

Impact Assessed Development (by Minister) Post Decision Requirements: Building Certification Process

Introduction

Under section 108 (1)(b) and (c) of the *Planning, Development and Infrastructure Act 2016* (PDI Act) a development proposal can be prescribed or declared as an Impact Assessed Development.

Impact Assessed Development applications undergo an Environmental Impact Statement (EIS) process, as defined by sections 111-117 of the PDI Act. This includes referral, public notification, and assessment steps. The Minister for Planning is the decision maker for Impact Assessed Development applications.

The Minister is responsible for determining whether to approve (and if to be approved what reserved matters and / or conditions) or refuse an Impact Assessed Development. If an approval is granted, the Minister will issue a Provisional Development Authorisation, from which reserved matters and / or conditions and building rules requirements will need to be satisfied before construction can commence.

Post approval requirements

Prior to issuing a final Development Authorisation, the Minister must have regard to the Building Rules. The Building Rules are set out by the National Construction Code, regulations under the PDI Act and Ministerial building standards to assess that building work is safe and compliant with relevant technical requirements.

A Certificate of Compliance is then issued by an accredited building professional, allowing the Minister to review, and if consistent with the approved plans, issue a final Development Authorisation for each stage and / or element of the approved development.

A [Certificate of Compliance with the Building Rules for impact assessed development proforma](#) has been prepared by DTI-PLUS.

What is required for Building Certification?

- An accredited private certifier must complete and sign the [Certificate of Compliance with the Building Rules for impact assessed development](#) including recommended Conditions and Advisory Notes.
- Attach certified plans and documentation.
- Submit to the Minister via email DTI.CrownImpactAssessment@sa.gov.au

Contact:

For further information contact the Environmental Impact Assessment Team by emailing dti.crownimpactassessment@sa.gov.au.

Impact Assessed Development by the Minister: Building Certification Process

