

COUNCIL ASSESSMENT PANEL MEETING
13 April 2022
AGENDA
BUSINESS ITEM – 12.1

Originating Officer: Deryn Atkinson, Assessment Manager

Subject: Delegations Update of Powers & Functions of Council Assessment Panel (CAP) as a Relevant Authority under the Planning, Development and Infrastructure Act 2016 & General Regulations – Instrument C

For: Decision

EXECUTIVE SUMMARY

The Council Assessment Panel (CAP) was established by the Council on 26 September 2017 under Section 83 of the *Planning, Development and Infrastructure Act 2016*.

Section 100 of the *Planning, Development and Infrastructure Act 2016* (PDI Act) allows a relevant authority, other than an accredited professional, to delegate its powers and functions under this Act. The relevant authorities under the PDI Act are the Minister, the State Planning Commission, an assessment panel appointed by a joint planning board, an assessment panel appointed by a council, an assessment panel constituted by the Minister, an assessment manager, an accredited professional and a council. Thus the CAP, the Council and the Assessment Manager can all sub-delegate their powers and functions.

Delegations from the Council Assessment Panel to staff were last reviewed by CAP on 14 July 2021.

Since adoption of the amendments to Instrument C under the *Planning, Development and Infrastructure Act 2016* and Regulations by CAP on 14 July 2021, recent amendments have been made.

The amendments include new delegations in relation to:

- Procedural referrals of development applications under the Planning and Design Code and the Power to form the opinion that development is minor in nature or like-for-like development that does not warrant a referral to a State Agency.

The amendments include changed delegations in relation to:

- When undertaking verification of an application under the power pursuant to Regulation 31(1) – A consolidation of the previous delegations into one longer delegation and determination of the nature of development added, and
- When calculating fees for an application under the power pursuant to Regulation 5(1) addition of prescribed fee and fee notice.

The entire set of delegations in Instrument C is included as **Attachment 1** of this report for the consideration of CAP and the amendments only are included as **Attachment 2**.

RECOMMENDATION

1. That, having considered a review of the Council Assessment Panel Delegations as presented, the Council Assessment Panel hereby revokes all previous delegations to the Assessment Manager and Council (Elected Body) for powers and functions under Instrument C of the Planning, Development and Infrastructure Act 2016 and General Regulations 2017.
 2. In exercise of the power contained in Section 100 of the Planning, Development and Infrastructure Act 2016, the powers and functions under the Planning, Development and Infrastructure Act 2016 and statutory instruments made thereunder contained in the proposed Instrument of Delegation (Instrument C) (Attachment 1 of the Report dated 13 April 2022) are hereby delegated this 13thth day of April 2022 to the Assessment Manager and the Administration subject to the conditions and/or limitations, if any, specified herein or in the Schedule of Conditions in in the proposed Instrument of Delegation.
 3. Such powers and functions of Instrument C may be further delegated by the Assessment Manager in accordance with Section 100(2) (c) of the Planning, Development and Infrastructure Act 2016 as the Assessment Manager sees fit, unless otherwise indicated herein or, in the Schedule of Conditions in the proposed Instrument of Delegation.
 4. That the Assessment Manager be authorised to make any formatting, nomenclature or other minor changes to Instrument C during the period of currency.
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1. GOVERNANCE

➤ Legal Implications

The Council is required to have an Assessment Panel in place which is currently comprised of independent members and up to one Council Elected Member.

The *Planning, Development and Infrastructure Act 2016* (PDI Act) was assented to by the Governor on 21 April 2016. On 1 October 2017 the operation of Council Assessment Panel (CAP) pursuant to Sections 82 and 83 of the PDI Act commenced and the *Planning, Development and Infrastructure (General) Regulations 2017* [the PDI General Regulations] came into operation.

There is a requirement under the PDI Act and Regulations for delegations. Pursuant to Section 100(2) (c) of the PDI Act the planning functions and powers related to the delegations in **Attachment 1** are recommended to be delegated to the Assessment Manager.

2. THE NEED FOR DELEGATIONS

The relevant authorities under the PDI Act are the Minister, the State Planning Commission, an assessment panel appointed by a joint planning board, an assessment panel appointed by a council, an assessment panel constituted by the Minister, an assessment manager, an accredited professional and a council. The CAP and the Assessment Manager are the relevant authorities rather than the Council.

The functions of an Assessment Manager as prescribed in Section 87 (e) of the PDI Act extend beyond acting as a relevant authority under the Act. They also include being responsible for managing the staff and operations of the CAP and providing advice to the CAP. Out of administrative necessity this requires that there are delegations to the Assessment Manager from CAP.

The CAP typically considers approximately 5% of the development applications lodged with Council and thus it is necessary for the CAP to delegate its planning functions and powers to Council staff for the assessment of the remaining 95% of development applications.

Other delegations consist are listed in Instruments A, B and D.

AMENDMENTS TO DELEGATIONS FROM CAP (INSTRUMENT C)

Delegations from the Council Assessment Panel to staff were last reviewed by CAP on 14 July 2021.

Since adoption of the amendments to Instrument C under the *Planning, Development and Infrastructure Act 2016* and Regulations by CAP on 14 July 2021, recent amendments have been made.

The amendments include new delegations in relation to:

- Procedural referrals of development applications under the Planning and Design Code and the power to form the opinion that development is minor in nature or like-for-like development that does not warrant a referral to a State Agency.

The amendments include changed delegations in relation to:

- When undertaking verification of an application under the power pursuant to Regulation 31(1) – a consolidation of the previous delegations into one longer delegation and determination of the nature of development added, and
- When calculating fees for an application under the power pursuant to Regulation 5(1) addition of prescribed fee and fee notice.

The entire set of delegations in Instrument C is included as **Attachment 1** of this report for the consideration of CAP and the “tracked change” version of Instrument C highlighting the amendments and the renumbering is included as **Attachment 2**.

Aligned with good governance practice, it is recommended that the delegations by CAP in Instrument C be revoked and readopted in their entirety for completeness and to avoid confusion.

3. SUMMARY

The PDI Act and PDI General Regulations – Powers of an Assessment Panel delegations (Instrument C) to staff have been updated as provided by the Local Government Association and outlined in this report.

It is recommended that the delegations as detailed in **Attachment 1** of this report be adopted by the CAP and the previously adopted Instrument of Delegation under the *Planning, Development and Infrastructure Act 2016* and Regulations - Powers of an Assessment Panel (Instrument C) of 14 July 2021 be revoked.

4. ATTACHMENTS

- (1) Updated Delegations under the Planning, Development and Infrastructure Act 2016 and General Regulations - Powers of an Assessment Panel (Instrument C)
- (2) Tracked Change Version of Delegations under the Planning, Development and Infrastructure Act 2016 and General Regulations - Powers of an Assessment Panel (Instrument C)

***Attachment 1
Updated Delegations under the Planning, Development and Infrastructure Act
2016 and General Regulations - Powers of an Assessment Panel
(Instrument C)***

***Attachment 2
Tracked Change Version of Delegations under the Planning, Development and
Infrastructure Act 2016 and General Regulations - Powers of an
Assessment Panel (Instrument C)***



ADELAIDE HILLS COUNCIL

INSTRUMENT OF DELEGATION

INSTRUMENT C – INSTRUMENT OF DELEGATION
UNDER THE PLANNING, DEVELOPMENT AND
INFRASTRUCTURE ACT 2016, REGULATIONS,
PLANNING AND DESIGN CODE AND PRACTICE
DIRECTIONS OF POWERS OF AN ASSESSMENT PANEL

06 APRIL 2022

NOTES

1. Conditions or Limitations: conditions or limitations may apply to the delegations contained in this Instrument.
2. Refer to the relevant Assessment Panel decision to identify when these delegations were made, reviewed and or amended.

Delegation Sources

- Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)
- Planning, Development and Infrastructure (General) Regulations 2017
- Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019
- Planning and Design Code
- State Planning Commission Practice Direction - 3 (Notification of Performance Assessed Development Applications) 2019
- State Planning Commission Practice Direction (Appointment of Additional Members to Assessment Panel) 2019
- State Planning Commission Practice Direction (Scheme to Avoid Conflicting Regimens) 2019
- Site Planning Commission Practice Direction 14 Site Contamination Assessment 2021
- Site Planning Commission Practice Direction 16 Urban Tree Canopy Off-set Scheme
- Urban Tree Canopy Off-set Scheme

Positions

Abbreviation	Position
Administration Building Support Officer (418)	Administration Building Support Officer (418)
Administration Support Officer (369)	Administration Support Officer (369)
Administration Support Officer (76)	Administration Support Officer (76)
Assessment Manager (72)	Assessment Manager (72)
Building Officer (380)	Building Officer (380)
Building Officer (453)	Building Officer (453)
Building Officer (463)	Building Officer (463)
Building Officer (73)	Building Officer (73)
Chief Executive Officer (95)	Chief Executive Officer (95)
Customer Service Officer (11)	Customer Service Officer (11)
Customer Service Officer (18)	Customer Service Officer (18)

Abbreviation	Position
Customer Service Officer (23)	Customer Service Officer (23)
Customer Service Officer (365)	Customer Service Officer (365)
Customer Service Officer (382)	Customer Service Officer (382)
Customer Service Officer (59)	Customer Service Officer (59)
Customer Service Officer (62)	Customer Service Officer (62)
Customer Service Officer (66)	Customer Service Officer (66)
Customer Service Officer (68a)	Customer Service Officer (68a)
Customer Service Officer (68b)	Customer Service Officer (68b)
Customer Service Officer (8)	Customer Service Officer (8)
Customer Service Officer Casual (197)	Customer Service Officer Casual (197)
Customer Service Officer Casual (20)	Customer Service Officer Casual (20)
Customer Service Officer Casual (21)	Customer Service Officer Casual (21)
Customer Service Officer Casual (267)	Customer Service Officer Casual (267)
Customer Service Officer Casual (281)	Customer Service Officer Casual (281)
Customer Service Officer Casual (359)	Customer Service Officer Casual (359)
Customer Service Officer Casual (60)	Customer Service Officer Casual (60)
Development Compliance Officer (211)	Development Compliance Officer (211)

Abbreviation	Position
Director Development and Regulatory Services (70)	Director Development and Regulatory Services (70)
Duty Planner (265a)	Duty Planner (265a)
Duty Planner (265b)	Duty Planner (265b)
Executive Assistant Development and Regulatory Services (69)	Executive Assistant Development and Regulatory Services (69)
Manager Community Development (187)	Manager Community Development (187)
Manager Development Services (72)	Manager Development Services (72)
Manager Libraries and Customer Service (12)	Manager Libraries and Customer Service (12)
Senior Customer Service Officer (307)	Senior Customer Service Officer (307)
Senior Customer Service Officer (34)	Senior Customer Service Officer (34)
Senior Statutory Planner (490)	Senior Statutory Planner (490)
Senior Statutory Planner (80)	Senior Statutory Planner (80)
Senior Strategic and Policy Planner (200)	Senior Strategic and Policy Planner (200)
Statutory Planner (195)	Statutory Planner (195)
Statutory Planner (215)	Statutory Planner (215)
Statutory Planner (230)	Statutory Planner (230)
Statutory Planner (462)	Statutory Planner (462)

Abbreviation	Position
Statutory Planner (82)	Statutory Planner (82)
Statutory Planning Cadet (355)	Statutory Planning Cadet (355)
Team Leader Administration (77)	Team Leader Administration (77)
Team Leader Building Services (286)	Team Leader Building Services (286)
Team Leader Customer Service (389)	Team Leader Customer Service (389)
Team Leader Statutory Planning (326)	Team Leader Statutory Planning (326)

