

CITY OF WEST TORRENS



Notice of Panel Meeting

Notice is Hereby Given that a Meeting of the
COUNCIL ASSESSMENT PANEL

will be held in the George Robertson Room, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

TUESDAY, 12 APRIL 2022
at 5.00pm

Public access to the meeting will also be available via livestream at:
www.westtorrens.sa.gov.au/livestream

CAP member, applicant and representor attendance via livestream only available by prior arrangement with the Assessment Manager.

Hannah Bateman
Assessment Manager

City of West Torrens Disclaimer

Council Assessment Panel

Please note that the contents of this Council Assessment Panel Agenda have yet to be considered and deliberated by the Council Assessment Panel therefore the recommendations may be adjusted or changed by the Council Assessment Panel in the process of making the formal Council Assessment Panel decision.

Note: The plans contained in this Agenda are subject to copyright and should not be copied without authorisation.

INDEX

1	Meeting Opened	1
	1.1 Acknowledgement of Country	
	1.2 Evacuation Procedures	
	1.3 Electronic Platform Meeting	
2	Present	1
3	Apologies	1
4	Confirmation of Minutes	1
5	Disclosure Statements	1
6	Reports of the Assessment Manager	1
	6.1 Transitional Applications.....	1
	Nil	
	6.2 PDI Act Applications	1
	Nil	
7	Review of Assessment Manager Decision	1
	Nil	
8	Confidential Reports of the Assessment Manager	2
	Nil	
9	Relevant Authority Activities Report	2
	9.1 Activities Summary - April 2022.....	2
10	Other Business	5
	10.1 Policy Planning Update	5
	10.2 Delegations under the Planning, Development and Infrastructure Act 2016 - Proposed Revisions	6
	10.3 Planning Policy Considerations	89
11	Meeting Close	89

1 MEETING OPENED**1.1 Acknowledgement of Country****1.2 Evacuation Procedures****1.3 Electronic Platform Meeting****2 PRESENT****3 APOLOGIES****4 CONFIRMATION OF MINUTES****RECOMMENDATION**

That the Minutes of the meeting of the Special Council Assessment Panel held on 25 March 2022 be confirmed as a true and correct record.

5 DISCLOSURE STATEMENTS

In accordance with section 7 of the *Assessment Panel Members – Code of Conduct* the following information should be considered by Council Assessment Panel members prior to a meeting:

A member of a Council Assessment Panel who has a direct or indirect personal or pecuniary interest in a matter before the Council Assessment Panel (other than an indirect interest that exists in common with a substantial class of persons) –

- a. must, as soon as he or she becomes aware of his or her interest, disclose the nature and extent of the interest to the panel; and
- b. must not take part in any hearings conducted by the panel, or in any deliberations or decision of the panel, on the matter and must be absent from the meeting when any deliberations are taking place or decision is being made.

If an interest has been declared by any member of the panel, the Assessment Manager will record the nature of the interest in the minutes of meeting.

6 REPORTS OF THE ASSESSMENT MANAGER**6.1 TRANSITIONAL APPLICATIONS**

Nil

6.2 PDI ACT APPLICATIONS

Nil

7 REVIEW OF ASSESSMENT MANAGER DECISION

Nil

8 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER

Nil

9 RELEVANT AUTHORITY ACTIVITIES REPORT**9.1 Activities Summary - April 2022****Brief**

This report presents information in relation to:

1. Any development appeals before the Environment, Resources and Development (ERD) Court where the Council Assessment Panel (CAP) is the relevant authority;
2. Other appeal matters before the ERD Court of which SCAP are the relevant authority;
3. Any deferred items previously considered by the CAP
4. Summary of applications that have been determined under delegated authority where CAP is the relevant authority; and
5. Any matters being determined by the State Commission Assessment Panel (SCAP).

RECOMMENDATION

The Council Assessment Panel receive and note the information.

Development Application appeals before the ERD Court**CAP is the relevant authority**

DA number	Address	Description of development	Status
211/279/2021	5 Palmyra Avenue, TORRENSVILLE	Demolition of existing buildings and construction of 19 two-storey dwellings with common driveway access and associated landscaping.	Appeal lodged by applicant on 22 December 2021. Preliminary conference held on 17 February 2022. Conciliation conference scheduled for 19 May 2022.
21014960	437 Henley Beach Road, BROOKLYN PARK	Variation to Condition 3 in DA 211/262/2016 - extension to hours of operation to include Mondays 11.00am to 11.00pm and Sundays 11.00am to 11.00pm.	Appeal lodged by applicant on 14 February 2022. Preliminary conference held on 24 March 2022. Conciliation conference scheduled for 17 May 2022.

SCAP is the relevant authority

DA number	Address	Description of development	Status
211/M022/17	79 Port Road, THEBARTON	Multi-storey mixed use development, incorporating commercial tenancy, 2 storey car park, 9-storey residential flat building, four x 3-storey residential flat buildings and car parking.	Compromise plans have been received and Council comments provided to SCAP 09 November 2020. The compromise proposal was scheduled for conciliation conference 28 January 2021. No further update available.

Deferred CAP Items

Nil

Development Applications determined under delegation (CAP is the relevant authority)

Awaiting Plan SA Portal functionality to report on relevant applications.

