

**DETERMINATION AND STATEMENT OF REASONS**  
WESTERN REGIONAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	22 November 2023
<b>DATE OF PANEL DECISION</b>	22 November 2023
<b>DATE OF PANEL MEETING</b>	21 November 2023
<b>PANEL MEMBERS</b>	Garry Fielding (Chair), Graham Brown, Donna Rygate, Frank Crawley
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

Papers circulated electronically on 14 November 2023; revised conditions circulated on 21 November 2023.

**MATTER DETERMINED**

**PPSWES-196 - PAN-359350 - DA10.2023.210.1- Murray River, Lot 4 DP 1168208; 74 Meninya Street, Moama**, Information and education facility, & Cafe Art (Construction of Bridge Arts Gallery with ancillary cafe and carparking) (as described in Schedule 1).

**PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the listed at item 8 in Schedule 1.

**Development application**

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

**REASONS FOR THE DECISION**

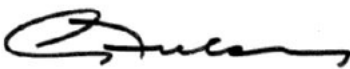



The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

**CONDITIONS**

The Development Application was approved subject to the conditions in the Council Assessment Report, as amended by Council and circulated to and reviewed by the Panel on 21 November 2023.

**CONSIDERATION OF COMMUNITY VIEWS**

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

<b>PANEL MEMBERS</b>	
 Garry Fielding (Chair)	 Graham Brown
 Donna Rygate	 Frank Crawley

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-196 - PAN-359350 - DA10.2023.210.1- Murray River
2	PROPOSED DEVELOPMENT	Information and education facility, & Cafe Art (Construction of Bridge Arts Gallery with ancillary cafe and carparking)
3	STREET ADDRESS	Lot 4 DP 1168208; 74 Meninya Street, Moama
4	APPLICANT/OWNER	Applicant - G Brandrick Owner - Bridge Art Project Echuca-Moama Incorporated
5	TYPE OF REGIONAL DEVELOPMENT	Section 2.19(1) and Clause 5 of Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 declares the proposal regionally significant development as: [community facilities over \$5 million]
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>Murray Local Environmental Plan 2011</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Murray Development Control Plan 2012</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Relevant provisions of the Environmental Planning and Assessment Regulation 2021</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council Assessment Report: 3 November 2023</li> <li>SEE (Brandrick Architects; August 2023)</li> <li>Updated Plans (Brandrick Architects; October 2023)</li> <li>Car Parking Demand Assessment Report (Trafficworks)</li> <li>Bushfire Hazard Assessment (Harris Environmental Consulting)</li> <li>Cultural Heritage Site Survey Report (Moama LALC)</li> <li>Test of Significance (Hamilton Environmental Services)</li> <li>Written submissions during public exhibition: Nil</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE	<ul style="list-style-type: none"> <li>Briefing: 10 October 2023</li> <li><u>Panel members</u>: Garry Fielding (Chair), Sue Francis, Donna Rygate,</li> </ul>

	<b>PANEL</b>	<p>Frank Crawley</p> <ul style="list-style-type: none"> <li>• Council - Chris O'Brien, Rod Croft, Jack Terblanche, Jessica McFarlane</li> <li>• Final briefing to discuss Council's recommendation: 21 November 2023 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Donna Rygate, Frank Crawley</li> <li>○ Council Officer - Chris O'Brien, Jessica McFarlane, Rod Croft</li> <li>○ Applicant - Ged Brandrick</li> </ul> </li> </ul>
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Approval
<b>10</b>	<b>DRAFT CONDITIONS</b>	Attached to the Council Assessment Report, as amended