



11 September 2025

Wentworth Shire Council
PO Box 81
Wentworth NSW 2648

Dear Sir/Madam

RE: Modification to endorsed plans DA2023/116

Please find attached amended plans for the abovementioned development consent. As the modifications are considered minor and do not alter the external appearance of the building, there is no necessity for an updated Heritage Impact Statement.

The modification request includes the following amendments to the previously endorsed plans:

- The overall extension has been extended by 1.5m. Original total floor area was 537.2 m² and is now 570.5 m²
- Minor internal layout changes
- Proposed fire place to Master bedroom removed
- Existing fireplace in kitchen has been unable to be retained due to the existing damage

A BASIX relating to the modified plans has also been included with the modification request.

Kind regards

A handwritten signature in blue ink, appearing to read 'M Bos'.

Michele Bos

Cadell Consulting Services



The site plan illustrates the layout of Lot 1, which has an area of 1,856.1m². The lot is bounded by Adam Street to the east and Rear Lane to the south. Existing features include a brick fence along the top boundary, a colorbond fence along the left and right boundaries, and an existing dwelling with a verandah. A proposed extension is shown in red, and a proposed outdoor area is highlighted in green. The plan also shows an existing pit, a rotunda, and various setbacks and dimensions. Key dimensions include a 90' 0" front setback, a 178' 16" side setback, and a 270' 0" rear setback. The plan includes notes regarding stormwater drains, inspection openings, downpipes, and roof covering.

SITE NOTES:

- 100mm Ø U.P.V.C. STORMWATER DRAINS DIRECTED INTO EXISTING STREET STORMWATER DISCHARGE SYSTEM
- PROVIDE INSPECTION OPENINGS EVERY 9m OF RUN AND CHANGE IN DIRECTION
- DOWNPipes TO MATCH EXISTING (DP)
- ROOF COVERING TO COMPLY WITH AS1562.1

REAR LANE

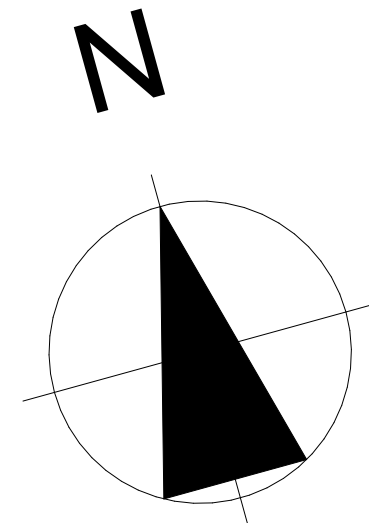
1:200

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- PLANS SHALL BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION AND/OR ATTACHED DOCUMENTATION
- ALL GLAZING IS TO COMPLY WITH AS. 1288-2006

REV.	DATE	REV. DETAILS
A	20.08.2025	HOUSE EXTENDED & ALTERED

AREAS	
EXISTING DWELLING	321.2m ²
EXISTING VERANDAH	142.7m ²
PROPOSED EXTENSION	80.8m ²
PROPOSED DECK	25.8m ²
TOTAL AREA	570.5m²



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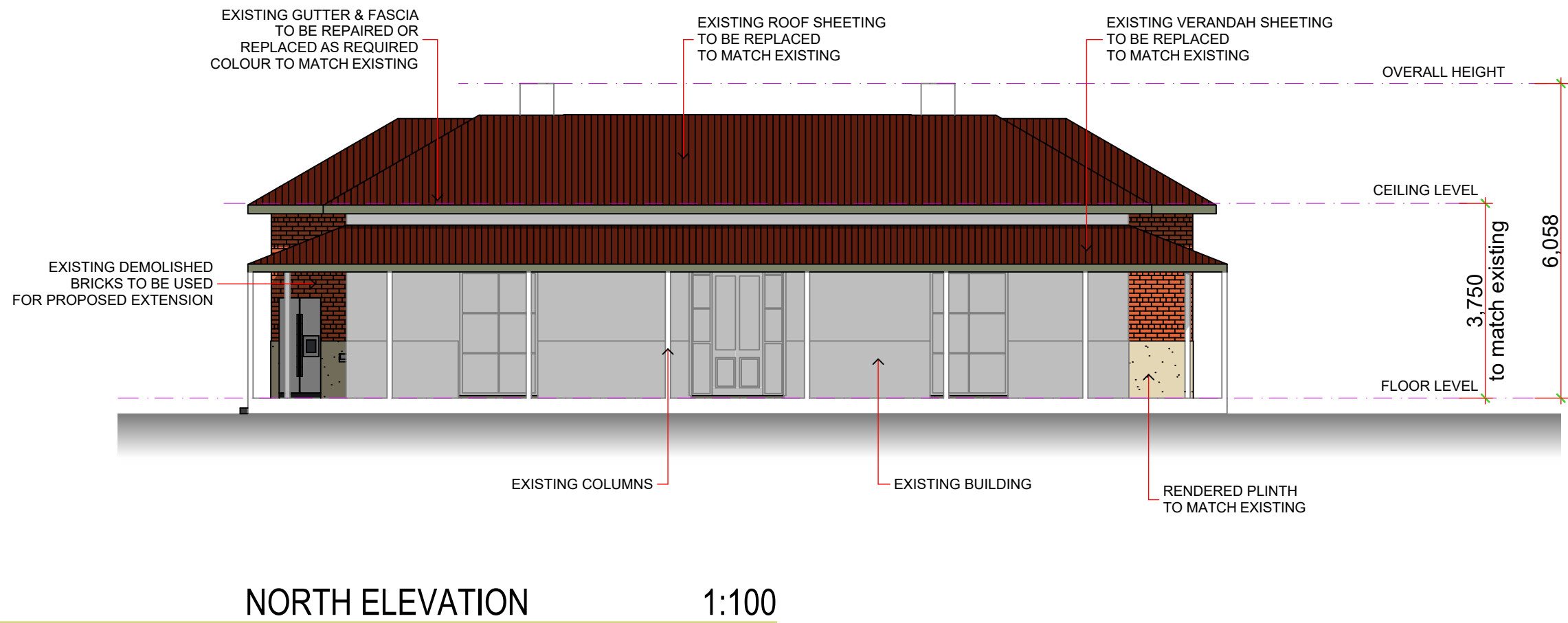