Instrument C – Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s7(5)(a)	<p>1. Environment and Food Production Areas – Greater Adelaide</p> <p>1.1 The power pursuant to Section 7(5)(a) of the Planning, Development and Infrastructure Act 2016 (the PDI Act), in relation to a proposed development in an environment and food production area that involves a division of land that would create 1 or more additional allotments to seek the concurrence of the Commission in the granting of the development authorisation to the development.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Manager Development Services (72)</p>	<p>NIL.</p>
s7(5)(d)	<p>1. Environment and Food Production Areas – Greater Adelaide</p> <p>1.2 The power pursuant to Section 7(5)(d) of the PDI Act in relation to a proposed development in an environment and food production area that involves a division of land that would create one or more additional allotments, to, if the proposed development will create additional allotments to be used for residential development, refuse to grant development authorisation in relation to the proposed development.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Manager Development Services (72)</p>	<p>Under the PDI Act SCAP will be the relevant authority for the creation of additional allotments outside of townships. Therefore there is very limited opportunity that this will arise. Out of caution delegation to Assessment Manager is recommended</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s85(1)	<p>2. Appointment of Additional Members</p> <p>2.1 The power pursuant to Section 85(1) of the PDI Act to appoint 1 or 2 members to act as additional members of the assessment panel for the purposes of dealing with a matter that the assessment panel must assess as a relevant authority under the PDI Act.</p>	Director Development and Regulatory Services (70), Assessment Manager (72)	With the concurrence of the Presiding Member of CAP.
s94(3)(a)	<p>3. Relevant Authority – Commission</p> <p>3.1 The power pursuant to Section 94(3)(a) of the PDI Act, if the Minister acts under Section 94(1)(h) of the PDI Act to, at the request of the Commission, provide the Commission with a report relating to any application for development authorisation that has been under consideration by the relevant authority.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	NIL
s99(1)	<p>4. Relevant Provisions</p> <p>4.1 The power pursuant to Section 99(1) of the PDI Act, if a proposed</p>	Director Development and Regulatory Services	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>development involves the performance of building work to determine to act under Section 99(1) of the PDI Act to:</p> <p>4.1.1 refer the assessment of the development in respect of the Building Rules to the council for the area in which the proposed development is to be undertaken; or</p> <p>4.1.2 require that the assessment of the development in respect of the Building Rules be undertaken by a building certifier.</p>	(70), Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Team Leader Building Services (286), Building Officer (463)	
s102(1)	<p>5. Matters Against Which Development Must Be Assessed</p> <p>5.1 The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they are relevant to the particular development):</p> <p>5.1.1 -</p> <p>5.1.1.1 the relevant provisions of the Planning Rules; and</p> <p>5.1.1.2 to the extent provided by Part 7 Division 2 of the PDI Act – the impacts of the development, (planning consent);</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory</p>	<p>Where publicly notified development, the development does not need to be reported to CAP for a decision in the following circumstances: Where no representations are received; or, Where no representors who are opposed to the development wish to be heard; or Where only representations supporting the development were received.</p> <p>Where not reported to CAP:</p> <ol style="list-style-type: none"> 1. New dwellings outside of townships which must have the assessment report concurred with by another Statutory Planner prior to decision being issued. 2. Licensed premises which must have the assessment report concurred with by Assessment

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Planner (490)	<p>Manager, Manager Development Services, Team Leader Statutory Planning or Senior Statutory Planner prior to the decision being issued.</p> <p>3. Refusals must have assessment report concurred with by Assessment Manager, Manager Development Services, Team Leader Statutory Planning.</p>
s102(1)	<p>5. Matters Against Which Development Must Be Assessed</p> <p>5.1 The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they are relevant to the particular development):</p> <p>5.1.2 the relevant provisions of the Building Rules (building consent);</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Team Leader Building Services (286), Building Officer (463)</p>	<p>File Note for Refusal must be concurred with Assessment Manager, Manager Development Services or Team Leader Building Services prior to decision being issued.</p>
s102(1)	<p>5. Matters Against Which Development Must Be Assessed</p> <p>5.1 The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager</p>	<p>Where not reported to CAP, Assessment Report for Refusal must be concurred with Assessment Manager, Manager Development Services or Team Leader Statutory Planning prior to</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>are relevant to the particular development):</p> <p>5.1.3 in relation to a proposed division of land (otherwise than under the Community Titles Act 1996 or the Strata Titles Act 1988) - the requirement that the following conditions be satisfied (or will be satisfied by the imposition of conditions under the PDI Act):</p> <p>5.1.3.1 requirements set out in the Planning and Design Code made for the purposes of this provision are satisfied;</p> <p>5.1.3.3 the requirements of a water industry entity under the Water Industry Act 2012 identified under the regulations relating to the provision of water supply and sewerage services are satisfied;</p> <p>5.1.3.4 where land is to be vested in a council or other authority - the council or authority consents to the vesting;</p> <p>5.1.3.5 requirements set out in regulations made for the purposes of Section 102(1)(c) of the PDI Act are satisfied;</p>	<p>Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>decision being issued.</p>
s102(1)	<p>5. Matters Against Which Development Must Be Assessed</p> <p>5.1 The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner</p>	<p>Where not reported to CAP, Assessment Report for Refusal must be concurred with Assessment Manager, Manager Development Services or Team</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>the following matters (insofar as they are relevant to the particular development):</p> <p>5.1.4 in relation to a division of land under the Community Titles Act 1996 or the Strata Titles Act 1988 - the requirement that the following conditions be satisfied (or will be satisfied by the imposition of conditions under the PDI Act):</p> <p>5.1.4.1 requirements set out in the Planning and Design Code made for the purposes of this provision are satisfied;</p> <p>5.1.4.2 any relevant requirements set out in a design standard has been satisfied;</p> <p>5.1.4.3 any encroachment of a lot or unit over other land is acceptable having regard to any provision made by the Planning and Design Code or a design standard;</p> <p>5.1.4.4 where land is to be vested in a council or other authority - the council or authority consents to the vesting;</p> <p>5.1.4.5 a building or item intended to establish a boundary (or part of a boundary) of a lot or lots or a unit or units is appropriate for that purpose;</p> <p>5.1.4.6 the division of land under the Community Titles Act 1996 or the Strata Titles Act 1988 is appropriate having regard to the nature and extent of the common property that would be established by the relevant scheme;</p>	<p>(462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>Leader Statutory Planning prior to decision being issued.</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>5.1.4.7 the requirements of a water industry entity under the Water Industry Act 2012 identified under the regulations relating to the provision of water supply and sewerage services are satisfied;</p> <p>5.1.4.8 any building situated on the land complies with the Building Rules;</p> <p>5.1.4.9 requirements set out in the regulations made for the purposes of Section 102(d) of the PDI Act are satisfied;</p>		
s102(1)	<p>5. Matters Against Which Development Must Be Assessed</p> <p>5.1 The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they are relevant to the particular development):</p> <p>5.1.5 any encroachment of a building over, under, across or on a public place (and not otherwise dealt with above) is acceptable having regard to any provision made by the Planning and Design Code or a design standard;</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>Where not reported to CAP, Assessment Report for Refusal must be concurred with Assessment Manager, Manager Development Services or Team Leader Statutory Planning prior to decision being issued.</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s102(1)	<p>5. Matters Against Which Development Must Be Assessed</p> <p>5.1 The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they are relevant to the particular development):</p> <p>5.1.6 if relevant - requirements applying under Part 15 Division 2 of the PDI Act are satisfied;</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>Where not reported to CAP, Assessment Report for Refusal must be concurred with Assessment Manager, Manager Development Services or Team Leader Statutory Planning prior to decision being issued.</p>
s102(1)	<p>5. Matters Against Which Development Must Be Assessed</p> <p>5.1 The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they are relevant to the particular development):</p> <p>5.1.7 such other matters as may be</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior</p>	<p>Where not reported to CAP, Assessment Report for Refusal must be concurred with Assessment Manager, Manager Development Services or Team Leader Statutory Planning prior to decision being issued.</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	prescribed.	Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
s102(3)	<p>5. Matters Against Which Development Must Be Assessed</p> <p>5.2 The power pursuant to Section 102(3) of the PDI Act to, in relation to granting a planning consent, on the delegate's own initiative or on application, reserve the delegate's decision on a specified matter or reserve the delegate's decision to grant a planning consent:</p> <p>5.2.1 until further assessment of the relevant development under the PDI Act; or</p> <p>5.2.2 until further assessment or consideration of the proposed development under another Act; or</p> <p>5.2.3 until a licence, permission, consent, approval, authorisation, certificate or other authority is granted, or not granted (by the decision of another authority), under another Act.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326),	Where not reported to CAP, Assessment Report for Refusal must be concurred with Assessment Manager, Manager Development Services or Team Leader Statutory Planning prior to decision being issued.

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Senior Statutory Planner (490)	
s102(4)	<p>5. Matters Against Which Development Must Be Assessed</p> <p>5.3 The power pursuant to Section 102(4) of the PDI Act to allow any matter specified by the Planning and Design Code for the purposes of Section 102(4) of the PDI Act to be reserved on the application of the applicant.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>Where not reported to CAP, Assessment Report for Refusal must be concurred with Assessment Manager, Manager Development Services or Team Leader Statutory Planning prior to decision being issued.</p>
s107(2)(c)	<p>6. Performance Assessed Development</p> <p>6.1 The power pursuant to Section 107(2)(c) of the PDI Act to form the opinion that the development is seriously at variance with the Planning and Design Code (disregarding minor variations).</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory</p>	<p>Where not reported to CAP, Assessment Report for Refusal must be concurred with Assessment Manager, Manager Development Services or Team Leader Statutory Planning prior to decision being issued.</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
s107(3)	<p>6. Performance Assessed Development</p> <p>6.2 The power pursuant to Section 107(3) of the PDI Act, if a proposed development is to be assessed under Section 107 of the PDI Act to make a decision in accordance with a practice direction.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>Where publicly notified development, the development does not need to be reported to CAP for a decision in the following circumstances:</p> <p>Where no representations are received; or,</p> <p>Where no representors who are opposed to the development wish to be heard; or</p> <p>Where only representations supporting the development were received.</p> <p>Where not reported to CAP:</p> <p>1. New dwellings outside of townships which must have the assessment report to be concurred with by another Statutory Planner prior to decision</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
			<p>being issued.</p> <p>2. Licensed premises which must have the assessment report concurred with by Assessment Manager, Manager Development Services, Team Leader Statutory Planning or Senior Statutory Planner prior to the decision being issued.</p> <p>3. Refusals must have assessment report concurred with by Assessment Manager, Manager Development Services, Team Leader Statutory Planning.</p>
s107(4)	<p>6. Performance Assessed Development</p> <p>6.3 The power pursuant to Section 107(4) of the PDI Act to limit the matters that the delegate will take into account to what should be the decision of the relevant authority as to planning consent in relation to the performance based elements of the development as assessed on its merits.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team</p>	<p>NIL</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Leader Statutory Planning (326), Senior Statutory Planner (490)	
s118(1)	<p>7. Building Consent</p> <p>7.1 The power pursuant to Section 118(1) of the PDI Act, if the Regulations provide that a form of building work complies with the Building Rules, to grant any such building work a building consent (subject to such conditions or exceptions as may be prescribed by the regulations).</p>	Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Team Leader Building Services (286), Building Officer (463)	NIL
s118(2)(a)	<p>7. Building Consent</p> <p>7.2 The power pursuant to Section 118(2)(a) of the PDI Act to seek the concurrence of the Commission to grant a building consent in respect of a development that is at variance with the performance requirements of the Building Code or a Ministerial building standard.</p>	Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Team Leader Building Services (286), Building Officer (463)	NIL
s118(2)	<p>7. Building Consent</p> <p>7.3 The power pursuant to Section 118(2) of the PDI Act, subject to Section 118(6) of the PDI Act, to grant a building consent to a development that is at variance with the Building Rules if:</p> <p>7.3.1 the variance is with a part of the Building Rules other than the Building</p>	Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Team Leader Building Services (286), Building	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>Code or a Ministerial building standard and the delegate determines that it is appropriate to grant the consent despite the variance on the basis that the delegate is satisfied:</p> <p>7.3.1.1 that:</p> <p>(a) the provisions of the Building Rules are inappropriate to the particular building or building work, or the proposed building work fails to conform with the Building Rules only in minor respects; and</p> <p>(b) the variance is justifiable having regard to the objects of the Planning and Design Code or the performance requirements of the Building Code or a Ministerial building standard (as the case may be) and would achieve the objects of this Act as effectively, or more effectively, than if the variance were not to be allowed; or</p> <p>7.3.1.2 in a case where the consent is being sought after the development has occurred - that the variance is justifiable in the circumstances of the particular case.</p>	Officer (463)	
s118(4)	<p>7. Building Consent</p> <p>7.4 The power pursuant to Section 118(4) of the PDI Act, to at the request or with the agreement of the applicant, refer proposed building work to the Commission for an opinion on whether or not it complies with the performance requirements of the Building Code or a</p>	Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Team Leader Building Services (286), Building	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	Ministerial building standard.	Officer (463)	
s118(6)	<p>7. Building Consent</p> <p>7.5 The power pursuant to Section 118(6) of the PDI Act if an inconsistency exists between the Building Rules and the Planning Rules in relation to a State heritage place or a local heritage place, to, in determining an application for building consent, ensure, so far as is reasonably practicable, that standards of building soundness, occupant safety and amenity are achieved in respect of the development that are as good as can reasonably be achieved in the circumstances.</p>	Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Team Leader Building Services (286), Building Officer (463)	NIL
s118(7)	<p>7. Building Consent</p> <p>7.6 The power pursuant to Section 118(7) of the PDI Act to seek and consider the advice of the Commission before imposing or agreeing to a requirement under Section 18(6) of the PDI Act that would be at variance with the performance requirements of the Building Code or a Ministerial building standard.</p>	Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Team Leader Building Services (286), Building Officer (463)	NIL
s118(8)	<p>7. Building Consent</p> <p>7.7 The power pursuant to Section 118(8) of the PDI Act, to, subject to the PDI Act, accept that proposed building work complies with the Building Rules to the extent that:</p>	Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Team Leader	Administration Building Support Officer in relation to private certification for Class 10 Buildings only.

