

What is a 10.7(2) Planning Certificate (Formerly known as a S149(2) Planning Certificate)?

There are three types of 10.7 Planning Certificates:

- 10.7 (2)
- 10.7 (5)
- 10.7 2/5

A 10.7 (2) Planning Certificate is a legal document that includes information about a parcel of land such as:

Zoning of the land, its relevant planning controls and other affectations such as bushfire hazard and road widening.

Schedule 2 of The Environmental Planning and Assessment Regulation 2021 prescribes matters to which Council must provide information relating to any parcel of land within the area of the Council for the 10.7 (2). (Refer to www.legislation.nsw.gov.au for more detailed information).

When do I need a 10.7(2) Planning Certificate?

- ✓ When buying or selling a property. It is mandatory on a contract of sale to include a minimum of a 10.7 (2) Planning Certificate.

Note: Some Solicitors and Real Estate agents prefer to have a 'complete' 10.7 2/5 on a contract of sale. It is best to check which they prefer before ordering.

- ✓ It is requested by Builders, Certifiers or other individuals wishing to carry out **Complying Development**. For example when seeking to carry out additions/alterations to an existing property or to build a new dwelling.
- ✓ To confirm the zoning of a parcel of land.

Note: The parcel must be a current registered parcel within the Hills Shire Council Local Government Area.

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. We recommend undertaking thorough research into all of the planning instruments which apply to the land.