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| **STRATA TITLE** **PLANNING ASSESSMENT REPORT** | **Section** **31(3)(a)****31(3)(d)** |
|  |

 Form **S2**

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| To: | **Hobart City Council** | *Council*  |

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|  | **16 Elizabeth Street** | *Address* |

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|  | **Hobart** |  | **7000** | *Suburb/postcode* |

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| **Planner or Registered Land Surveyor details:** |  |

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| **Planner or Registered Land Surveyor:** |  | Contact person: |  |

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| --- | --- | --- | --- |
| Address: |  | Phone No: |  |

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|  |  |  |  | PIA Reg. No: |  |

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| Email address: |  |

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| **Details of property:** |  |

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| Address: |  | Lot No: |  |

 |  | Certificate of title No: |  |

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| **Use rights:** |  |
| In relation to using the land and buildings for strata titling |  |

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| Intended use(s): |  |

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|  | Source of rights | Further information required |
| Source of use rights: | * No permit required / exempt
 | Provide details of the applicable planning scheme and why the intended use does not require a permit or is exempt |
| * Planning permit granted
 | Provide a copy of all planning permits relied upon. |
| * Reliant on existing use rights protected by section 12 of the *Land Use Planning and Approvals Act 1993*
 | Provide a full description of the history of the use of the property, the applicable planning schemes, when the existing use rights arose and any changes to the use which are relevant to the intensification of those use rights over time (eg hours of operation) |

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| Detailed description of use rights: |
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| **Development:** |  |
| In relation to development and building construction that has been undertaken on the property |  |

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| Development: |  |

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|  | Source of rights | Further information required |
| Development rights: | * No permit required / exempt
 | Provide details of the applicable planning scheme and why the development did not require a permit or was exempt |
| * Planning permit granted
 | Provide a copy of all planning permits relied upon. Provide confirmation and evidence that each planning permit condition has been satisfied. |
| * Reliant on existing use rights protected by section 12 of the *Land Use Planning and Approvals Act 1993*
 | Provide a full description of the history of development on the property, the applicable planning schemes, when the developments were carried out and any alterations. |

*There may be steps required by planning permit conditions which are not certified as part of the processes under the* Building Act 2016*. The applicant may wish to obtain further advice from their building surveyor about this. The Applicant should obtain separate written confirmation or certification from a suitably qualified expert to demonstrate compliance with those planning permit conditions. The confirmation and/or certification should be provided with this form.*

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| Detailed description of development: |
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| **Substantial commencement:** |  |

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| Detailed description of the substantial commencement of any planning permit which is relied on for a proposed strata lot which has not yet been developed, pursuant to section 31(3)(d): |
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| **Other information:** |  |

The following other information is relied upon in the preparation of this assessment report:

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| Details of information (eg. archives searches carried out, interviews with property owners etc): |
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| **Recommendations:** |  |

The following steps are required (if further action is required before the certification below can be made)

* new planning approval; or
* amended planning approval; or
* satisfaction of outstanding planning permit conditions.

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| Details of recommendations: |
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If the above recommendation is complied with, the Hobart City Council can be satisfied:

* that any requirements of a planning scheme under the *Land Use Planning and Approvals Act 1993* have been complied with; or
* if the proposal relates to a lot without a building, that the proposal is capable of being carried into effect.

(Note: If no recommendations are required fill in Details of recommendations: As None Required)

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| **Certification:** |  |

I certify that, subject to the recommendations above, the Hobart City Council may be satisfied that a certificate of approval should be granted pursuant to section 31 of the *Strata Titles Act 1998*.

This certification is based upon the documents and certificates provided and the inspections carried out, as described above, for the purposes of an application made under the *Strata Titles Act 1998* for a council’s certificate of approval. This certification may not be relied upon for any other purpose.

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|  |  | *Signed*  |  | *Date* |  | *Assessment No.* |
| Planner or Registered Land Surveyor: |  |  |  |  |  |  |