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	7.7.1 such compliance is certified by the provision of technical details, particulars, plans, drawings or specifications prepared and certified in accordance with the regulations; or 7.7.2 such compliance is certified by a building certifier.	Building Services (286), Building Officer (463)	
s118(10)	7. Building Consent 7.8 The power pursuant to Section 118(10) of the PDI Act to refuse to grant a consent in relation to any development if, as a result of that development, the type or standard of construction of a building of a particular classification would cease to conform with the requirements of the Building Rules for a building of that classification	Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Team Leader Building Services (286), Building Officer (463)	File Note for Refusal must be concurred with Assessment Manager, Manager Development Services or Team Leader Building Services prior to decision being issued.
s118(11)	7. Building Consent 7.9 The power pursuant to Section 118(11) of the PDI Act, if a relevant authority decides to grant building consent in relation to a development that is at variance with the Building Rules, to, subject to the regulations, in giving notice of the relevant authority's decision on the application for that consent, specify (in the notice or in an accompanying document): 7.9.1 the variance; and 7.9.2 the grounds on which the decision is being made.	Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Team Leader Building Services (286), Building Officer (463)	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s119(1)(b)	<p>8. Application and Provision of Information</p> <p>8.1 The power pursuant to Section 119(1)(b) of the PDI Act to require an application to the relevant authority for the purposes of Part 7 of the PDI Act, to include any information as the delegate may reasonably require.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team</p>	<p>NIL</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
s119(3)	<p>8. Application and Provision of Information</p> <p>8.2 The power pursuant to Section 119(3) of the PDI Act to request an applicant:</p> <p>8.2.1 to provide such additional documents, assessments or information (including calculations and technical details) as the delegate may reasonably require to assess the application;</p> <p>8.2.2 to remedy any defect or deficiency in any application or accompanying document or information required by or under the PDI Act;</p> <p>8.2.3 to consult with an authority or body prescribed by the regulations;</p> <p>8.2.4 to comply with any other requirement prescribed by the regulations.</p>	<p>Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory</p>	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
s119(6)	<p>8. Application and Provision of Information</p> <p>8.3 The power pursuant to Section 119(6) of the PDI Act if a request is made under Section 119(3) of the PDI Act, and the request is not complied with within the time specified by the regulations, to</p> <p>8.3.1 subject to Section 119(6)(b)(ii) of the PDI Act, refuse the application; and</p> <p>8.3.2 refuse the application in prescribed circumstances (including, if the regulations so provide, in a case involving development that is deemed to satisfy development).</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory	Where not reported to CAP, Assessment Report for Refusal must be concurred with Assessment Manager, Manager Development Services or Team Leader Statutory Planning prior to decision being issued.

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
s119(7)	<p>8. Application and Provision of Information</p> <p>8.4 The power pursuant to Section 119(7) of the PDI Act to, in dealing with an application that relates to a regulated tree, consider that special circumstances apply.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326),</p>	<p>In accordance with the Special Circumstances Policy of Council's Development Applications Involving Regulated Tree(s) Policy</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Senior Statutory Planner (490)	
s119(9)	<p>8. Application and Provision of Information</p> <p>8.5 The power pursuant to Section 119(9) of the PDI Act to:</p> <p>8.5.1 permit an applicant:</p> <p>8.5.1.1 to vary an application;</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)</p>	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s119(9)	<p>8. Application and Provision of Information</p> <p>8.5 The power pursuant to Section 119(9) of the PDI Act to:</p> <p>8.5.1 permit an applicant:</p> <p>8.5.1.2 to vary any plans, drawings, specifications or other documents that accompanied an application,</p> <p>(provided that the essential nature of the proposed development is not changed);</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Building Officer (380), Building Officer (453), Building Officer (73), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)</p>	<p>NIL</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s119(9)	<p>8. Application and Provision of Information</p> <p>8.5 The power pursuant to Section 119(9) of the PDI Act to:</p> <p>8.5.2 permit an applicant to lodge an application without the provision of any information or document required by the regulations;</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)</p>	<p>NIL</p>
s119(9)	8. Application and Provision of	Director	

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>Information</p> <p>8.5 The power pursuant to Section 119(9) of the PDI Act to:</p> <p>8.5.3 to the extent that the fee is payable to the relevant authority waive payment of whole or part of the application fee, or refund an application fee (in whole or in part);</p>	<p>Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning</p>	<p>In accordance with Council Fee Waiver Policy. Refunds are limited to Manager Development Services, Assessment Manager, Team Leader Building, Team Leader Statutory Planning and Team Leader Administration in accordance with Council Development Application Fee Refund Policy.</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		(326), Building Officer (463), Senior Statutory Planner (490)	
s119(9)	<p>8. Application and Provision of Information</p> <p>8.5 The power pursuant to Section 119(9) of the PDI Act to:</p> <p>8.5.4 if there is an inconsistency between any documents lodged with the relevant authority for the purposes of Part 7 of the PDI Act (whether by an applicant or any other person), or between any such document and a development authorisation that has already been given that is relevant in the circumstances, return or forward any document to the applicant or to any other person and determine not to finalise the matter until any specified matter is resolved, rectified or addressed.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215),</p>	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
s119(10)	<p>8. Application and Provision of Information</p> <p>8.6 The power pursuant to Section 119(10) of the PDI Act to grant a permission under Section 119(9) of the PDI Act unconditionally or subject to such conditions as the delegate thinks fit.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82),</p>	<hr/> <p>NIL</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
s119(12)	<p>8. Application and Provision of Information</p> <p>8.7 The power pursuant to Section 119(12) of the PDI Act to, in a consent, provide for, or envisage, the undertaking of development in stages, with separate consents or approvals for the various stages.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
s119(14)	<p>8. Application and Provision of Information</p> <p>8.8 The power pursuant to Section 119(14) of the PDI Act to if an applicant withdraws an application to determine to refund the application fee.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215),</p>	<p>In accordance with Council's Development Application Fee Refund Policy.</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
s120(1)	<p>9. Outline Consent</p> <p>9.1 The power pursuant to Section 120(1) of the PDI Act and subject to Section 120 of the PDI Act, to on application, grant a consent in the nature of an outline consent.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>Where publicly notified development, the development does not need to be reported to CAP for a decision in the following circumstances:</p> <p>Where no representations are received; or,</p> <p>Where no representors who are opposed to the development wish to be heard; or</p> <p>Where only representations supporting the development were received.</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s120(3)	<p>9. Outline Consent</p> <p>9.2 The power pursuant to Section 120(3) of the PDI Act if an outline consent is granted and a subsequent application is made with respect to the same development (subject to any variations allowed by a practice direction) to:</p> <p>9.2.1 grant any consent contemplated by the outline consent; and</p> <p>9.2.2 not impose a requirement that is inconsistent with the outline consent.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>Where publicly notified development, the development does not need to be reported to CAP for a decision, providing there is no substantial change to one or more element of the development unless permitted as a variation allowed by a practice direction.</p>
s121(7)	<p>10. Design Review</p> <p>10.1 The power pursuant to Section 121(7) of the PDI Act, to in acting under the PDI Act, take into account any advice provided by a design panel (insofar as may be relevant to the assessment of proposed development by the delegate).</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200),</p>	<p>NIL</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
s122(1)	<p>11. Referrals to Other Authorities or Agencies</p> <p>11.1 The power pursuant to Section 122(1) of the PDI Act, where an application for consent to, or approval of, a proposed development of a prescribed class is to be assessed by a relevant authority, to:</p> <p>11.1.1 refer the application, together with a copy of any relevant information provided by the applicant, to a body prescribed by the regulations (including, if so prescribed, the Commission); and</p> <p>11.1.2 not make a decision until the relevant authority has received a response from that prescribed body in relation to the matter or matters for which the referral was made</p> <p>where the regulations so provide, subject to Section 122 of the PDI Act.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s122(5)(b)	<p>11. Referrals to Other Authorities or Agencies</p> <p>11.2 The power pursuant to Section 122(5)(b) of the PDI Act, acting by direction of a prescribed body:</p> <p>11.2.1 to refuse the application; or</p> <p>11.2.2 consent to or approve the development and impose such conditions as the prescribed body thinks fit, (subject to any specific limitation under another Act as to the conditions that may be imposed by the prescribed body)</p> <p>where the regulations so provide.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>Where not reported to CAP:</p> <ol style="list-style-type: none"> 1. New dwellings outside of townships which must have the assessment report to be concurred with by another Statutory Planner prior to decision being issued. 2. Licensed premises which must have the assessment report concurred with by Assessment Manager, Manager Development Services, Team Leader Statutory Planning or Senior Statutory Planner prior to the decision being issued. 3. Refusals must have assessment report concurred with by Assessment Manager, Manager Development Services, Team Leader Statutory Planning.
s122(7)	<p>11. Referrals to Other Authorities or Agencies</p> <p>11.3 The power pursuant to Section 122(7) of the PDI Act, if the relevant authority is directed by a prescribed body to refuse an application and the refusal is the subject of an appeal under the PDI Act, to apply for the relevant authority to be joined as a party to the proceedings.</p>	<p>Assessment Manager (72), Manager Development Services (72), Team Leader Statutory Planning (326)</p>	<p>Appeals to be reported to CAP in the monthly update.</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s122(10)	<p>11. Referrals to Other Authorities or Agencies</p> <p>11.4 The power pursuant to Section 122(10) of the PDI Act to, if requested by an applicant, defer a referral under Section 122 of the PDI Act to a particular stage in the process of assessment.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	NIL
s123(2)	<p>12. Preliminary Advice and Agreement</p> <p>12.1 The power pursuant to Section 123(2) of the PDI Act, if:</p> <p>12.1.1 a proposed development is referred to a prescribed body under Section 123(1) of the PDI Act; and</p> <p>12.1.2 the prescribed body agrees to consider the matter under Section 123 of the PDI Act after taking into account any matter prescribed by the</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior</p>	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>regulations; and</p> <p>12.1.3 the prescribed body agrees, in the manner prescribed by the regulations, that the development meets the requirements (if any) of the prescribed body (including on the basis of the imposition of conditions),</p> <p>to, subject to Section 123(4) of the PDI Act if an application for planning consent with respect to the development is lodged with the relevant authority within the prescribed period after the prescribed body has indicated its agreement under Section 123(2)(c) of the PDI Act, form the opinion and be satisfied that the application accords with the agreement indicated by the prescribed body (taking into account the terms or elements of that agreement and any relevant plans and other documentation).</p>	<p>Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	
s123(4)	<p>12. Preliminary Advice and Agreement</p> <p>12.2 The power pursuant to Section 123(4) of the PDI Act to determine an agreement under Section 123 of the PDI Act is no longer appropriate due to the operation of Section 132 of the PDI Act.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory</p>	<p>NIL</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Planner (215), Statutory Planner (230), Statutory Planner (82), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
s124(1)	<p>13. Proposed Development Involving Creation of Fortifications</p> <p>13.1 The power pursuant to Section 124(1) of the PDI Act, if the delegate has reason to believe that a proposed development may involve the creation of fortifications, to refer the application for consent to, or approval of, the proposed development to the Commissioner of Police (the Commissioner).</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	NIL
s124(5)	<p>13. Proposed Development Involving Creation of Fortifications</p> <p>13.2 The power pursuant to Section 124(5) of the PDI Act, if the</p>	Director Development and Regulatory Services (70), Assessment	Where not reported to CAP, Assessment Report for Refusal must be concurred with