CLIENT	B. MIDDLETON
PROJECT	PROPOSED EXTENSIONS TO EXISTING DWELLING
	22-24 SANDWYCH ST WENTWORTH NSW 2648

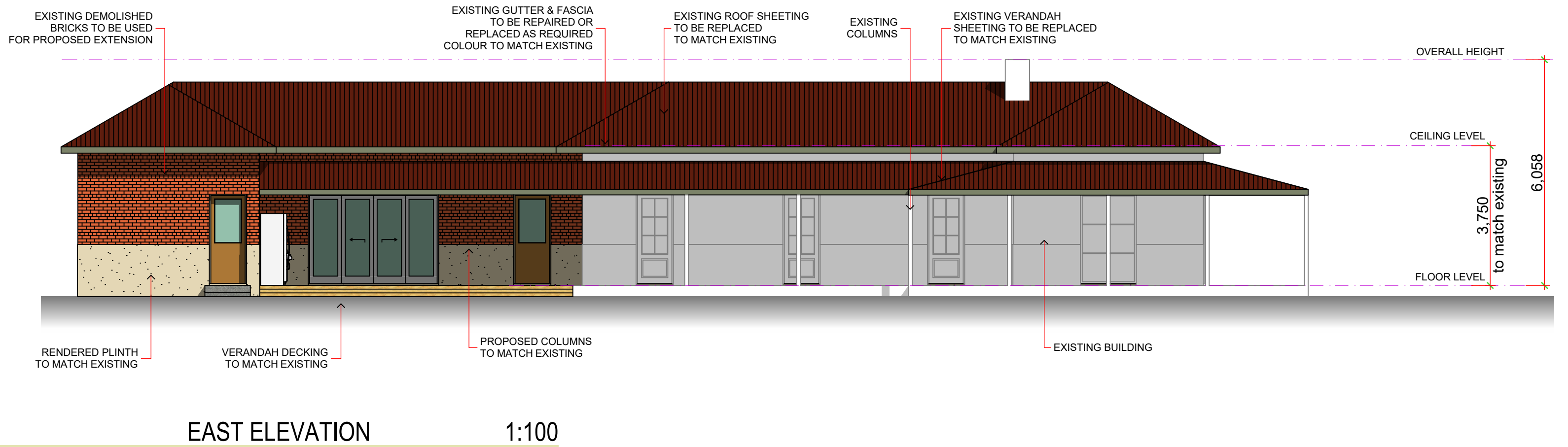
DRAWING			
SITE PLAN			
		DRAWN	
SCALE		M.O.	
1:200		CHECKED	
		G.S.	
DEVELOPMENT APPROVAL			
PROJECT No.		DRG. No.	
22-0376		02	
		REVISION	
		A	
ORIGINAL SHEET SIZE		PRINT DATE	
A1		20/08/2025	

