

Step 1 – General Housing and Ancillary Development - Residential Development Control Fast Track Certification and Assessment Criteria

Applicant Name _____

Property Address _____

Proposal Description _____

Any Existing Structures? _____

What is the Land Zoned? _____

S4.15 Evaluation – Matters for Consideration

<i>Tamworth Regional Local Environmental Plan 2010</i>	Applicant Comments		Council Assessment Comments
Does the Development satisfy the objectives of the zone?	<input type="checkbox"/>	Yes <input type="checkbox"/> No	
Are there any other clauses applicable to this application?	<input type="checkbox"/>	Yes <input type="checkbox"/> No	
Are there any Natural Hazards? eg. Is the land affected by bushfire, flooding?	<input type="checkbox"/>	Yes <input type="checkbox"/> No	
Does the proposal require land clearing? eg. Impacts koala habitat, Threatened flora and fauna species and Biodiversity Conservation Act 2016	<input type="checkbox"/>	Yes <input type="checkbox"/> No	
Has the information required to be shown on the DA plans as per the BASIX Certificate been provided?	<input type="checkbox"/>	Yes <input type="checkbox"/> No	

Residential Controls	Development Control Plan Requirements	Applicant Fast Track Assessment	TRC Assessment
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Building Setbacks

NB: Properties located within "The Peak" will not be processed as Fast Track Applications

Zone	Street	Side/Rear
R1	4.5m, 5.5m to garage	BCA
R2 (LSM – U)	5.5m	1m
R2 (LSM – U adjoining R2 LSM - V)	7.5m	1.5m
R2 (LSM – V)	10m	2.5m
R2 (LSM – W)	10m	2.5m
R5 (LSM-W)	10m	4m
R5 (LSM-Z)	20m	10m
RU1	20m	10m
RU4	20m	10m
RU5	6m	BCA
RU6	10m	4m
E3	20m	10m
SP3	10m	4m

- In Zone R2 and R5, setbacks vary dependent upon the Minimum Lot Size Map (LSM).

Each box must be ticked to confirm compliance with Fast Track Criteria

Please nominate the following:

Zone _____

MLS _____

Proposed setback to street _____

Proposed setback to side _____

Proposed setback to rear _____

Complies
(please tick)

Complies
(please tick)

Building Height – Dwelling

NB: Height shall be measured from natural ground level

Topmost ceiling: maximum 7.2m

Top of the ridge: maximum 10m

Topmost ceiling _____

Top of the ridge _____

Residential Controls	Development Control Plan Requirements	Applicant Fast Track Assessment	TRC Assessment
Privacy	Single storey development meeting setbacks do not require specific privacy controls. However, privacy shall be considered as part of any proposal which includes a deck or balcony facing onto adjoining properties.	Complies (please tick) <input type="checkbox"/>	Complies (please tick) <input type="checkbox"/>
	Development of more than one storey should be located and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings. Please comment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
Design	No windowless facades at the street frontage	<input type="checkbox"/>	<input type="checkbox"/>
	Street elevations are to include at least 5% of openings, including windows and doors.	<input type="checkbox"/>	<input type="checkbox"/>
	Where a three car garage is proposed, the third garage is to be setback at least 1m from the front garage line.	<input type="checkbox"/>	<input type="checkbox"/>
	The width of the garage doors must not be greater than 50% of the front elevation.	<input type="checkbox"/>	<input type="checkbox"/>

Residential Controls	Development Control Plan Requirements	Applicant Fast Track Assessment		TRC Assessment
		Complies (please tick)		Complies (please tick)
<p>Utilities</p> <p>NB: Where no water supply is available, the Application is not a Fast Track.</p> <p>NB: The developer is responsible to consult with Essential Energy, natural gas and a telecommunications carrier regarding the provision of services.</p>	Buildings and structures are to be located clear of utility infrastructure	<input type="checkbox"/>	Yes	<input type="checkbox"/>
	For sewer mains, structures are to be located a minimum of one metre plus the equivalent invert depth from the centreline of the main. See Council Policy “Excavating/Filling or Building Adjacent to or Over Existing Sewer Mains” for further details.	<input type="checkbox"/>	Yes	<input type="checkbox"/>
	Details of water supply are to be provided. If available, connect to reticulated supply or where trickle supply is available; connection shall be in accordance with Council Policy “Low Flow (Trickle Feed) Water Supply”.	<input type="checkbox"/>	N/A	
<input type="checkbox"/>	Water supply	<input type="checkbox"/>		
<input type="checkbox"/>	Trickle supply			

Residential Controls

Development Control Plan Requirements

Applicant Fast Track Assessment

TRC Assessment

Outbuilding Carports and Detached Garages

NB: In Zones R1, R5 and RU4, setbacks vary dependent upon lot size.