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>Commissioner determines that the proposed development involves the creation of fortification, to:</p> <p>13.2.1 if the proposed development consists only of the creation fortifications - refuse the application; or</p> <p>13.2.2 in any other case - impose conditions in respect of any consent to or approval of the proposed development prohibiting the creation of the fortifications</p>	<p>Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>Assessment Manager, Manager Development Services or Team Leader Statutory Planning prior to decision being issued.</p>
s124(6)	<p>13. Proposed Development Involving Creation of Fortifications</p> <p>13.3 The power pursuant to Section 124(6) of the PDI Act, if the relevant authority acting on the basis of a determination of the Commissioner under Section 124(2) of the PDI Act refuses an application or imposes conditions in respect of a development authorisation, to notify the applicant that the application was refused, or the conditions imposed, on the basis of a determination of the Commissioner under Section 124 of the PDI Act.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory</p>	<p>Where not reported to CAP, Assessment Report for Refusal must be concurred with Assessment Manager, Manager Development Services or Team Leader Statutory Planning prior to decision being issued.</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Planner (82), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
s124(7)	<p>13. Proposed Development Involving Creation of Fortifications</p> <p>13.4 The power pursuant to Section 124(7) of the PDI Act, if a refusal or condition referred to in Section 124(5) of the PDI Act is the subject of an appeal under the PDI Act to apply to the Court to be joined as a party to the appeal.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	Appeals to be reported to CAP in the monthly update.
s125(6)	<p>14. Time Within Which Decision Must be Made</p> <p>14.1 The power pursuant to Section 125(6) of the PDI Act to form the opinion and consider that the relevant application for planning consent should have been refused and apply to the</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Manager Development	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	Court for an order quashing the consent.	Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
s125(7)	<p>14. Time Within Which Decision Must be Made</p> <p>14.2 The power pursuant to Section 125(7) of the Act to apply to the Court for an extension of time to make an application under Section 125(6) of the Act.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	NIL
s126(1)	<p>15. Determination of Application</p> <p>15.1 The power pursuant to Section 126(1) of the PDI Act to, on making a decision on an application under Part 7 of the PDI Act, give notice of the decision in accordance with the regulations (and, in the case of a refusal, to include in the notice the</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Building Officer (380),	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	reasons for the refusal and any appeal rights that exist under the PDI Act).	Building Officer (453), Building Officer (73), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
s126(3)	<p>15. Determination of Application</p> <p>15.2 The power pursuant to Section 126(3) of the PDI Act to, on the delegate's own initiative or on the application of a person who has the benefit of any relevant development authorisation, extend a period prescribed under Section 126(2) of the PDI Act.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Building Officer (380), Building Officer (453), Building Officer (73), Duty	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
s127(1)	16. Conditions 16.1 The power pursuant to Section 127(1) of the PDI Act to make a decision subject to such conditions (if any) as the delegate thinks fit to impose in relation to the development.	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Building Officer (380), Building Officer (453), Building Officer (73), Manager	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
s127(2)(c)	<p>16. Conditions</p> <p>16.2 The power pursuant to Section 127(2)(c) of the PDI Act to vary or revoke a condition in accordance with an application under Part 7 of the PDI Act.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Senior Statutory	<hr/> <p>Except Variations to development decisions previously made by the CAP where a condition is requested to be completely revoked either by the lodgement of a separate application or simply by written request.</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
s127(4)	16. Conditions 16.3 The power pursuant to Section 127(4) of the PDI Act, subject to Sections 127(6) and (8) of the PDI Act, if a development authorisation provides for the killing, destruction or removal of a regulated tree or a significant tree, to apply the principle that the development authorisation be subject to a condition that the prescribed number of trees (of a kind determined by the delegate) must be planted and maintained to replace the tree (with the cost of planting to be the responsibility of the applicant or any person who acquires the benefit of the consent and the cost of maintenance to be the	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	responsibility of the owner of the land).	Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
s127(6)	16. Conditions 16.4 The power pursuant to Section 127(6) of the PDI Act to, on the application of the applicant, determine that a payment of an amount calculated in accordance with the regulations be made into the relevant fund in lieu of planting 1 or more replacement trees under Section 127(4) of the PDI Act.	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	<hr/> NIL
s127(8)(b)	16. Conditions 16.5 The power pursuant to Section	Director Development and Regulatory Services	<hr/> File note to have the concurrence of Assessment Manager, Manager

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>127(8)(b) of the PDI Act to:</p> <p>16.5.1 determine that it is appropriate to grant an exemption under Section 127(8)(b) of the PDI Act in a particular case after taking into account any criteria prescribed by the regulations and provided the Minister concurs in the granting of the exemption;</p> <p>16.5.2 to seek the Minister's concurrence to grant an exemption under Section 127(8)(b) of the PDI Act.</p>	<p>(70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>Development Services or Team Leader Statutory Planning.</p>
s128(2)(d)	<p>17. Variation of Authorisation</p> <p>17.1 The power pursuant to Section 128(2)(d) of the PDI Act to approve an application for a variation to a development authorisation previously given under the PDI Act, which seeks to extend the period for which the relevant authorisation remains operative.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory</p>	<p>Except Variations to development decisions previously made by the CAP where a condition is requested to be completely revoked either by the lodgement of a separate application or simply by written request or where the variation is adding new elements or substantively amending the proposal. In the above circumstances the variation shall be submitted to CAP.</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
s134(1)	<p>18. Requirement to Up-grade</p> <p>18.1 The power pursuant to Section 134(1) of the PDI Act to form the opinion that the building is unsafe, structurally unsound or in an unhealthy condition.</p>	Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Team Leader Building Services (286), Building Officer (463)	NIL
s134(1)	<p>18. Requirement to Up-grade</p> <p>18.2 The power pursuant to Section 134(1) of the PDI Act, if:</p> <p>18.2.1 an application for a building consent relates to:</p> <p>18.2.1.1 building work in the nature of an alteration to a building constructed before the date prescribed by regulation for the purposes of Section 134(1) of the PDI Act; or</p> <p>18.2.1.2 a change of classification of a building; and</p> <p>18.2.2 the building is, in the opinion of</p>	Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Team Leader Building Services (286), Building Officer (463)	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	the delegate, unsafe, structurally unsound or in an unhealthy condition, to require that building work that conforms with the requirements of the Building Rules be carried out to the extent reasonably necessary to ensure that the building is safe and conforms to proper structural and health standards.		
s134(2)	18. Requirement to Up-grade 18.3 The power pursuant to Section 134(2) of the PDI Act, when imposing a requirement under Section 134(1) of the PDI Act, to specify (in reasonable detail) the matters under Section 134(1)(b) of the PDI Act that must, in the opinion of the delegate, be addressed.	Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Team Leader Building Services (286), Building Officer (463)	NIL
s134(3)	18. Requirement to Up-grade 18.4 The power pursuant to Section 134(3) of the PDI Act to impose a requirement under Section 134(1) of the PDI Act: 18.4.1 subject to Section 134(3)(b) of the PDI Act - on the basis that the relevant matters must be addressed as part of the application before the relevant authority will grant building consent; and 18.4.2 in cases prescribed by the regulations - as a condition of the building consent that must be complied with within a prescribed period after the	Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Team Leader Building Services (286), Building Officer (463)	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	building work to which the application for consent relates is completed		
s134(4)	<p>18. Requirement to Up-grade</p> <p>18.5 The power pursuant to Section 134(4) of the PDI Act if:</p> <p>18.5.1 an application is made for building consent for building work in the nature of an alteration of a class prescribed by the regulations; and</p> <p>18.5.2 the delegate is of the opinion that the affected part of the building does not comply with the performance requirements of the Building Code or a Ministerial building standard in relation to access to buildings, and facilities and services within buildings, for people with disabilities,</p> <p>to require that building work or other measures be carried out to the extent necessary to ensure that the affected part of the building will comply with those performance requirements of the Building Code or the Ministerial building standard (as the case may be).</p>	Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Team Leader Building Services (286), Building Officer (463)	NIL
s134(5)	<p>18. Requirement to Up-grade</p> <p>18.6 The power pursuant to Section 134(5) of the PDI Act to impose a requirement under Section 134(4) of the PDI Act:</p> <p>18.6.1 subject to Section 134(5)(b) of the PDI Act - on the basis that the building work or other measures to achieve compliance with the relevant</p>	Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Team Leader Building Services (286), Building	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>performance requirements must be addressed before the relevant authority will grant building consent; and</p> <p>18.6.2 in cases prescribed by the regulations - as a condition of the building consent that must be complied with within a prescribed period after the building work to which the application for consent relates is completed.</p>	Officer (463)	
s135(2)(d)	<p>19. Urgent Building Work</p> <p>19.1 The power pursuant to Section 135(2)(d) of the PDI Act to issue any direction.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Team Leader Building Services (286), Building Officer (463)</p>	NIL
s143(1)	<p>20. Cancellation of Development Authorisation</p> <p>20.1 The power pursuant to Section 143(1) of the PDI Act to, on the application of a person who has the benefit of the authorisation, cancel a development authorisation previously given by the relevant authority.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418),</p>	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s143(2)	<p>20. Cancellation of Development Authorisation</p> <p>20.2 The power pursuant to Section 143(2) of the PDI Act to make a cancellation under Section 143(1) of the PDI Act subject to such conditions (if any) as the delegate thinks fit to impose.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader</p>	<p>Assessment Manager, Manager Development Services, Team Leader Statutory Planning or Team Leader Building must concur with condition(s) in File Note.</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
s235(1)	<p>21. Professional Advice to be Obtained in Relation to Certain Matters</p> <p>21.1 The power pursuant to Section 235(1) of the PDI Act, to, in the exercise of a prescribed function, rely on a certificate of a person with prescribed qualifications.</p>	<p>Chief Executive Officer (95), Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215),</p>	NIL

