



## ROY COSTA PLANNING & DEVELOPMENT

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Our Ref: 24-041  
Your Ref: PAN-553751

10 July 2025

Planning Department  
Wentworth Shire Council  
PO Box 81  
WENTWORTH NSW 2648

Dear Sir/Madam,

**MODIFICATION APPLICATION PAN-553751  
53-57 WENTWORTH STREET WENTWORTH**

In relation to Modification to DA 2024/080 Application PAN-553751 we advise the following:

The proposed modification is to change the lot layouts and areas of each lot.

Proposed lot 1 is being increased from 5600m<sup>2</sup> to 1.085ha; and proposed Lot 2 is being reduced from 9270m<sup>2</sup> to 4007m<sup>2</sup>.

The proposal is altering the lot layouts so that each allotment has frontage to the Darling River; and access to proposed Lot 2 from Wentworth Street is being reduced from 13 metres to 5.5 metres in width.

We request Council process this modification application and issue the Modified Development Approval accordingly

If you have any queries in relation to the above, please contact Mr. Roy Costa from our office who will be pleased to assist.

Yours sincerely,

*Roy Costa*

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ROY COSTA PLANNING & DEVELOPMENT

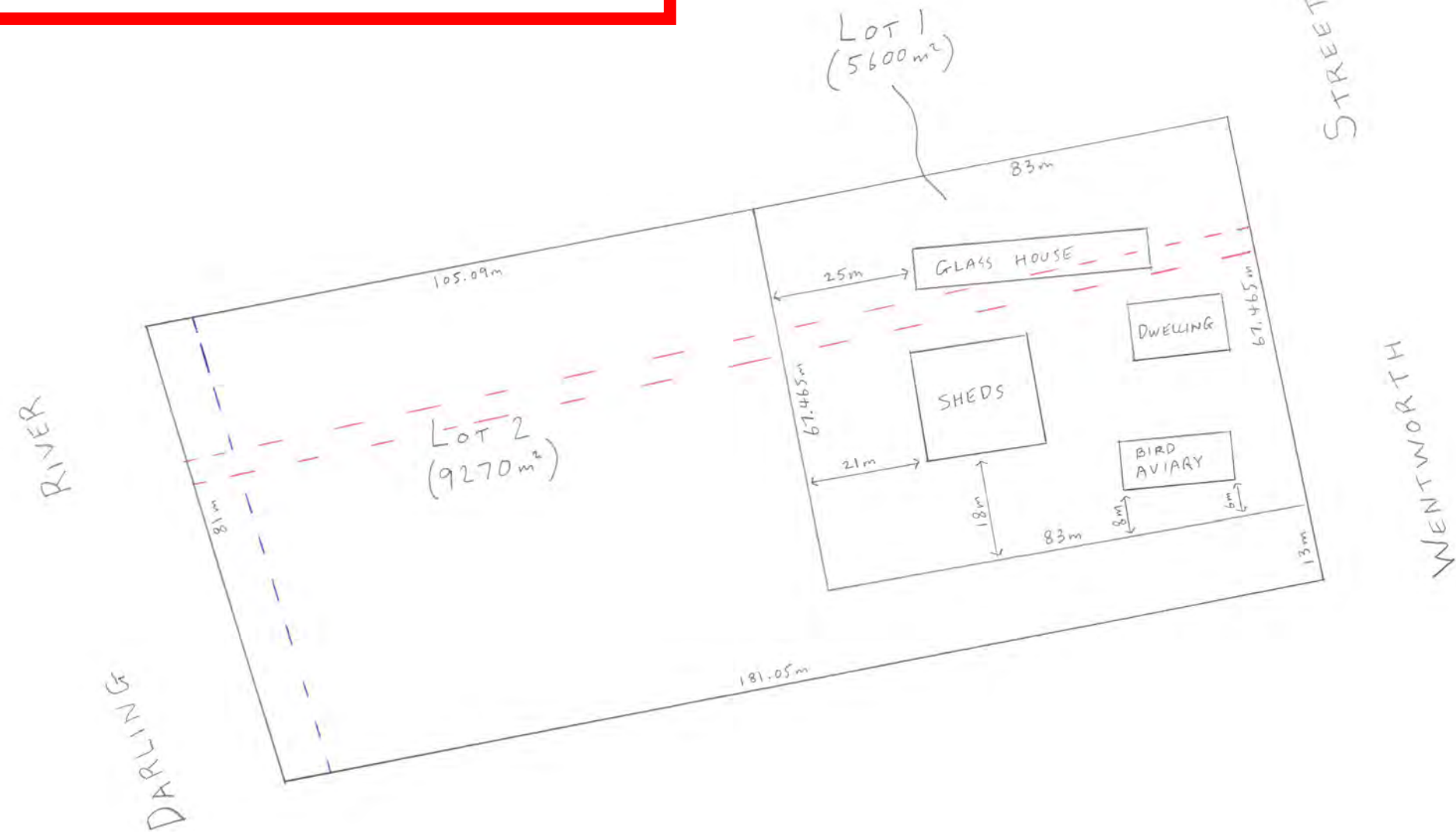
2 LOT SUBDIVISION
LOT 1
DP 740949
WENTWORTH STREET
WENTWORTH



## APPROVED PLAN

Application Number: DA2024/080

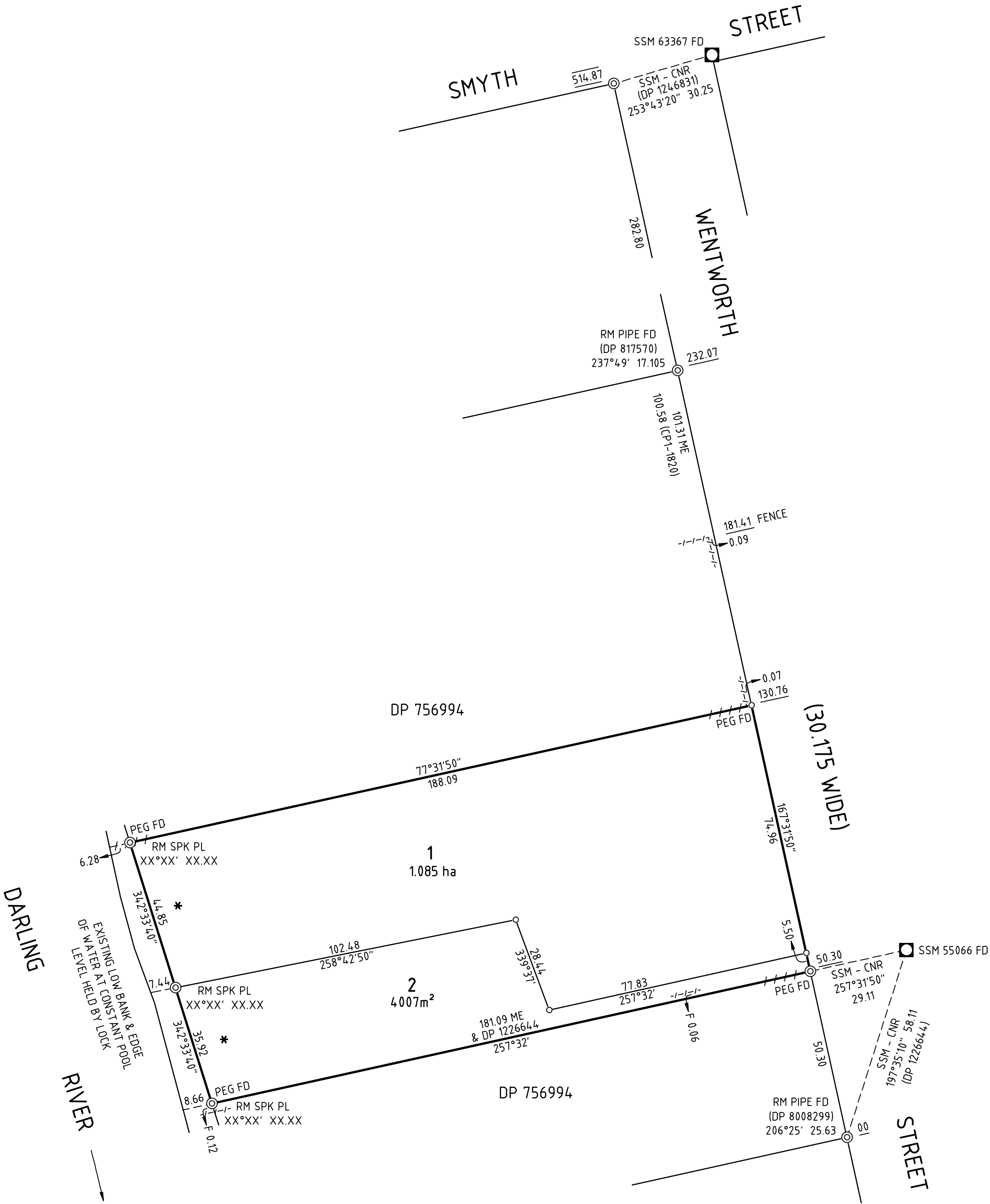
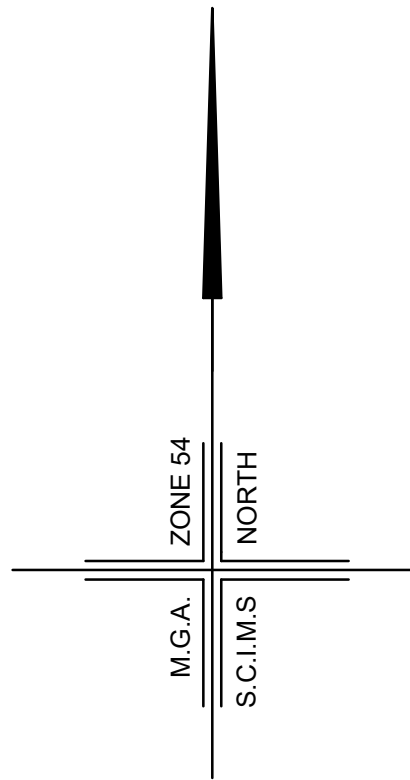
Date of Consent: 20/11/2024



### KEY

- == EXISTING POWER LINE
- EXISTING LEVEE BANK

SCALE  
1:1000



NOTES:-

G.N.S.S. OBSERVATIONS WERE USED TO DERIVE DIMENSIONS OF THE SURVEY CONTROL TRAVERSE, CONNECTIONS AND THE DISTANCES OF THE BOUNDARIES OF THE SITE THAT ARE GREATER THAN 100 METRES.

\*TOP OF ORIGINAL BANK IS NO LONGER IN PLACE DUE TO LEVEE AND OTHER MAN MADE WORKS.

SURVEYOR Name: BEN CHRISTOPHER SHEPHERD Date: 17/04/2025 Reference: 25V0025	PLAN OF SUBDIVISION OF LOT 1 IN DP740949	LGA: WENTWORTH Locality: WENTWORTH Reduction Ratio 1: 1000 Lengths are in metres.	Registered	DP
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