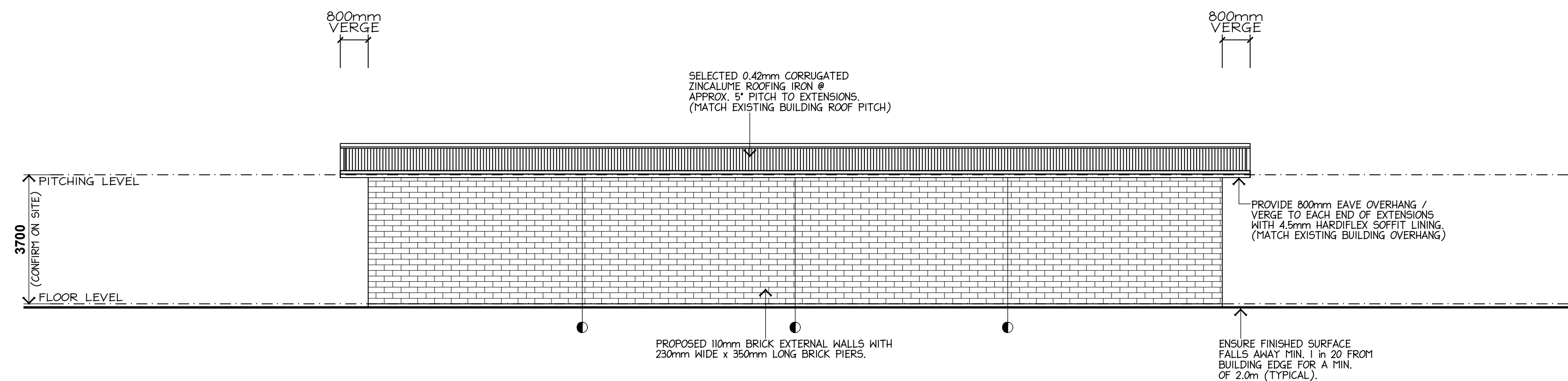
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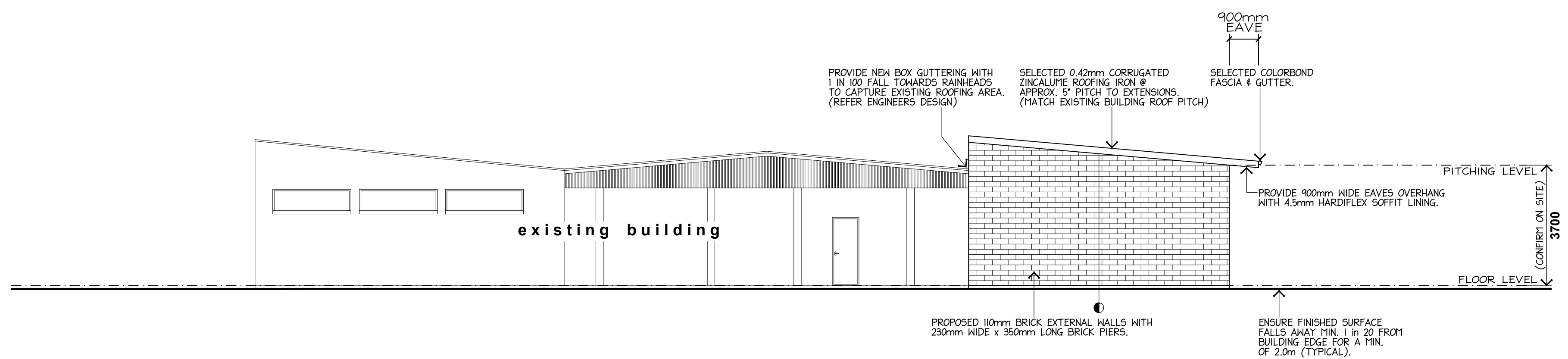
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EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

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