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
s235(2)	<p>21. Professional Advice to be Obtained in Relation to Certain Matters</p> <p>21.2 The power pursuant to Section 235(2) of the PDI Act to seek and consider the advice of a person with prescribed qualifications, or a person approved by the Minister for that purpose, in relation to a matter arising under the PDI Act that is declared by regulation to be a matter on which such advice should be sought.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Manager Development Services (72), Senior Statutory</p>	<hr/> <p>NIL</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
cl12(7) sch8	<p>22. General Transitional Schemes for Panels</p> <p>22.1 The power pursuant to Clause 12(7) of Schedule 8 of the PDI Act, to</p> <p>22.1.1 adopt any findings or determinations of a council development assessment panel under the repealed Act that may be relevant to an application made before the relevant day under the repealed Act; and</p> <p>22.1.2 adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application made before the relevant day under the repealed</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory	<p>Except variations to development decisions previously made by the CAP where a condition is requested to be completely revoked either by the lodgement of a separate application or simply by written request or where the variation is adding new elements or substantively amending the proposal.</p> <p>In the above circumstances the variation shall be submitted to CAP.</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>Act; and</p> <p>22.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the relevant day; and</p> <p>22.1.4 deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act; and</p> <p>22.1.5 deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act.</p> <p>(Only applicable to assessment panels appointed by a council or a joint planning board)</p>	<p>Planner (82), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	
cl13(5) sch8	<p>23. Regional Assessment Panels</p> <p>23.1 The power pursuant to Clause 13(5) of Schedule 8 of the PDI Act to:</p> <p>23.1.1 adopt any findings or determinations of a council development assessment panel or a regional development assessment panel under the repealed Act that may be relevant to an application made before the relevant day under the repealed Act; and</p> <p>23.1.2 adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application made before the relevant day under the repealed</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Manager Development Services (72)</p>	<p>NIL</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>Act; and</p> <p>23.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the relevant day; and</p> <p>23.1.4 deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act; and</p> <p>23.1.5 deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act.</p> <p>(Relevant to regional assessment panels only)</p>		
cl18(2) sch8	<p>24. Continuation of Processes</p> <p>24.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:</p> <p>24.1.1 adopt any findings or determinations of a relevant authority under the repealed Act that may be relevant to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and</p> <p>24.1.2 adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and</p> <p>24.1.3 deal with any matter that is subject to a reserved decision under</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200),</p>	<p>Except variations to development decisions previously made by the CAP where a condition is requested to be completely revoked either by the lodgement of a separate application or simply by written request or where the variation is adding new elements or substantively amending the proposal.</p> <p>In the above circumstances the variation shall be submitted to CAP.</p>

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>the repealed Act before the designated day; and</p> <p>24.1.4 deal with any requirement or grant any variation imposed or proposed in connection with an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and</p> <p>24.1.5 take any other step or make any other determination authorised by the regulations, or that is reasonably necessary to promote or ensure a smooth transition on account of the transfer of functions, powers or duties under Clause 18 of Schedule 8 of the PDI Act.</p>	<p>Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)</p>	

Planning, Development and Infrastructure (General) Regulations 2017

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r 3(6)(b)	<p>25. Interpretation</p> <p>25.1 The power pursuant to Regulation 3(6)(b) of the Planning, Development and Infrastructure (General) Regulations 2017 (the General Regulations) to require that a statement of site suitability provided to a relevant authority in connection with an application for development authorisation be issued by a site contamination auditor if the Environment Protection Authority</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200),</p>	<p>NIL</p>

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	directs the relevant authority to do so in relation to a particular application	Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
r25(7)(c)	<p>26. Accredited Professionals</p> <p>26.1 The power pursuant to Regulation 25(7)(c) of the General Regulations to form the opinion and be satisfied, on the basis of advice received from the accreditation authority under the Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019, a relevant professional association, or other relevant registration or accreditation authority, that a person has engineering or other qualifications that qualify the person to act as a technical expert under Regulation 25 of the General Regulations.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team</p>	NIL

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
r31(1)	<p>27. Verification of Application</p> <p>27.1 The power pursuant to Regulation 31(1) of the General Regulations, on the receipt of an application under Section 119 of the PDI Act, and in addition to any other requirement under the General Regulations, to, in order to ensure that an application has been correctly lodged and can be assessed in accordance with the PDI Act:</p> <p>27.1.1 determine the nature of the development; and</p> <p>27.1.2 if the application is for planning consent - determine:</p> <p>27.1.2.1 whether the development involves 2 or more elements and, if so, identify each of those elements for the purposes of assessment against the provisions of the Planning and Design Code; and</p> <p>27.1.2.2 the category or categories of development that apply for the purposes of development assessment; and</p> <p>27.1.3 determine whether the relevant authority is the correct entity to assess the application under the PDI</p>	<p>Assessment Manager (72), Statutory Planner (462), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	NIL

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>Act; and</p> <p>27.1.4 if the relevant authority is the correct entity to assess the application (or any part of the application):</p> <p>27.1.4.1 check that the appropriate documents and information have been lodged with the application; and</p> <p>27.1.4.2 confirm the prescribed fees required to be paid at that point; and</p> <p>27.1.4.3 provide an appropriate notice via the SA planning portal; and</p> <p>27.1.5 if the relevant authority is not the correct entity to assess the application (or any part of the application):</p> <p>27.1.5.1 provide the application (or any relevant part of the application), and any relevant plans, drawings, specifications and other documents and information in its possession, to the entity that the delegate considers to be the correct relevant authority in accordance with any practice direction; and</p> <p>27.1.5.2 provide an appropriate notice via the SA planning portal.</p>		
r31(1)	<p>27. Verification of Application</p> <p>27.1 The power pursuant to Regulation 31(1) of the General Regulations, on the receipt of an application under Section 119 of the PDI Act, and in addition to any other requirement under the General Regulations, to, in order to</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Duty Planner (265a), Duty</p>	<p>NIL</p>

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>ensure that an application has been correctly lodged and can be assessed in accordance with the PDI Act:</p> <p>27.1.2 if the application is for planning consent - determine:</p> <p>27.1.2.1 whether the development involves 2 or more elements and, if so, identify each of those elements for the purposes of assessment against the provisions of the Planning and Design Code; and</p> <p>27.1.2.2 the category or categories of development that apply for the purposes of development assessment; and</p>	<p>Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	
r31(1)	<p>27. Verification of Application</p> <p>27.1 The power pursuant to Regulation 31(1) of the General Regulations, on the receipt of an application under Section 119 of the PDI Act, and in addition to any other requirement under the General Regulations, to, in order to ensure that an application has been correctly lodged and can be assessed in accordance with the PDI Act:</p> <p>27.1.3 determine whether the relevant authority is the correct entity to assess the application under the PDI Act; and</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer</p>	NIL

Planning, Development and Infrastructure (General) Regulations 2017

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		(73), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
r31(1)	<p>27. Verification of Application</p> <p>27.1 The power pursuant to Regulation 31(1) of the General Regulations, on the receipt of an application under Section 119 of the PDI Act, and in addition to any other requirement under the General Regulations, to, in order to ensure that an application has been correctly lodged and can be assessed</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418),</p>	<hr/> <p>NIL</p>

Planning, Development and Infrastructure (General) Regulations 2017

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>in accordance with the PDI Act:</p> <p>27.1.4 if the relevant authority is the correct entity to assess the application (or any part of the application):</p> <p>27.1.4.1 check that the appropriate documents and information have been lodged with the application; and</p> <p>27.1.4.2 confirm the prescribed fees required to be paid at that point; and</p> <p>27.1.4.3 provide an appropriate notice via the SA planning portal; and</p>	<p>Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)</p>	
r31(1)	27. Verification of Application	Director Development and	

Planning, Development and Infrastructure (General) Regulations 2017

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>27.1 The power pursuant to Regulation 31(1) of the General Regulations, on the receipt of an application under Section 119 of the PDI Act, and in addition to any other requirement under the General Regulations, to, in order to ensure that an application has been correctly lodged and can be assessed in accordance with the PDI Act:</p> <p>27.1.5 if the relevant authority is not the correct entity to assess the application (or any part of the application):</p> <p>27.1.5.1 provide the application (or any relevant part of the application), and any relevant plans, drawings, specifications and other documents and information in its possession, to the entity that the delegate considers to be the correct relevant authority in accordance with any practice direction; and</p> <p>26.1.5.2 provide an appropriate notice via the SA planning portal.</p>	<p>Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader</p>	<p>NIL</p>

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
r 32A(1)	<p>28. Site Contamination – Detailed Site Investigation Report</p> <p>28.1 The power pursuant to Regulation 32A(1) of the General Regulations to, for the purposes of Section 119(3)(d) of the PDI Act in relation to an application to which Schedule 8 clause 2A applies, request the applicant to provide a detailed site investigation report if:</p> <p>28.1.1 the preliminary site investigation report indicates that site contamination is present, or is likely to be present, at the site of the proposed development; and</p> <p>28.1.2 the delegate considers that there is insufficient information to determine that the site is suitable for its intended use, having regard to:</p> <p>28.1.2.1 site contamination; and</p> <p>28.1.2.2 if remediation is required, the extent of that remediation; and</p> <p>28.1.3 the application is not required to be referred to the Environment Protection Authority under Item 9A or 9AB of the table in Schedule 9 clause 3.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Manager Development Services (72), Senior Statutory Planner (80), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	Note to be made in Delegate Report / CAP Report.
r 32A(2)	<p>28. Site Contamination – Detailed Site Investigation Report</p> <p>28.2 The power pursuant to Regulation</p>	Director Development and Regulatory Services	Note to be made in Delegate Report / CAP Report.