NB: In Zone R1, detached sheds made from a material that is not the same as the dwelling, must be setback at least 1 metre behind the front façade of the dwelling.

Zone	Size	Cumulative Size of Outbuildings
R1 <2000m ²	54m ²	75m ²
R1 >2000m ²	75m ²	125m ²
R2 (LSM – U)	125m ²	150m ²
R2 (LSM - V)	150m ²	175m ²
R2 LSM – U adjoining R2 LSM - V	135m ²	165m ²
R2 (LSM – W)	175m ²	200m ²
R5 (LSM-W)	175m ²	200m ²
R5 (LSM-Z)	200m ²	250m ²
R5 Longyard Trails – Rodeo Drive	250m ²	250m ²
RU1	Not specified	
RU4 <10ha	300m ²	400m ²
RU4 >10ha	Not specified	
RU5	95m ²	150m ²
RU6	125m ²	150m ²
E3	125m ²	150m ²
SP3	125m ²	150m ²

Please nominate the following:

Zone _____

MLS _____

Size of outbuilding _____

Cumulative size of outbuilding _____

Complies
(please tick)

Complies
(please tick)

Residential Controls	Development Control Plan Requirements	Applicant Fast Track Assessment	TRC Assessment																																							
<p>Outbuilding Carports and Detached Garages continued</p>	<table border="1"> <thead> <tr> <th>Zone</th> <th>Height to eave</th> <th>Height to ridge</th> </tr> </thead> <tbody> <tr><td>R1</td><td>3.2m</td><td>3.6m</td></tr> <tr><td>R2 (LSM – U)</td><td>3.4m</td><td>3.8m</td></tr> <tr><td>R2 (LSM – V)</td><td>4.0m</td><td>4.4m</td></tr> <tr><td>R2 (LSM – W)</td><td>4.0m</td><td>4.4m</td></tr> <tr><td>R5</td><td>4.0m</td><td>4.4m</td></tr> <tr><td>R5 Longyard Trails – Rodeo Drive</td><td>Not specified</td><td>5.0m</td></tr> <tr><td>RU1</td><td></td><td>Not specified</td></tr> <tr><td>RU4</td><td></td><td>Not specified</td></tr> <tr><td>RU5</td><td>3.8m</td><td>4.2m</td></tr> <tr><td>RU6</td><td></td><td>Not specified</td></tr> <tr><td>E3</td><td>3.2m</td><td>3.6m</td></tr> <tr><td>SP3</td><td></td><td>Not specified</td></tr> </tbody> </table>	Zone	Height to eave	Height to ridge	R1	3.2m	3.6m	R2 (LSM – U)	3.4m	3.8m	R2 (LSM – V)	4.0m	4.4m	R2 (LSM – W)	4.0m	4.4m	R5	4.0m	4.4m	R5 Longyard Trails – Rodeo Drive	Not specified	5.0m	RU1		Not specified	RU4		Not specified	RU5	3.8m	4.2m	RU6		Not specified	E3	3.2m	3.6m	SP3		Not specified	<p>Please comment:</p> <p>Zone: _____</p> <p>MLS: _____</p> <p>Height to Eave: _____</p> <p>Height to Ridge: _____</p>	<p>Complies (please tick)</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
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<p>Access</p>	<p>All weather 2WD access is required to the dwelling for a B99 vehicle under AS2890.1 (Please note on the plans compliance with AS2890.1)</p> <hr/> <p>Driveways to be located a minimum of 6 metres from an intersection measured from the tangent point of the kerb return.</p> <hr/> <p>A long section of the driveway must be prepared to accompany the DA if the natural ground level is sloping to confirm that the cross fall of the footpath will not be altered.</p>	<p>Height to Eave: _____</p> <p>Height to Ridge: _____</p>	<p>Complies (please tick)</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>																																							
<p>Ridgelines</p>	<p>Development roofline must not project above the ridgeline where visible from any public road or place.</p>	<p>Height to Eave: _____</p> <p>Height to Ridge: _____</p>	<p>Complies (please tick)</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>																																							

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Slope	Slope must not be greater than 15% (Any slope greater than 15% is not a Fast Track Application).	<input type="checkbox"/>	<input type="checkbox"/>
	Proposals for retaining walls greater than 1 metre in height located on the property boundary must include elevations and sections illustrating the impact on adjoining properties. The height and style of fencing to be installed atop the retaining wall must also be nominated.	<input type="checkbox"/>	<input type="checkbox"/>
	The site plan shall include contours and existing and finished ground levels.	<input type="checkbox"/>	<input type="checkbox"/>
Pools	Pools are to be positioned, including fencing, behind the building line. <i>Note: Pool fencing must be shown on the site plan</i>	<input type="checkbox"/>	<input type="checkbox"/>
	Where visible from a public place or road, details of screening are to be supplied.	<input type="checkbox"/>	<input type="checkbox"/>
	Any associated retaining walls or decks are not to exceed 1.0 metres above natural surface level.	<input type="checkbox"/>	<input type="checkbox"/>
	Pool pump enclosure to be placed greater than 15 metres from a habitable room in a dwelling on adjoining property or within a sound-proof enclosure. <i>Note: Pool pump location must be shown on the site plan</i>	<input type="checkbox"/> Yes <input type="checkbox"/> N/A >15m from dwelling	<input type="checkbox"/>
	With pools with a capacity of 20,000 litres or more, it must have a rain water tank with a minimum capacity of 3000 litres made available on the property for topping up the pool.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A	<input type="checkbox"/>

