

Crown and Essential Infrastructure Developments: Building Certification

Introduction

On 15 January 2026, provisions in the *Statutes Amendment (Planning, Infrastructure and Other Matters) Act 2025* commenced, amending the *Planning, Development and Infrastructure Act 2016* (PDI Act) to allow for the submission of certified building documents for crown and essential infrastructure developments.

This fact sheet outlines what this means for crown and essential infrastructure applicants where the planning authority has required the lodgement of certified building plans.

Building certification requirements

All state agencies, crown sponsored entities or essential infrastructure providers undertaking 'development'¹ within the meaning of the PDI Act, where granted a formal development authorisation under s.130(19) or s.131(20) of the PDI Act, must obtain building certification prior to construction.

The requirement to certify buildings and/or structures in accordance with the National Construction Code / Ministerial Building Standards and Determinations (i.e. the Building Rules) has not changed. This has always been mandated by state legislation under both the Development Act 1993 and the PDI Act. Previously, these certified documents were required to be retained by the state agency, infrastructure provider or crown sponsored developer.

As required by r. 107(10) of the *Planning, Development and Infrastructure (General) Regulations 2017* (PDI Regulations), certification of a crown development must be obtained from an accredited building professional. For essential infrastructure, s. 130(20) the building work may be certified by a building certifier or some other person recognised by the Minister to the extent that this is appropriate in the circumstances (such as an electrical engineer for SAPN projects).

Regulations 107(11) and 104A(7) details the circumstances where a variance with the Building Rules can be considered for crown and essential infrastructure developments.

Please note, a building certification is not the same as a building consent but is the certifiers authorisation that the works to be undertaken are compliant with relevant building standards.

¹ Excepting tree damaging activities, change of land use, and land division (not involving building work).

Submission of building certification documents

Where a formal approval has been granted, the new requirement is for a copy of these certified building documents to be provided to the relevant authority. These plans must be uploaded into the Crown Development Application Processing (DAP) system against the development number previously assigned during the assessment process. A task will be created for this purpose.

These plans can be uploaded into the system by the state agency/developer, their agent (i.e. planning consultant) or an accredited building professional. However, it is recommended that the certifier upload the plans, as related building information will also need to be supplied (in terms of building class, staging requirements etc).

Refer to the [Guide - Submit Building Certification for Crown and Essential Infrastructure](#) on the PlanSA portal for instructions.

Documents to be provided

The following documents must now be uploaded:

- A Certificate of Compliance issued under s.131(21) of the PDI Act.
- Final plans / technical drawings / specifications. These may be stamped by the building certifier and must be consistent with the Stamped Plans for which development authorisation was granted under s.130(19) or s.131(20) of the PDI Act (otherwise a variation to the development authorisation may be required).
- Certificate of Occupancy (including Essential Safety Provision forms) if required by the Relevant Authority.

A Certificate of Compliance template is provided on the following page.

Exempt development

Where works are exempt from requiring development approval by Schedule 13 clause 2(1)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017*, the state agency or Crown sponsored entity is still required to obtain building certification before construction. In these circumstances, this documentation is retained by the agency or developer for the life of the asset.

Professional advice

State agency developers can contact the Professional and Advisory Services team within the Department for Infrastructure and Transport (email: DIT.ProfessionalAdvisoryServices@sa.gov.au), in relation to the certification of government building projects.

Private developers should consult a private certifier / accredited (building) professional. To find an accredited professional, refer to the [Accredited Professionals Register](#).

Fees

No fees are required to be paid to Plan SA in respect to the submission of certified building plans for approved crown and essential infrastructure developments.

Inspections and compliance

Building notifications via the PlanSA portal are not required, however council (or the Department for Infrastructure and Transport for government building works) may undertake inspections of building work.

Councils seeking to confirm whether a development has building certification may contact the applicant directly. Applicant contact details can be accessed via the Crown DAP.

More information

Visit the [PlanSA portal](#) to learn more about the crown and essential infrastructure planning pathways, including how to guides for their assessment.

For more information contact the PlanSA service desk via:

- email PlanSA@sa.gov.au
- phone on 1800 752 664.
- visit plan.sa.gov.au.

CERTIFICATE OF COMPLIANCE WITH THE BUILDING RULES

Issued under Section 130(20) or Section 131(21)) of the *Planning, Development and Infrastructure Act 2016*.

Development Application No (from PDI development authorisation)
Certifiers Reference No
Nature of Development
Location of Development
Applicant
Building Class

Pursuant to Section 130(20) or Section 131(21) of the *Planning, Development and Infrastructure Act 2016*, [insert Certifiers name] has assessed the documentation listed below and hereby certifies that the proposed development complies with the Building Rules of Australia.

Certified Documentation:

Ref	Title
1	
2	
3	
4	
5	

Building Conditions:

Ref	Title
1	
2	
3	
4	
5	

Certified by:

Certifier name
Title
Company
Date of Issue

Download the [certificate of compliance with the building rules template](#).



Government of South Australia
Department for Housing
and Urban Development