Planning, Development and Infrastructure (General) Regulations 2017

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>32A(2) of the General Regulations to require that a detailed site investigation report be prepared by a site contamination auditor if the Environment Protection Authority directs the relevant authority to do so in relation to a particular application.</p>	<p>(70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	
r 32B	<p>29. Site Contamination – Statement of Suitability</p> <p>29.1 The power pursuant to Regulation 32B of the General Regulations to, for the purposes of Section 119(3)(d) of the PDI Act, in relation to an application to which Schedule 8 clause 2A applies, require the applicant to provide a statement of site suitability that confirms that the site is suitable for its intended use before the relevant authority issues a planning consent in relation to the application.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215),</p>	<p>NIL</p>

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
r33(4)	30. Application and Further Information 30.1 The power pursuant to Regulation 33(4) of the General Regulations to seek clarification about any document or information that has been provided by the applicant.	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy	NIL

Planning, Development and Infrastructure (General) Regulations 2017

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
r35(3)	<p>31. Amended Applications</p> <p>31.1 The power pursuant to Regulation 35(3) of the General Regulations if an application is varied following referral under Division 2 or giving of notice under Division 3, to, if the variations are not substantial, consider the application without the need to repeat an action otherwise required under Division 2 or Division 3.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team	NIL

Planning, Development and Infrastructure (General) Regulations 2017

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Leader Statutory Planning (326), Senior Statutory Planner (490)	
r35(4)	<p>31. Amended Applications</p> <p>31.2 The power pursuant to Regulation 35(4) of the General Regulations if a variation would change the essential nature of a proposed development (as referred to in Section 119(9)(a) of the PDI Act), to agree with the applicant to proceed with the variation on the basis that the application (as so varied) will be treated as a new application under the General Regulations.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner</p>	NIL

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		(490)	
r38(1)	<p>32. Withdrawing/Lapsing Applications</p> <p>32.1 The power pursuant to Regulation 38(1) of the General Regulations if an application is withdrawn by the applicant under Section 119(14) of the PDI Act, to notify:</p> <p>32.1.1 any agency to which the application has been referred under Division 2 of the General Regulations; and</p> <p>32.1.2 any person who has made a representation in relation to the application under Division 3 of the General Regulations, of the withdrawal.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Administration Support Officer (76), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	NIL

Planning, Development and Infrastructure (General) Regulations 2017

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r38(2)	<p>32. Withdrawing/Lapsing Applications</p> <p>32.2 The power pursuant to Regulation 38(2) of the General Regulations to lapse an application for a development authorisation under Part 7 of the PDI Act if at least one year has passed since the date on which the application was lodged with the relevant authority.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Executive Assistant Development and Regulatory Services (69), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82),</p>	<p>NIL</p>

Planning, Development and Infrastructure (General) Regulations 2017

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
r38(3)	<p>32. Withdrawing/Lapsing Applications</p> <p>32.3 The power pursuant to Regulation 38(3) of the General Regulations before taking action to lapse an application under Regulation 38(2) of the General Regulations, to:</p> <p>32.3.1 take reasonable steps to notify the applicant of the action under consideration; and</p> <p>32.3.2 allow the applicant a reasonable opportunity to make submissions to the delegate (in a manner and form determined by the delegate) about the proposed course of action.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior	NIL

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
r40	<p>33. Court Proceedings</p> <p>33.1 The power pursuant to Regulation 40 of the General Regulations to, subject to Section 214(14) of the PDI Act, by notice in writing to the applicant, decline to deal with the application until any proceedings under the PDI Act have been concluded.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Manager Development Services (72), Team Leader Building Services (286), Team Leader Statutory Planning (326)	NIL
r42(1)	<p>34. Additional Information or Amended Plans</p> <p>34.1 The power pursuant to Regulation 42(1) of the General Regulations if a delegate has referred an application to</p>	Director Development and Regulatory Services (70), Assessment Manager (72),	NIL

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	a prescribed body under Division 1 of the General Regulations and the relevant authority subsequently receives additional information, or an amended plan, drawing or specification, which is materially relevant to the referral, or to any report obtained as part of the referral process, to repeat the referral process.	Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
r45(1)	<p>35. Building Matters</p> <p>35.1 The power pursuant to Regulation 45(1) of the General Regulations to, if in assessing an application for building consent, the delegate considers that:</p> <p>35.1.1 a proposed performance solution within the meaning of the Building Code requires assessment against a performance requirement of the Building Code which provides for the intervention of a fire authority; or</p> <p>35.1.2 the proposed development is at variance with a performance requirement of the Building Code which provides for the intervention of a fire authority; or</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Team Leader Building Services (286), Building Officer (463)	NIL

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>35.1.3 special problems for fire fighting could arise due to hazardous conditions of a kind described in Section E of the Building Code,</p> <p>refer the application to the relevant fire authority for comment and report unless the fire authority indicates to the delegate that a referral is not required.</p>		
r45(2)	<p>35. Building Matters</p> <p>35.2 The power pursuant to Regulation 45(2) of the General Regulations, if a report is not received from the fire authority on a referral under Regulation 45(1) of the General Regulations within 20 business days, to presume that the fire authority does not desire to make a report.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Team Leader Building Services (286), Building Officer (463)</p>	<p>NIL</p>
r45(3)	<p>35. Building Matters</p> <p>35.3 The power pursuant to Regulation 45(3) of the General Regulations to have regard to any report received from a fire authority under Regulation 45 of the General Regulations.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Team</p>	<p>NIL</p>

Planning, Development and Infrastructure (General) Regulations 2017

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Leader Building Services (286), Building Officer (463)	
r45(4)	<p>35. Building Matters</p> <p>35.4 The power pursuant to Regulation 45(4) of the General Regulations, if, in respect of an application referred to a fire authority under Regulation 45 of the General Regulations, the fire authority:</p> <p>35.4.1 recommends against the granting of building consent; or</p> <p>35.4.2 concurs in the granting of consent on conditions specified in its report,</p> <p>but the delegate:</p> <p>35.4.3 proposes to grant building consent despite a recommendation referred to in Regulation 45(4)(a) of the General Regulations; or</p> <p>35.4.4 does not propose to impose the conditions referred to in Regulation 45(b) of the General Regulations, or proposes to impose the conditions in varied form, on the grant of consent,</p> <p>to:</p> <p>35.4.5 refer the application to the Commission; and</p> <p>35.4.6 not grant consent unless the Commission concurs in the granting of the consent.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Team Leader Building Services (286), Building Officer (463)	<hr/> <p>File Note to be signed off by Assessment Manager, Manager Development Services or Team Leader Building prior to concurrence being sought.</p>
r45(5)	35. Building Matters	Director Development and	

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	35.5 The power pursuant to Regulation 45(5) of the General Regulations to provide to the Commission a copy of any report received from a fire authority under Regulation 45(1) of the General Regulations that relates to an application that is referred to the Commission under the PDI Act.	Regulatory Services (70), Assessment Manager (72), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Strategic and Policy Planner (200), Team Leader Building Services (286), Building Officer (463)	NIL
r46(6)	<p>36. Preliminary Advice and Agreement (Section 123)</p> <p>36.1 The power pursuant to Regulation 46(6) of the General Regulations, if:</p> <p>36.1.1 the delegate permits an applicant to vary an application under Section 119(9) of the PDI Act; and</p> <p>36.1.2 the delegate determines that the application no longer accords with the</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory	NIL

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>agreement indicated by the prescribed body,</p> <p>to refer the application (unless withdrawn) to the prescribed body:</p> <p>36.1.3 to obtain a variation to the agreement under Section 123 of the PDI Act; or</p> <p>36.1.4 to obtain a response from the prescribed body for the purposes of Section 122 of the PDI Act.</p>	<p>Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	
r46(7)	<p>36. Preliminary Advice and Agreement (Section 123)</p> <p>36.2 The power pursuant to Regulation 46(7) of the General Regulations if:</p> <p>36.2.1 an application is withdrawn by the applicant; and</p> <p>36.2.2 the applicant sought to rely on an agreement under Section 123 of the PDI Act in connection with the application,</p> <p>to notify relevant prescribed body of the withdrawal.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory</p>	<p>NIL</p>

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
r46(8)	<p>36. Preliminary Advice and Agreement (Section 123)</p> <p>36.3 The power pursuant to Regulation 46(8) of the General Regulations, if:</p> <p>36.3.1 an application is lapsed by a relevant authority under Regulation 38 of the General Regulations; and</p> <p>36.3.2 the applicant sought to rely on an agreement under Section 123 of the PDI Act in connection with the application,</p> <p>to notify the relevant prescribed body of the lapsing.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory</p>	NIL

Planning, Development and Infrastructure (General) Regulations 2017

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
r46(9)	<p>36. Preliminary Advice and Agreement (Section 123)</p> <p>36.4 The power pursuant to Regulation 46(9) of the General Regulations, if:</p> <p>36.4.1 an applicant seeks to rely on an agreement under Section 123 of the PDI Act in connection with the application; and</p> <p>36.4.2 a notice of a decision on the application is issued by the delegate under Regulation 57 of the General Regulations,</p> <p>to provide a copy of the notice to the prescribed body within 5 business days after the notice is given to the applicant under Regulation 57 of the General Regulations.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory	NIL

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
r48	<p>37. Notification of Application of Tree-damaging Activity to Owner of Land</p> <p>37.1 The power pursuant to Regulation 48 of the General Regulations, if an owner of land to which an application for a tree-damaging activity in relation to a regulated tree relates is not a party to the application, to:</p> <p>37.1.1 give the owner notice of the application within 5 business days after the application is made; and</p> <p>37.1.2 give due consideration in the delegate's assessment of the application to any submission made by the owner within 10 business days after the giving of notice under Regulation 48 of the General Regulations.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning	NIL

Planning, Development and Infrastructure (General) Regulations 2017

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
r49(3)	<p>38. Public Inspection of Applications</p> <p>38.1 The power pursuant to Regulation 49(3) of the General Regulations to request a person verify information in such manner as the delegate thinks fit.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Customer Service Officer Casual (197), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner</p>	NIL

Planning, Development and Infrastructure (General) Regulations 2017

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		(195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Manager Libraries and Customer Service (12), Senior Customer Service Officer (307), Senior Customer Service Officer (34), Team Leader Customer Service (389), Building Officer (463), Customer Service Officer (11), Customer Service Officer Casual (20), Customer Service Officer Casual (21), Customer Service Officer Casual (267), Customer Service Officer Casual (281), Customer Service Officer Casual (359), Customer Service Officer Casual (60), Customer Service	

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Officer (18), Customer Service Officer (23), Customer Service Officer (365), Customer Service Officer (382), Customer Service Officer (59), Customer Service Officer (62), Customer Service Officer (66), Customer Service Officer (68a), Customer Service Officer (68b), Customer Service Officer (8), Senior Statutory Planner (490)	
r50(5)	<p>39. Representations</p> <p>39.1 The power pursuant to Regulation 50(5) of the General Regulations to, if the delegate considers that it would assist the delegate in making a decision on the application, allow a person:</p> <p>39.1.1 who has made a representation under Regulation 50(1) of the General Regulations in relation to development being assessed under Section 107 of the PDI Act; and</p> <p>39.1.2 who has indicated an interest in appearing before the delegate, an opportunity (at a time determined by the delegate) to appear personally or by</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner	NIL

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	representative before the delegate to be heard in support of the representation that has been made under Regulation 50(1) of the General Regulations.	(230), Statutory Planner (82), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
r51(1)	<p>40. Response by Applicant</p> <p>40.1 The power pursuant to Regulation 51(1) of the General Regulations to allow a response to a representation by the applicant to be made within such longer period as the delegate may allow.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	NIL
r57(4)(a)	<p>41. Notice of Decision (Section 126(1))</p> <p>41.1 The power pursuant to Regulation 57(4)(a) of the General Regulations to endorse a set of any approved plans and other relevant documentation with</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72),</p>	NIL

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	an appropriate form of authentication.	Statutory Planner (462), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
r60	<p>42. Consideration of Other Development Authorisations</p> <p>42.1 The power pursuant to Regulation 60 of the General Regulations, to, in deciding whether to grant a development authorisation, take into account any prior development authorisation that relates to the same</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Building Officer (380), Building Officer	NIL

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	proposed development under the PDI Act, and any conditions that apply in relation to that prior development authorisation.	(453), Building Officer (73), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
r61(4)(c)	<p>43. Certificate of Independent Technical Expert in Certain Cases</p> <p>43.1 The power pursuant to Regulation 61(4)(c) of the General Regulations to form the opinion and be satisfied on the basis of advice received from the accreditation authority under the Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019, a relevant professional association, or another relevant registration or</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader</p>	NIL

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	accreditation authority, that a person has engineering or other qualifications, qualify the person to act as a technical expert under this regulation.	Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
r63(1)	44. Urgent Work 44.1 The power pursuant to Regulation 63(1) of the General Regulations to, 44.1.1 determine a telephone number	Director Development and Regulatory Services (70), Assessment Manager (72),	NIL

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	determined for the purposes of Regulation 63(1)(a) of the General Regulations; and 44.1.2 determine the email address for the purposes of Regulation 63(1)(b) of the General Regulations.	Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Team Leader Building Services (286), Building Officer (463)	
r63(2)	44. Urgent Work 44.2 The power pursuant to Regulation 63(2) of the General Regulations to, for the purposes of Section 135(2)(c) of the PDI Act, allow a longer period.	Director Development and Regulatory Services (70), Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Team Leader Building Services (286), Building Officer (463)	File Note for Refusal must be concurred with Assessment Manager, Manager Development Services or Team Leader Building Services prior to decision being issued.
r63(3)	44. Urgent Work 44.3 The power pursuant to Regulation 63(3) of the General Regulations to, for the purposes of Section 135(2)(c) of the PDI Act, allow a longer period.	Director Development and Regulatory Services (70), Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer	File Note for Refusal must be concurred with Assessment Manager, Manager Development Services or Team Leader Building Services prior to decision being issued.

