

PLANNING AND DEVELOPMENT CERTIFICATES

Planning Act 2016

WHAT IS A PLANNING AND DEVELOPMENT CERTIFICATE?

There are three types of certificates – limited, standard and full. The certificates provide comprehensive information about what planning regulations would apply to the premises, historical decisions and events, and potential future obligations regarding the premises.

A fee is payable when applying for a limited, standard or full planning and development certificate for a premises. See the [Planning Services Schedule of fees and charges](#) on Council's website for more details.

LIMITED PLANNING AND DEVELOPMENT CERTIFICATE

The certificate gives you a summary of relevant planning scheme provisions, any variation approvals, state planning instruments, or any infrastructure charges recorded for the premises. The certificate will also describe any designations applying to the premises.

STANDARD PLANNING AND DEVELOPMENT CERTIFICATE

In addition to the information contained in a limited certificate regarding the premises, the standard planning and development certificate includes:

- » a copy of every decision notice or negotiated decision notice in effect for the premises
- » details for any changes to a development approval
- » details of any approval given to extend the currency period
- » a copy of every current deemed approval notice
- » a copy of any compliance certificate in effect at the time, including any changes to the certificate
- » details of any approval or refusal under the LGP&E Act
- » details of any exemption certificates
- » a copy of any judgement or order of the Planning and Environment Court or a tribunal about a development approval or a condition included in a compliance certificate
- » a copy of any agreement to which the local government is a party or has received a copy that a referral agency is a party

- » a copy of any infrastructure agreement to which the local government is a party or has received a copy under section 153 of the Act
- » a description of each amendment proposed to the planning scheme, that has not yet been made at the time the certificate is given
- » a description of a planning scheme that is proposed to replace the local government's existing planning scheme and has not yet been made at the time the certificate is given
- » a copy of each master plan, decision or negotiated decision, Planning and Environment Court order or building and development committee.

FULL PLANNING AND DEVELOPMENT CERTIFICATE

In addition to the Limited and Standard information above, a full certificate must include:

- » a statement about the fulfilment or non-fulfilment of each condition that applies to a relevant approval
- » for any infrastructure agreements with the local government, details of any obligations that have not been fulfilled, and details of any security payments, either paid or unpaid
- » details of any prosecutions, or proceedings for a prosecution, under the Act, the old Act, or the repealed IPA that the government is aware of.

HOW LONG WILL IT TAKE?

Limited certificate – 5 business days

Standard certificate – 10 business days

Full certificate – 30 business days

HOW TO APPLY

The easiest way to request a planning and development certificate is via Council's website. Visit the [Forms and Permits page](#).