

Release notes – 31 July 2026_Changes to NSW Planning Portal APIs

On 31 July 2026, new functionality will be released to support Planning System Reforms. These changes will impact the council development application within the NSW Planning Portal, and there will be API impacts.

Overview

Release date	31/07/2026 (Effective date)
Were these changes part of a policy implementation?	☒ Yes – Implementation of Planning System Reforms and security measures ☒ No – Enhancements and fixes
Description of the change	This release includes: • introduction of security and compliance measures for BASIX certificates in Complying Development Certificate (CDC), Online DA and State DA services • changes to the determination body options related to Planning Panels • housekeeping changes related to documents
Availability of changes in UAT	The API changes are available to vendors for build and test activities.

API impacts

The table below outlines the API impacts for this release.

1. Online DA service v2 API

The following changes will be made to the Online DA service v2 API from 31 July 2026:

Summary of business / user interface change	API type	Change type	API impact	Action required
On the Preliminary assessment screen within the Online DA service: - a new option 'Local Planning Panel – regionally significant development' added under the drop-down 'Provide the anticipated determination body' - existing option 'Local planning panel' replaced with 'Local Planning Panel – local development'. These changes are applicable for applications submitted after the release on or after 1 August 2026.	Existing	Non-breaking change	- The following options introduced for the 'determiningBody' attribute in 'PreliminaryAssessment' operation: 'Local Planning Panel - local development' and 'Local Planning Panel - regionally significant development'. - The 'Local Planning Panel' option for the attribute 'determiningBody' is retired. - Applicable values for 'determiningBody' will be retrieved via the 'ReferenceData' API. - Any incoming request with 'determiningBody' as 'Local Planning Panel' will be translated to 'Local Planning Panel – local development'.	These changes are applicable for applications submitted after the release on or after 1 August 2026. Councils using the 'PreliminaryAssessment' operation are required to amend the option for 'determiningBody' attribute as part of the API payload.

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On the determination screen within the Online DA service: - a new option 'Local Planning Panel – regionally significant development' added under the drop-down 'Provide the anticipated determination body' - existing option 'Local planning panel' replaced with 'Local Planning Panel – local development' These changes are applicable for applications submitted after the release on or after 1 August 2026.	Existing	Non-breaking	- The following options added for the 'determinationAuthority' attribute in 'Determine' operation: 'Local Planning Panel - local development' and 'Local Planning Panel - regionally significant development' - The 'Local Planning Panel' option for the attribute 'determinationAuthority' is retired. - Applicable values for determinationAuthority will be retrieved via the 'ReferenceData' API. - Any incoming request with 'determinationAuthority' as 'Local Planning Panel' will be translated to 'Local Planning Panel - local development'.	These changes are applicable for applications submitted on or after 1 August 2026. Councils using 'Determine' operation are required to amend the option for 'determinationAuthority' attribute as part of the API payload.
On the determination screen, a new mandatory date field 'council assessment report provided to panel' added, when user selects 'Local Planning Panel – regionally significant development' as the determining body. This date can be historic.	Existing	Non-breaking	- New attribute 'councilAssessmentPanelDate' added to the 'Determine' operation. - The 'councilAssessmentPanelDate' attribute captures the date when the Council Assessment Report was provided to the Panel and will be mandatory if 'determinationAuthority' is 'Local Planning Panel – regionally significant development' and if this date field is not sent, then determination would be unsuccessful.	Councils using 'Determine' operation are required to amend and use the 'councilAssessmentPanelDate' attribute as part of the API payload. These changes are applicable for applications submitted on or after 1 August 2026.

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Councils can update the application details to remove an entered BASIX certificate if not valid or add additional BASIX certificate numbers. If the certificate number is not valid, a hard-stop validation error will be displayed. These are: - The BASIX certificate number is invalid. - The BASIX certificate has expired. - The BASIX certificate number has already been entered (duplicate certificate). In addition, the system performs an address validation check. If the address associated with the entered BASIX certificate does not match the current project address, the council is presented with a warning message (soft validation). This warning does not prevent submission and allows the user to proceed.	Existing	Non-breaking	The 'EditDA' API error and success responses have been enhanced to support the new validation introduced for the 'basixCertificateNumber' field provided in the request. The relevant validation message will be provided for invalid, expired, duplicate or mismatched address.	These changes are applicable for applications submitted on or after 1 August 2026. Councils are required to provide valid BASIX certificate numbers in the 'basixCertificateNumbers' element of the request.
Councils can remove the 'Review Required' tag associated with a BASIX certificate document once the review has been completed.	Existing	Non-breaking	The 'isReviewRequired' attribute has been introduced in the 'UpdateMetaData' common API. This attribute is applicable only to the BASIX Certificate documents. Since Councils are only permitted to clear the 'Review Required' tag from a document, processing will occur only when the 'isReviewRequired' attribute is provided as false.	Councils consuming the 'UpdateMetaData' API can use the 'isReviewRequired' attribute to remove the 'Review Required' tag from BASIX Certificate documents.

Summary of business / user interface change	API type	Change type	API impact	Action required
			No action will be taken if the attribute is provided as true.	This attribute is optional and is applicable only to BASIX Certificate documents.