Residential Controls	Development Control Plan Requirements	Applicant Fast Track Assessment		TRC Assessment
		Complies (please tick)		Complies (please tick)
Water Tanks	Located behind the street setback of any dwelling (unless placed below ground)	<input type="checkbox"/>		<input type="checkbox"/>
	Maximum height of 3.2 metres.	<input type="checkbox"/>		<input type="checkbox"/>
	Suitably screened where visible from a public place or street.	<input type="checkbox"/>		<input type="checkbox"/>
	The location of tanks should be shown on the plan in accordance to BASIX requirements. Including details of any physical screen.	<input type="checkbox"/>		<input type="checkbox"/>
Water Sensitive Essentials (WSE) WSE measures are applicable where reticulated connection to water and sewer is available or is required NB: Compliance with a minimum of 2 out of 5 WSE measures is required NB: Isolated pool development applications are exempt from requiring WSE measures	Water Efficient Appliances and Fittings with a minimum rating of 4 WELS stars	<input type="checkbox"/>	Yes	<input type="checkbox"/>
		<input type="checkbox"/>	N/A	
	Rainwater Tank(s) with a capacity of 10,000 litres or more. An appropriate mechanism is to be provided for automatically switching to the town water supply (if available) when the volume of water in the rainwater tank(s) is low.	<input type="checkbox"/>	Yes	<input type="checkbox"/>
		<input type="checkbox"/>	N/A	
	Landscaped Stormwater Retention Area (Rain Garden) with a minimum of 5m ² of retention area and must be designed by a suitably qualified person	<input type="checkbox"/>	Yes	<input type="checkbox"/>
		<input type="checkbox"/>	N/A	
Grey Water Diversion Device with a hand-activated valve, switch or tap that is fitted to the outlet of the waste pipe of the laundry tub/bathroom fitting. There is a minimum of 10 m ² dedicated land application system.	<input type="checkbox"/>	Yes	<input type="checkbox"/>	
Grey Water Treatment Device with accreditation by the NSW Department of Health and to be approved by Council for installation and operation under Section 68 of the Local Government Act 1993 and Part 2, Division 4 Local Government (General) Regulation 2005	<input type="checkbox"/>	Yes		<input type="checkbox"/>
	<input type="checkbox"/>	N/A		

Residential Controls	Development Control Plan Requirements	Applicant Fast Track Assessment		TRC Assessment
		Complies (please tick)		Complies (please tick)
Plumbing for Recycled Water	When a new dwelling is being constructed the inclusion of additional underfloor drainage pipes to enable an external greywater reuse device to be connected	<input type="checkbox"/>	Yes	<input type="checkbox"/>
		<input type="checkbox"/>	N/A	
Temporary Accommodation	NOT FAST TRACK DEVELOPMENT			
Crown Road Access	NOT FAST TRACK DEVELOPMENT			
Shipping Containers	NOT FAST TRACK DEVELOPMENT			
Relocated Dwelling	NOT FAST TRACK DEVELOPMENT			
Exhibition Homes	NOT FAST TRACK DEVELOPMENT			
Outbuilding, carport or detached garages located in front of building line	NOT FAST TRACK DEVELOPMENT			

Step 2 – Residential Development Control – Fast Track Certification

If there is a non-compliance with any control, the application cannot be “fast tracked” and will require justification in line with the DCP standards in the relevant documentation. The Application will also be transferred out of the Fast Track System into standard Development Assessment processing.

I certify that this application complies with all relevant DCP controls as identified in this Fast Track Criteria Checklist, being:

Applicant Name

Signature

Company

Date

RECOMMENDATION: (OFFICE USE ONLY)

It is recommended that Development Application No: _____ for _____ at _____ be approved subject to conditions.

Council Officer's Name

Officer's Position

Date

DECLARATION: (OFFICE USE ONLY)

Development Application determined on _____ by Tamworth Regional Council under delegated authority vested in _____ I authorise the Development Assessment Officer, who has reviewed this fast track certification and made such recommendations as listed above, to sign all plans in relation to this determination as stipulated in the Development Consent.

Council Officer's Name

Officer's Position

Date