MODIFICATION TO DA2023/116 – NOTIFICATION FLOOR PLAN

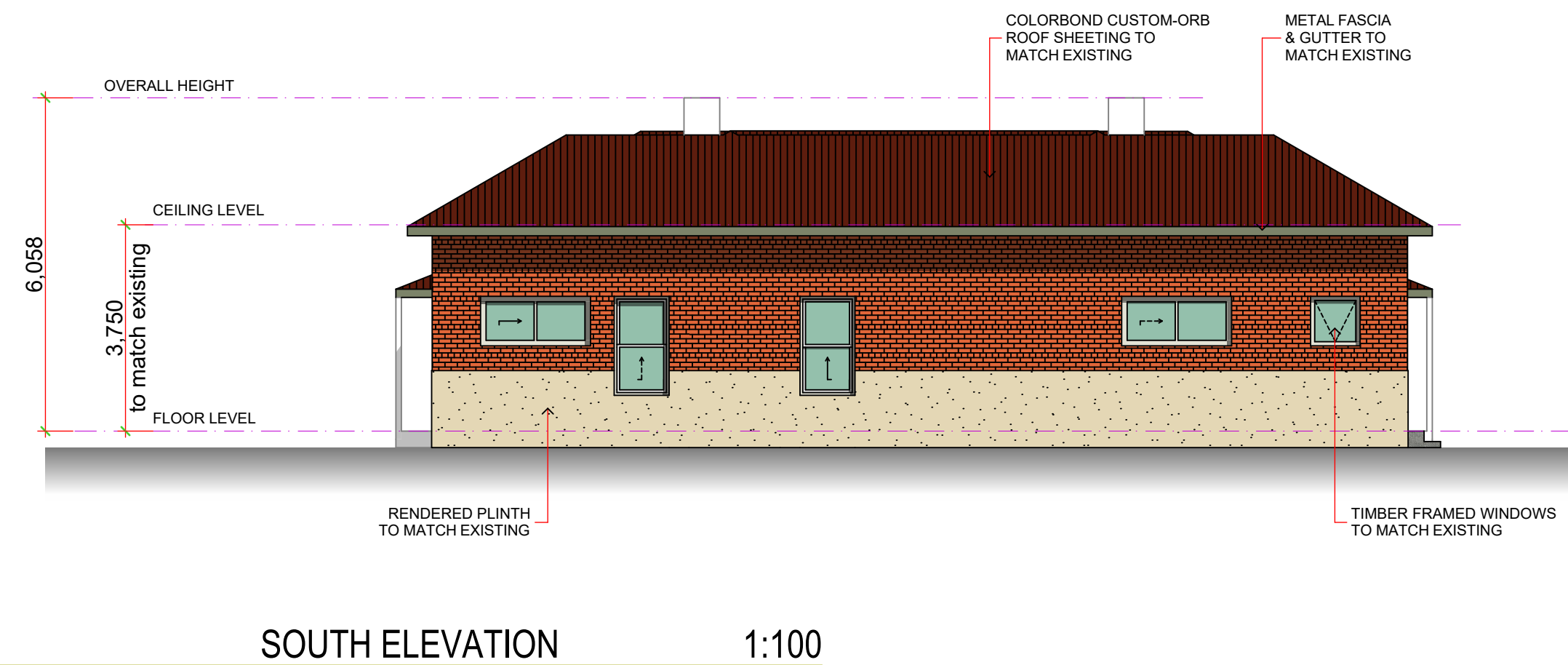
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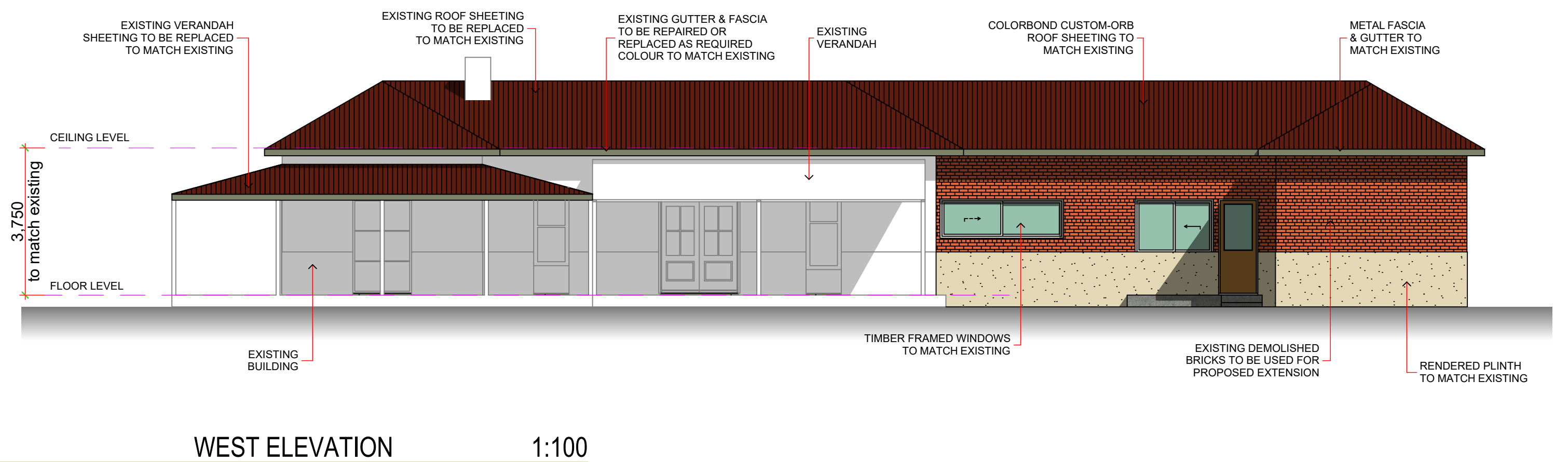
NORTH ELEVATION 1:100



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

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AREAS



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DRAWING	ELEVATIONS
0 1 2 3 4	DRAWN M.O.
SCALE 1:100	CHECKED G.S.
DEVELOPMENT APPROVAL	
PROJECT No. 22-076	DRG. No. 04
ORIGINAL SHEET SIZE A1	REVISION A
PRINT DATE	20/08/2025