

General Property Information Guide

Fact sheet

The [Development and Business](#) link provides the following key resources as a guide to reviewing information about your property:

[Section 10.7 Certificates](#)

This certificate provides information on how the registered land may be used and restrictions on the development of the land.

There are two types of Section 10.7 Planning Certificates:

- A Section 10.7(2) certificate shows the zoning, relevant state, regional and local planning controls applicable to the land and other property constraints such as land contamination, level of flooding and bushfire prone land; or
- A combined Section 10.7(2) and 10.7(5) certificate provides the same information as a 10.7(2) and includes advice of such other relevant matters affecting the land of which it may be aware.

[Online Mapping Tool](#)

Interactive maps showing property boundaries, zoning, and overlays.

[Shoalhaven Local Environmental Plan 2014](#)

Legal document that controls development and sets out how land is to be used by allocating zones to land.

[Development Control Plan 2014](#)

The Shoalhaven Development Control Plan (DCP) 2014 provides detailed guidance and provisions for the use of land including the criteria for the assessment of development application.

[Dwelling Entitlement Potential Search](#)

A search undertaken by Council to determine whether a lot (or holding) has a dwelling entitlement.

[Bushfire Prone Land](#)

Search the Bushfire Prone Land Map find out if your property is mapped on bushfire prone land.

[Paper Subdivisions](#)

Information on subdivisions that were registered prior to the land use zoning and the requirement for subdivision infrastructure to be provided before the registration of the subdivision plans.

[Shoalhaven Contributions Plan](#)

Local councils develop detailed Contributions Plans for developers to contribute to the provision of vital new infrastructure which is integral to their development.

[Other Recommended Documents](#)

It is also recommended that the following documents are obtained:

- property title (to see who owns a property and if there are any mortgages, caveats, deeds or easements on the property)
- property plan (for a deposited plan or strata plan)
- instrument 88B (to see any easements or restrictions on a title)

These documents cannot be obtained from Council. Please click [here](#) to find an authorised information broker for comprehensive NSW land and property record searches.

Note: Please note that Council cannot answer legal questions associated with the purchase of a development site. It is recommended these questions are addressed by an externally engaged solicitor or conveyancer.

Disclaimer

This fact sheet provides a summary of key elements. Any person using this document must do so on the basis that not every scenario and issue can be addressed. This document is subject to change without notice.