Planning, Development and Infrastructure (General) Regulations 2017

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		(73), Manager Development Services (72), Team Leader Building Services (286), Building Officer (463)	
r65(1)(a)	<p>45. Variation of Authorisation (Section 128)</p> <p>45.1 The power pursuant to Regulation 65(1)(a) of the General Regulations to, for the purposes of Section 128(2)(b) of the PDI Act, if a person requests the variation of a development authorisation previously given under the Act (including by seeking the variation of a condition imposed with respect to the development authorisation) to form the opinion and be satisfied that the variation is minor in nature, and approve the variation.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building</p>	<p>Except variations to development decisions previously made by the CAP where a condition is requested to be completely revoked either by the lodgement of a separate application or simply by written request or where the variation is adding new elements or substantively amending the proposal.</p> <p>In the above circumstances the variation shall be submitted to CAP.</p>

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Officer (463), Senior Statutory Planner (490)	
r76(2)	<p>46. Advice from Commission</p> <p>46.1 The power pursuant to Regulation 76(2) of the General Regulations, if a report is not received from the Commission within 20 business days from the day on which the application is lodged under Regulation 29 of the General Regulations or within such longer period as the Commission may require by notice to the relevant authority, to presume that the Commission does not desire to make a report.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	NIL
r78(3)	<p>47. Underground Mains Area</p> <p>47.1 The power pursuant to Regulation 78(3) of the General Regulations, if an application relates to a proposed development that involves the division of land within, or partly within, an underground mains area (even if the area is declared as such after the</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development</p>	NIL

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	application is lodged with the relevant authority), to require, as a condition on its decision on the application, that any electricity mains be placed underground.	Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
r99(4)	48. Construction Industry Training Fund 48.1 The power pursuant to Regulation 99(4) of the General Regulations, if after assessing a proposed development against the building rules the delegate is yet to be satisfied that the appropriate levy has been paid under the Construction Industry Training Fund Act 1993 or is not payable, to notify the applicant that the delegate cannot issue a building consent until the delegate is satisfied that the levy has been paid or is not payable.	Director Development and Regulatory Services (70), Assessment Manager (72), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Team Leader Building Services (286), Manager	NIL

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Community Development (187), Building Officer (463)	
r99(5)	48. Construction Industry Training Fund 48.2 The power pursuant to Regulation 99(5) of the General Regulations, if a notification is given under Regulation 99(4) of the General Regulations, if satisfactory evidence is not provided to the delegate within 20 business days after the date of the notification, to, if the delegate thinks fit, determine that the application has lapsed.	Director Development and Regulatory Services (70), Assessment Manager (72), Building Officer (380), Building Officer (453), Building Officer (73), Manager Development Services (72), Team Leader Building Services (286), Building Officer (463)	NIL
cl 2(1)(b)	49. New Dwellings 49.1 The power pursuant to clause 2(1)(b) of Schedule 6B of the General Regulations to form the belief that the allotment is, or may have been, subject to site contamination as a result of a previous use of the land or a previous activity on the land or in the vicinity of the land, other than a previous use or activity that was for residential purposes.	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215),	File note with basis for forming the opinion o be uploaded to Plan SA Portal.

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
cl4(3)	<p>50. Plans for Building Work</p> <p>50.1 The power pursuant to Clause 4(3) of Schedule 8 of the General Regulations, in relation to an application for building consent for development consisting of or involving an alteration to a building, if:</p> <p>50.1.1 the applicant is applying for a change in the classification of the building to a classification other than Class 10 under the Building Code; or</p> <p>50.1.2 the building was erected before 1 January 1974 and the applicant is applying for a classification other than Class 10 under the Building Code to be assigned to the building,</p> <p>to require the application to be accompanied by such details, particulars, plans, drawings, specifications and other documents (in addition to the other documents required to accompany the application) as the delegate reasonably requires to show that the entire building will, on completion of the building work, comply with the requirements of the PDI Act and the General Regulations for a</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy</p>	NIL

Planning, Development and Infrastructure (General) Regulations 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	building of the classification applied for or with so many of those requirements as will ensure that the building is safe and conforms to a proper structural standard.	Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	

Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r5(1)	<p>51. Calculation or Assessment of Fees</p> <p>51.1 The power pursuant to Regulation 5(1) of the PDI (Fees, Charges and Contributions) Regulations 2019 (the Fees Regulations) in relation to an application which is duly lodged with the council under a related set of regulations (including via the SA planning portal):</p> <p>51.1.1 to require the applicant to provide such information as the delegate may reasonably require to calculate a prescribed fee; and</p> <p>51.1.2 to make any other determination for</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer	NIL

Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>the purposes of the Fees Regulations or a related set of regulations or a fee notice (even if the assessment panel is not a relevant authority).</p>	<p>(73), Administration Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)</p>	
r5(2)	<p>51. Calculation or Assessment of Fees 51.2 The power pursuant to Regulation 5(2) of the Fees Regulations, if the delegate is acting under Regulation 5(1) of the Fees Regulations, or as the delegate of a relevant authority, believes that any information provided by an applicant is incomplete or inaccurate, to calculate a prescribed fee on the basis of estimates made by the delegate.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration</p>	<p>NIL</p>

Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Support Officer (76), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	
r5(3)	51. Calculation or Assessment of Fees 51.3 The power pursuant to Regulation 5(3) of the Fees Regulations to, at any time, and despite an earlier calculation or acceptance of an amount in respect of the fee, reassess a fee payable under the Fees Regulations or a related set of regulations.	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Building Officer (380), Building Officer (453), Building Officer (73), Administration Support Officer (76),	<hr/> NIL

Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Building Services (286), Team Leader Statutory Planning (326), Building Officer (463), Senior Statutory Planner (490)	

Planning and Design Code

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
PD Code	52 Procedural Matter 52.1 The power pursuant to and in accordance with the Planning and Design Code (the PD Code) to form the opinion development is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development and therefore is excluded from the operation	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner	File Note to be counter signed by other Statutory Planner prior to decision being made.

Planning and Design Code			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	of Sections 107(3) and (4) of the PDI Act.	(80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
PD Code	<p>53. Procedural Referrals</p> <p>53.1 The power pursuant to and in accordance with the PD Code to form the opinion development is minor in nature and would not warrant a referral when considering the purpose of the referral.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior</p>	<p>File Note to be counter signed by other Statutory Planner prior to decision being made.</p>

Planning and Design Code			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Statutory Planner (490)	
PD Code	<p>53. Procedural Referrals</p> <p>53.2 The power pursuant to and in accordance with the PD Code to form the opinion and deem:</p> <p>53.2.1 alteration to an existing access or public road junction;</p> <p>53.2.2 development that changes the nature of vehicular movements or increases the number or frequency of movements through an existing access, to be minor.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>File Note to be counter signed by other Statutory Planner prior to decision being made.</p>
PD Code	<p>53. Procedural Referrals</p> <p>53.3 The power pursuant to and in accordance with the PD Code to form the opinion an alteration or extension of an existing dwelling is minor.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior</p>	<p>File Note to be counter signed by other Statutory Planner prior to decision being made.</p>

Planning and Design Code			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
PD Code	<p>53. Procedural Referrals</p> <p>53.4 The power pursuant to and in accordance with the PD Code to form the opinion development is minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning	<hr/> <p>File Note to be counter signed by other Statutory Planner prior to decision being made.</p>

Planning and Design Code			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		(326), Senior Statutory Planner (490)	
PD Code	<p>53. Procedural Referrals</p> <p>53.5 The power pursuant to and in accordance with the PD Code to form the opinion development is minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral.</p>	<p>Assessment Manager (72), Statutory Planner (462), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>Record date and reason in file note and upload to Portal.</p>
PD Code	<p>53. Procedural Referrals</p> <p>53.6 The power pursuant to and in accordance with the PD Code to form the opinion alterations to an existing access or public road junction are minor.</p>	<p>Assessment Manager (72), Statutory Planner (462), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner</p>	<p>Record date and reason in file note and upload to Portal.</p>

Planning and Design Code			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		(80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
PD Code	<p>53. Procedural Referrals</p> <p>53.7 The power pursuant to and in accordance with the PD Code to form the opinion development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access is minor.</p>	<p>Assessment Manager (72), Statutory Planner (462), Duty Planner (265a), Duty Planner (265b), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner</p>	<p>Record date and reason in file note and upload to Portal.</p>

Planning and Design Code			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		(490)	
PD Code	<p>54. Referral Body: Minister Responsible for the Administration of the Aquaculture Act 2001</p> <p>54.1 The power pursuant to and in accordance with Part 9.4 of the PD Code to form the opinion that aquaculture development which involves an alteration to an existing or approved development is minor in nature.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>File Note to be counter signed by other Statutory Planner prior to decision being made.</p>

State Planning Commission Practice Direction - 3 (Notification of Performance Assessed Development Applications) 2019			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
cl6(4)	55. Responsibility to Undertake Notification	Director Development and Regulatory Services (70),	NIL

State Planning Commission Practice Direction - 3 (Notification of Performance Assessed Development Applications) 2019

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>55.1 The power pursuant to clause 6(4) of the State Planning Commission Practice Direction 3 (Notification of Performance Assessed Development Applications) 2019 (PD3), should the applicant request the relevant authority to place the notice on the land and pay the relevant fee, to (either personally or by engagement of a contractor) give notice of the application to members of the public by notice placed on the relevant land in accordance with Section 107(3)(a)(ii) of the PDI Act.</p>	<p>Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration (77), Administration Support Officer (76), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	
cl8	<p>56. Preparing for Notification</p> <p>56.1 The power pursuant to clause 8 of PD3, if the applicant has confirmed they accept responsibility to place a notice on the land as per clause 6(3)(a) of PD3, to, at least 4 business days prior to the commencement of the notification period:</p> <p>56.1.1 give notice of the anticipated commencement date and of the notification period to the applicant; and</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Administration Building Support Officer (418), Administration Support Officer (369), Team Leader Administration</p>	<p>NIL</p>

State Planning Commission Practice Direction - 3 (Notification of Performance Assessed Development Applications) 2019

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>56.1.2 provide the applicant with a copy of the content of the notice to be placed on the relevant land; and</p> <p>56.1.3 advise the applicant of the position and number of notice(s) to be erected on the land in accordance with clause 10 of PD3.</p>	<p>(77), Administration Support Officer (76), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	
cl10(1)(a)	<p>57. Notice on Land</p> <p>57.1 The power pursuant to clause 10(2) of PD3, in relation to clause 10(1)(a) of PD3, to determine the most appropriate position for the notice on the land in order to provide for maximum visibility from a public road, and in cases where the relevant land has more than 1 frontage to a public road, to determine that more than 1 notice must be erected on each of the public road frontages to ensure that notice of the development is reasonably apparent to members of the public.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Development Compliance Officer (211), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory</p>	<p>NIL</p>

State Planning Commission Practice Direction - 3 (Notification of Performance Assessed Development Applications) 2019			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	

State Planning Commission Practice Direction (Appointment of Additional Members to Assessment Panel) 2019			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
cl4(6)	<p>58. Qualifications and Experience of Additional members</p> <p>58.1 The power pursuant to clause 4(6) of the State Planning Commission Practice Direction (Appointment of Additional Members to Assessment Panel) 2019 (PD5) where the delegate forms the view that additional expert advice is required for an application which requires assessment of a matter listed in Column 1 of PD5, to engage an additional assessment panel member provided that person maintains both the minimum experience detailed in Column 2 of PD5, as well as the minimum qualification listed in Column 3 of PD5.</p>	Director Development and Regulatory Services (70), Assessment Manager (72)	With the concurrence of the Presiding Member of CAP.
cl4(7)	<p>58. Qualifications and Experience of Additional members</p> <p>58.2 The power pursuant to clause 4(7) of PD5 to be satisfied of the minimum experience and qualifications of an additional assessment panel member.</p>	Director Development and Regulatory Services (70), Assessment Manager (72)	With the concurrence of the Presiding Member of CAP.

