

23 October 2024

Council Ref: **DA2024/0192** (PAN-392898); Planning Panel Ref: PPSNTH-274

The General Manager  
Tamworth Regional Council  
PO BOX 555, TAMWORTH NSW 2340

To whom it may concern,

**RE: Amended Documents for Determination of Development Application**

Development: [Erection of an Educational Establishment - University Campus](#)

Site Location: Lot 73 in DP 1107041, 545 Peel Street, TAMWORTH NSW 2340

Applicant: University of New England  
c/o Touchstone Partners  
Level 10, 92 Pitt St Sydney NSW 2000

Please find attached updated documents for the subject development application in accordance with section 37 (6) of the Environmental Planning and Assessment Regulation 2021.

The amended documents are provided following actions No. 1 and 2 requested as part of a record of deferral dated 20 September 2024 by the Northern Regional Planning Panel. It would be appreciated if Council staff can review the amendments and provide an addendum assessment report for the Northern Regional Planning panel in accordance with action No. 3.

The amendments to the development are listed below:

- Site Boundary
  - Updated Site Boundary for consistency with subdivision boundary as per DA2025-0063 (PAN-464173).
- Roderick Street
  - Shared pathway to minimum width provided to boundary of the site;
  - Angled parking shown along Roderick St including two accessible parking spaces close to the building entry.
- Peel Street
  - Shared pathway to minimum width provided to boundary of the site.
- Scott Road edge
  - Existing turf included to the edge of the Scott Road shared path.
- Ground Floor
  - End of Trip Facilities added.
- Carpark
  - Accessible parking bays shown, looped carpark aisle updated to match civil plan.
- Peel River Levee Pathway
  - Lighting and CCTV added (indicative plans shown in CPTED report).

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The amended plans uploaded to the NSW Planning Portal with this letter include the following:

**Architectural**

1. DA Set Cover Page (B)
2. Survey Plan (A)
3. Demolition Plan (A)
4. Proposed Site Plan (B)
5. GA- Ground Level (A)
6. Street Elevations (A)
7. Plant, Fire, Pump, Refuse Enclosure (A)
8. Shadow Diagrams (Winter Solstice) (A)
9. DA + Schematic Design Report (October 2024)
10. CPTED\_Final20241023

**Landscape**

11. L111\_GA-A1 (05)
12. L140\_PLANTING PLAN-A1 (04)

**Planning**

13. Statement of Environmental Effects (Final)

**Traffic**

14. Green Travel Plan Rev 0
15. Traffic Impact Assessment

**General**

16. Record of Deferral for PPSNTH-274 UNE and TRC discussions

Please do not hesitate to contact the undersigned if you require further clarification with regard to this matter.

Yours faithfully,



**SIXHILLS GROUP PTY LIMITED**

**Steven Hill - Chief Executive Officer**

B.Const.Mgt.(Hon)(Newc), MAAC

NSW Registered Building Certifier