

GUIDE TO FAST TRACK CERTIFICATION

The Fast Track Certification process allows specific types of development to be determined by Council more quickly than a standard development application. Where the proponent certifies that the development complies with the minimum standards required in Step 2 of the Tamworth Regional Development Control Plan (DCP) 2010 the development may be 'fast tracked'.

What type of developments may be Fast Tracked?

The following types of development may be fast tracked if the proponent certifies that the development complies with the minimum controls set out in Step 2 of the Tamworth Regional DCP 2010:

- Residential (General Housing) including ancillary structures such as pools and car ports;
- Residential (Dual Occupancy);
- Residential (Multi-Dwelling); and
- Industrial.

It is important to note that where plans are found not to meet a standard, the application will be removed from the fast track system and the person who provided the certification will not be eligible to claim fast track determinations for a period of at least six months. The application may then be assessed following the same path as a regular development application.

Who is suitably qualified to certify a Fast Track application?

Council will only accept fast tracked applications that are certified by a suitably qualified person. A suitably qualified person is one of the following:

- Planner;
- Architect;
- Engineer;
- Draftsman; or
- Surveyor

What documentation is required to accompany a Fast Track application?

The documentation required to be prepared for a fast tracked application is the same as for a regular development application. Schedule 1 of the Environmental Planning and Assessment Regulations, 2000 specifies this information.

A Fast Track Certification Checklist must also be completed to confirm that the proposal complies with all of the 'deemed to satisfy' controls applicable to that form of development.

How do I complete a Fast Track Certification checklists.

Separate checklists are provided for each development type and may be downloaded from Council's website.

Applicants must nominate compliance with all of the requirements applicable to the proposed form of development. Where there is insufficient space provided within the checklist to demonstrate full compliance with a development control, the checklist must nominate the location where the information is provided i.e. specialist report for engineering or lighting.

For an applications to be processed in the fast track system, Council's checklist must be completed in full and lodged with the development application.

If you require any further information regarding this matter, please contact Council's Development and Approvals Division by phoning (02) 6767552 for further information.