



STAGED DEVELOPMENT SCHEMES

The Strata Titles Act 1998 now allows for “Staged Development Schemes” – which involve land to be stratum subdivided in accordance with a master plan. This allows for stratum titles to be released on a staged basis. (See Sections 34-37 and 41-42 of the Act).

A “Staged Development Scheme” comprises:

- A master plan
- A disclosure statement conforming to the requirements of the Act.
- Planning Fee (please see Register of Fees and Charges).

APPROVAL IN PRINCIPLE

A developer may apply to the council for approval of the scheme in principle.

Under Section 36(2) of the Act, the application must be accompanied by:

- (a) the proposed staged development scheme; and
- (b) any other document required by the council; and
- (c) the prescribed fee.

Please Note: For the purpose of Section 36(2)(b), any other document required by the council shall include (but not necessarily be limited to) a planning permit and approved planning drawings which are identical in layout and design to the staged development scheme which is being sought.