State Planning Commission Practice Direction (Scheme to Avoid Conflicting Regimens) 2019			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
cl5(1)	<p>59. Scheme Provisions</p> <p>59.1 The power pursuant to clause 5(1) of the State Planning Commission Practice Direction (Scheme to Avoid Conflicting Regimens) 2019 (PD6), to in undertaking a planning assessment or imposing controls, including through the imposition of conditions of planning consent, ensure that such assessment or controls do not conflict or duplicate matters dealt with or addressed under licencing or regulatory regimens under another Act.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>Where not reported to CAP:</p> <ol style="list-style-type: none"> 1. New dwellings outside of townships which must have the assessment report to be concurred with by another Statutory Planner prior to decision being issued. 2. Licensed premises which must have the assessment report concurred with by Assessment Manager, Manager Development Services, Team Leader Statutory Planning or Senior Statutory Planner prior to the decision being issued. 3. Refusals must have assessment report concurred with by Assessment Manager, Manager Development Services, Team Leader Statutory Planning.
cl5(3)	<p>59. Scheme Provisions</p> <p>59.2 The power pursuant to clause 5(3) of PD6 to, where the delegate is uncertain whether a matter conflicts with, or duplicates a matter dealt with under a licencing or regulatory regime under another Act, to seek the advice of that authority or agency.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior</p>	<p>Where not reported to CAP:</p> <ol style="list-style-type: none"> 1. New dwellings outside of townships which must have the assessment report to be concurred with by another Statutory Planner prior to decision being issued. 2. Licensed premises which must have the assessment report

State Planning Commission Practice Direction (Scheme to Avoid Conflicting Regimens) 2019			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	<p>concurring with by Assessment Manager, Manager Development Services, Team Leader Statutory Planning or Senior Statutory Planner prior to the decision being issued.</p> <p>3. Refusals must have assessment report concurring with by Assessment Manager, Manager Development Services, Team Leader Statutory Planning.</p>

Site Planning Commission Practice Direction 14 Site Contamination Assessment 2021			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
cl 12	<p>60. Change of Use Where Remediation is Required After the Issue of Planning Consent – Section 127(1)(b) of Act</p> <p>60.1 The power pursuant to clause 12 of the State Planning Commission Practice Direction (Site Contamination Assessment) 2021 (PD14) to be satisfied that a site is suitable for its intended use subject to remediation being undertaken and to issue a planning consent without the remediation work having been carried out, subject to Condition A, B or C in PD14 as relevant.</p>	Director Development and Regulatory Services (70), Assessment Manager (72), Manager Development Services (72), Team Leader Statutory Planning (326)	Staff to have Delegate Report / CAP Report signed by delegate for concurrence in this circumstance. At time of Development Approval add requirement for notification at completion.
cl 13	61. Land Division Where Remediation is Required After the Issue of Planning Consent – Section 127(1)(b) of Act	Director Development and Regulatory	Staff to have Delegate Report / CAP Report signed by delegate

Site Planning Commission Practice Direction 14 Site Contamination Assessment 2021

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>61.1 The power pursuant to clause 13 of PD14 to be satisfied in relation to proposed land division that a site is suitable for its intended use subject to remediation being undertaken and to issue a planning consent without the remediation work having been carried out subject to the consent being subject to the following condition:</p> <p>A land division certificate under Section 138 of the Planning, Development and Infrastructure Act 2016 must not be issued until a</p> <p>statement of site suitability is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.</p>	<p>Services (70), Assessment Manager (72), Manager Development Services (72), Team Leader Statutory Planning (326)</p>	<p>for concurrence in this circumstance.</p>

Site Planning Commission Practice Direction 16 Urban Tree Canopy Off-set Scheme

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
cl 6(2)	<p>62. Reserved Matter</p> <p>62.1 The power pursuant to clause 6(2) of State Planning Commission Practice Direction 16 Urban Tree Canopy Off-set Scheme (PD16) to where an applicant has elected to reserve consideration of the DTS/DPF Policy in the Overlay, as provided for in the Code and under Section 102(4) of the PDI Act, to require the applicant to provide documents which are considered by the delegate as</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner</p>	<p>Note to be made of reserve matter in Delegate Report / CAP Report.</p>

Site Planning Commission Practice Direction 16 Urban Tree Canopy Off-set Scheme			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	sufficient to confirm whether the relevant development site includes a Designated Soil Type.	(200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)	
cl 7	63. Process for Payments to the Fund 63.1 The power pursuant to clause 7 of PD16 where an applicant has elected to make a payment into the Fund, in lieu of planting a tree (or trees) as provided in the DTS/DPF Policy in the Overlay, to verify the payment as being correct in accordance with the Scheme, prior to the granting of development authorisation under the PDI Act.	Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner	<hr/> Note to be made of payment in Plan SA Portal.

Site Planning Commission Practice Direction 16 Urban Tree Canopy Off-set Scheme			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
		(490)	
cl 8(3)	<p>64. Development within Council Fund Designated Areas</p> <p>64.1 The power pursuant to clause 8(3) of PD16, where a development application relates to a site which is located both within a Council Fund Designated Area and within the Overlay to impose a condition requiring payment into a Council Fund, irrespective of an election by the applicant to plant a tree or make a payment into the Fund as provided under the Scheme.</p>	<p>Director Development and Regulatory Services (70), Assessment Manager (72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>Note to be made of condition in Delegate Report / CAP Report.</p>

Urban Tree Canopy Off-set Scheme			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
cl 6(4)	<p>65. Payment into Fund</p> <p>65.1 The power pursuant to clause 6(4) of the Urban Tree Canopy Off-set Scheme</p>	<p>Director Development and Regulatory Services (70), Assessment Manager</p>	<p>Note to be made of condition in Delegate Report / CAP</p>

Urban Tree Canopy Off-set Scheme

Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	<p>(UTCOS) where an applicant has elected to make a contribution to the fund under this scheme to impose a condition on the relevant development authorisation for planning consent requiring that payment of the amount specified in clause 6(1) of the UTCOS be made into the fund before the issue of development approval for the subject development application.</p>	<p>(72), Statutory Planner (462), Manager Development Services (72), Senior Statutory Planner (80), Senior Strategic and Policy Planner (200), Statutory Planner (195), Statutory Planner (215), Statutory Planner (230), Statutory Planner (82), Statutory Planning Cadet (355), Team Leader Statutory Planning (326), Senior Statutory Planner (490)</p>	<p>Report.</p>

ADELAIDE HILLS COUNCIL

RELIANSYS® DELEGATIONS - EXPORT OF UPDATES BY REGISTER - COMPLETE

INSTRUMENT C – INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING AND DESIGN CODE AND PRACTICE DIRECTIONS OF POWERS OF AN ASSESSMENT PANEL

Note - Exported provisions are separated by category into NEW and then CHANGED and then DELETED.

12 JANUARY 2022

NEW Provisions

#	Delegation Source	Provision	Item Delegated
573602	Planning and Design Code	PD Code	53. Procedural Referrals 53.5The power pursuant to and in accordance with the PD Code to form the opinion development is minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral.
573603	Planning and Design Code	PD Code	53.Procedural Referrals 53.6The power pursuant to and in accordance with the PD Code to form the opinion alterations to an existing access or public road junction are minor.
573604	Planning and Design Code	PD Code	53.Procedural Referrals 53.7The power pursuant to and in accordance with the PD Code to form the opinion development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access is minor.

CHANGED Provisions

#	Delegation Source	Provision	Item Delegated
309502	Planning, Development and Infrastructure (General) Regulations 2017	r31(1)	<p>2527.Verification of Application</p> <p>2527.1The power pursuant to Regulation 31(1) of the General Regulations, on the receipt of an application under Section 119 of the PDI Act, and in addition to any other requirement under the General Regulations, to, in order to ensure that an application has been correctly lodged and can be assessed in accordance with the PDI Act:</p> <p>2527.1.1determine the nature of the development; and</p> <p>27.1.2 if the application is for planning consent - determine:</p> <p>27.1.2.1 whether the development involves 2 or more elements and, if so, identify each of those elements for the purposes of assessment against the provisions of the Planning and Design Code; and</p> <p>27.1.2.2 the category or categories of development that apply for the purposes of development assessment; and</p> <p>27.1.3 determine whether the relevant authority is the correct entity to assess the application under the PDI Act; and</p> <p>27.1.4 if the relevant authority is the correct entity to assess the application (or any part of the application):</p> <p>27.1.4.1 check that the appropriate documents and information have been lodged with the application; and</p> <p>27.1.4.2 confirm the prescribed fees required to be paid at that pointunder the Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019; and</p> <p>27.1.4.3 provide an appropriate notice via the SA planning portal; and</p> <p>27.1.5 if the relevant authority is not the correct entity to assess the application (or any part of the application):</p> <p>27.1.5.1 provide the application (or any relevant part of the application), and any relevant plans, drawings, specifications and other documents and information in its possession, to the entity that the delegate considers to be the correct relevant authority in accordance with</p>

#	Delegation Source	Provision	Item Delegated
			<u>any practice direction; and</u> <u>27.1.5.2 provide an appropriate notice via the SA planning portal.</u>
309539	Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019	r5(1)	<u>465251</u> . Calculation or Assessment of Fees <u>465251</u> .1 The power pursuant to Regulation 5(1) of the PDI (Fees, Charges and Contributions) Regulations 2019 (the Fees Regulations) in relation to an application which is duly lodged with the council under a related set of regulations (including via the SA planning portal): <u>465251</u> .1.1 to require the applicant to provide such information as the delegate may reasonably require to calculate <u>anya prescribed</u> fee payable under the Fees Regulations or a related set of regulations ; and <u>465251</u> .1.2 to make any other determination for the purposes of the Fees Regulations or a related set of regulations <u>or a fee notice</u> (even if the assessment panel is not a relevant authority).
309540	Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019	r5(2)	<u>465251</u> . Calculation or Assessment of Fees <u>465251</u> .2 The power pursuant to Regulation 5(2) of the Fees Regulations, if the delegate is acting under Regulation 5(1) of the Fees Regulations, or as the delegate of a relevant authority, believes that any information provided by an applicant is incomplete or inaccurate, to calculate <u>anya prescribed</u> fee on the basis of estimates made by the delegate.