2. Online State DA service

The following changes will be made to online StateDA service:

Summary of business / user interface change	API type	Change type	API impact	Action required
Applicants, developers, and State agencies can enter multiple BASIX certificate numbers, which are validated by the system. For each valid BASIX certificate entered, the system automatically retrieves and attaches the corresponding BASIX certificate document. If the address associated with a BASIX certificate does not match the project address, the attached document is flagged with a 'Review Required' tag to indicate that council review is necessary.	Existing	Non-breaking	A new attribute 'documentTags' has been added to the 'CreateStateDA' and 'UpdateStateDA' API operations. This attribute is used to capture and maintain tags associated with a document.	These changes are applicable for applications submitted after the release on or after 1 August 2026. State agencies consuming the 'CreateStateDA' and 'UpdateStateDA' APIs are expected to change their integrations to support the newly introduced 'documentTags' and 'documentCaseID' attribute within the API payload.
State Agencies can remove the 'Review Required' tag associated with a BASIX	Existing	Non-breaking	The 'isReviewRequired' attribute has been introduced in the 'UpdateMetaData' common API.	State Agencies consuming the 'UpdateMetaData' API can use

Summary of business / user interface change	API type	Change type	API impact	Action required
certificate document once the review has been completed.			This attribute is applicable only to the BASIX Certificate documents. Since State Agencies are only permitted to clear the 'Review Required' tag from a document, processing will occur only when the 'isReviewRequired' attribute is provided as false. No action will be taken if the attribute is provided as true.	the 'isReviewRequired' attribute to remove the 'Review Required' tag from BASIX Certificate documents. This attribute is optional and is applicable only to BASIX Certificate documents.
To facilitate efficient document filtering and improving overall document management, Planning Portal system is enhanced to include the 'Document Case Id' and corresponding document metadata.	Existing	Non-breaking	Online State DA APIs are enabled to include the following two attributes: • 'documentCaseID' to identify associated parent case • 'documentTags' e.g Assessment Set, Sensitive This applies to all operations from Planning Portal to State Agencies.	State Agencies using this API are to review and consider adopting this enhancement when it is relevant to them.

3. Online Post-Consent Certificate (PCC)

The following changes will be made to the PCC service API from 31 July 2026:

Summary of business / user interface change	API type	Change type	API impact	Action required
An issue was identified where the system-generated Fee Estimate document was not being sent to Certifier systems as part of assessment outcomes. This issue has been resolved, and the document will now be transmitted as expected.	Existing	Non-breaking	The UpdatePCC payload for assessment outcomes has been enhanced to include the system-generated Fee Estimate document which is already available for rest of the outcomes.	These changes are applicable for applications submitted after the release on or after 1 August 2026. No action is required. The Fee Estimate document will now be automatically supplied to Certifier systems as part of the assessment outcome.

4. Online Complying Development Certificate (CDC) service

The following changes will be made to the Online CDC service API from 31 July 2026:

Summary of business / user interface change	API type	Change type	API impact	Action required
Applicants, developers, certifiers and councils can enter multiple BASIX certificate numbers, which are validated by the system. For each valid BASIX certificate entered, the system automatically retrieves and attaches the corresponding BASIX certificate document. If the address associated with a BASIX certificate does not match the project address, the attached document is flagged with a 'Review Required' tag to indicate that council review is necessary.	Existing	Non-breaking	A new attribute 'documentTags' has been added to the 'CreateCDC' and 'UpdateCDC' API operations. This attribute is used to capture and maintain tags associated with a document.	These changes are applicable for applications submitted after the release on or after 1 August 2026. Councils and certifiers consuming the 'CreateCDC' and 'UpdateCDC' APIs are expected to change their integrations to support the newly introduced 'documentTags' and 'documentCaseID' attribute within the API payload.
Councils and certifiers can remove the 'Review Required' tag associated with a BASIX certificate document once the review has been completed.	Existing	Non-breaking	The 'isReviewRequired' attribute has been introduced in the 'UpdateMetaData' common API. This attribute is applicable only to the BASIX Certificate documents. Since Councils and Certifiers are only permitted to clear the 'Review Required' tag from a document, processing will occur only when the isReviewRequired attribute	Councils and certifiers consuming the 'UpdateMetaData' API can use the 'isReviewRequired' attribute to remove the 'Review Required' tag from BASIX Certificate documents. This attribute is optional and is applicable only to BASIX Certificate documents.

Summary of business / user interface change	API type	Change type	API impact	Action required
			is provided as false. No action will be taken if the attribute is provided as true.	
To facilitate efficient document filtering and improving overall document management, Planning Portal system is enhanced to include the 'Document Case Id' and corresponding document metadata.	Existing	Non-breaking	The API is enabled to include the following two attributes: - documentCaseID : to identify associated parent case - documentTags (e.g Assessment Set, Sensitive) This applies to all operations from Planning portal to Certifier systems.	Certifier and council systems using these APIs are to review and consider adopting this enhancement when it is relevant to them.

5. Common API

The following changes will be made to the Common API from 31 July 2026:

Summary of business / user interface change	API type	Change type	API impact	Action required
Following registration in the Planning Portal, some users attempted to perform the 'CSI Performed' action before logging in and activating their Planning Portal profile. To address this, a new validation rule has been implemented to prevent the action from proceeding until the user profile has been activated. This applies to the Complying development certificate and construction certificate applications.	Existing	Non-breaking	For 'CSIPerformed' and 'CSIMissed' operations, a new validation message has been introduced to prevent CSI cases from being assigned to a broken queue when a council or certifier completes their registration but has not yet logged in to the system before creating a CSI case via API using their registered email address.	No action is required from council or certifier systems. However, it is recommended that all new registered councils and certifier login to the NSW Planning Portal at least once to make their profile active.

More information

For more information about the API changes, please contact the API team on email ePlanningAPI@planning.nsw.gov.au.

Acronyms

This document has contained the following acronyms:

- API – Application Program Interface
- CDC – Complying development certificate
- CSI – Critical Stage Inspection
- DA – Development application
- PCC – Post Consent Certificate