

Job No: 185PC  
7<sup>th</sup> April 2025

Murray River Council  
PO Box 906,  
Moama  
NSW 2731

Modification Application: PAN-525603

Existing approval: DA 10.2023.210.1 – PAN-359340

#### Property Details

Site Address – 74 Meninya Street, Moama NSW 2731

Lot No: 2, DP: 1293868

Dear Sir/Madam,

I would like to apply for a modification to DA 10.2023.210.1 situated at 74 Meninya Street, Moama. The art gallery project has been value managed due to funding issues, which has resulted in a reduction from its original approved 1000m<sup>2</sup> coverage down to 600m<sup>2</sup>.

This smaller design has increased the setbacks to existing vegetation; resulting in our amended proposal now being located in a BAL 29 area, carrying less risk, whereas the larger previous building was rated as BAL 40. The amended finished floor level also adheres to the flood level requirements, as per the previous design.

We have provided amended plans demonstrating the above and instructed our consultants to update the bushfire, landscaping, traffic, and car parking reports respectively.

The planning department at Murray River Council have previously advised against the need for updating the test of significance and statement of environmental effects for now, due to the new buildings reduction in size; therefore, I have held off from having those assessments updated, please use the original reports on file when assessing my new application and let me know if these also require amending.

In summary, the proposal described in this submission is modern in its design and will have a positive impact on the Meninya Street streetscape. The building will present as a well-designed contemporary development, which will have a minimal impact on the amenity of surrounding properties and an environmentally considered response that integrates well with the surrounding area.

This presents a clever and aesthetic energy efficient design. On the basis of the above I look forward to proceeding toward an amendment to the existing planning approval, please contact me if any further information or clarification is needed.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Ian Scott', with a stylized flourish at the end.

**Ian Scott**  
Prebuilt Commercial

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