



## Development Guide No. 13 – What is a s10.7 Planning Certificate?

### *What is a s10.7 Certificate?*

Section s10.7 Planning Certificates, also known as zoning certificates, are legal documents issued by Council under the provisions of the Environmental Planning and Assessment Act 1979. They **are mostly issued when properties are offered for sale** and contain information about how a property may be used and restrictions on development that may apply.

### *Are there different types of s10.7 Certificates?*

There are two types of Section s10.7 certificates that can be provided by Griffith City Council.

A Section 10.7(2) certificate shows the zoning of the property, its relevant state, regional and local planning controls and other property issues such as land contamination and road widening. Please note certificates are based on the parent property only, not on individual lot numbers.

Other information contained in a Section 10.7(2) certificate help identify whether or not the land is subject to flood planning controls, whether or not any part of the land is bushfire prone land.

A section 10.7(2) and 10.7(5) certificate provides the same information but may also include other factors such as advice from other authorities; subdivision history, previous development consents; yet to be exhibited draft local environmental plans; and draft development control plans.

While the certificate will state all the relevant planning instruments that apply to the property, it does not specify particular development standards or terms of the instruments. If you propose to develop the property, we recommend undertaking thorough research into all of the planning instrument terms that apply to the land.

### *Why do I need a Section 10.7 Certificate?*

When land is bought or sold, the Conveyancing Act requires a Section 10.7 Planning Certificate to be attached to the contract of the sale. You may also require a Section 10.7 Certificate for the purpose of information to a landowner in regard to the development of their land.

### *How do I apply for a Section 10.7 Certificate?*

To enable Council to issue a Section 10.7 Certificate you must lodge an application form to Council and pay a fee.

Forms are available from Council's website on [www.griffith.nsw.gov.au](http://www.griffith.nsw.gov.au) or at the Council Administration Building, 1 Benerembah Street, Griffith.

A quote for the fee can be obtained from Council's Customer Service Officer's on (02) 6962 8100.