Development Applications pending determination by SCAP

DA Number	Reason for referral	Address	Description of development
211/M135/21 Lodged 16/03/21	Schedule 10	1 Selby Street, Kurralta Park	Construction of a 10-storey residential flat building with associated car parking and site works. Under Assessment.
211/M134/21 Lodged 16/03/21	Schedule 10	4-10 Railway Terrace Mile End	Construction of a mixed use residential/commercial development comprising 51m ² commercial tenancy, two (2) residential flat buildings comprising 6 dwellings and 28 dwellings associated landscaping, car parking, communal spaces and public realm improvements (Stage 2). Under Assessment. Public notification closed on 10 November 2021. Council comments sent to SCAP 02/12/2021.

Conclusion

This report is current as at 5 April 2022.

Attachments

Nil

10 OTHER BUSINESS

10.1 Policy Planning Update

Brief

A verbal introduction regarding policy planning work being undertaken by the Council Administration.

RECOMMENDATION

It is recommended to Council Assessment Panel that the report be received.

Introduction

The Council Assessment Panel (CAP) provided the Council policy feedback and advice in its 2021 Annual Report. This report included considerable feedback related to CAP's recent experience assessing development and potential planning policy improvements to achieve better quality development outcomes.

The Council Administration is currently investigating options to undertake policy planning research within the City of West Torrens to inform future policy advocacy and potential Code Amendments.

Discussion

Caitlin Rorke-Wickins, Senior Land Use Policy Planner, is leading the policy planning work development in the City of West Torrens area. Ms Rorke-Wickins will attend the meeting to provide a verbal introduction, share information on the State Government's policy planning program and discuss future opportunities for CAP to provide input on Council's future policy planning work.

Conclusion

Planning policy is a key area of interest to the CAP and this verbal introduction will provide an update on relevant planning policy work.

Attachments

Nil

10.2 Delegations under the Planning, Development and Infrastructure Act 2016 - Proposed Revisions

Brief

This report seeks the Council Assessment Panel's decision on recent changes to the framework of delegation of powers and functions under the *Planning, Development and Infrastructure Act 2016*.

RECOMMENDATION

It is recommended to Council Assessment Panel that

1. It hereby revokes its previous delegations to the Chief Executive Officer and Assessment Manager of those powers and functions under the *Planning, Development and Infrastructure Act 2016* and statutory instruments made thereunder effective 1 May 2022.
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 (**Attachment 1** of the Agenda report) are hereby delegated to the Chief Executive Officer of the City of West Torrens and the Assessment Manager of the City of West Torrens Council Assessment Panel, with commencement of these delegations to occur on 2 May 2022, subject to the conditions and/or limitations, if any, specified herein or in the proposed Instrument of Delegation.
3. Such powers and functions may be further delegated by Chief Executive Officer of the City of West Torrens or the Assessment Manager of the City of West Torrens Council Assessment Panel in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the Chief Executive Officer of the City of West Torrens or the Assessment Manager of the City of West Torrens Council Assessment Panel sees fit, unless otherwise indicated herein or in the proposed Instrument of Delegation.
4. The Chief Executive Officer and the Assessment Manager be authorised to make amendments or formatting changes of a minor nature to the approved *Instrument of Delegation*, if required.

Introduction

The Council Assessment Panel (CAP) has previously adopted an Instrument of Delegation (Instrument C) to facilitate the delegation of its powers and functions as a relevant authority for the efficient operation of the planning and development system under the *Planning, Development and Infrastructure Act 2016* (the Act) and associated regulations and statutory documents.

The Instrument C adopted by CAP is based on the Delegations Framework published by the Local Government Association (LGA).

The LGA have published a number of amendments to Instrument C as a result of the Norman Waterhouse Lawyers' quarterly review of the LGA's Delegations Framework.

This report seeks formal approval by the Panel of changes to Instrument C.

Discussion

The key changes to Instrument C include:

- Planning and Design Code (PD Code)
Paragraph 53.5 - Procedural Referrals

A new power pursuant to the PD Code to form the opinion development is minor in nature and thereby, not warrant a referral.

Paragraph 53.6 - Procedural Referrals

A new power pursuant to the PD Code to form the opinion that alteration to an existing access or public road junction are minor.

Paragraph 53.7 - Procedural Referrals

A new power pursuant to the PD Code to form the opinion development that changes the nature of vehicular movement or increase number of frequency of movement is minor.

- Planning, Development and Infrastructure (General) Regulations 2017

Paragraph 27.1.4.2 - Regulation 31 (1)

Amend wording of existing power to specify "prescribed fee" rather than a fee required under the Fee Regulations.

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

Paragraph 53.5 - Regulation 5 (1)

Amend wording of existing power to change "fee" to "prescribed fee" and include reference to a "fee notice".

Paragraph 53.5 - Regulation 5 (2)

Amend wording of existing power to change "fee" to "prescribed fee".

The above amendments relating to fees follow changes to the mechanism used to apply application fees and introduction of a "fees notice" in the *Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019*.

Each of the changes relate to delegations which facilitate the administration and processing of development applications and in practice will not impact which applications are presented to the Panel for determination.

The formatting of the instrument has also changed with the conditions included in the main table rather than in a schedule of conditions at the end of the instrument.

It is proposed that the delegations take effect from 2 May 2022 to allow time for the accompanying Instruments A, B, and D to be endorsed by Council and the Assessment Manager so sub-delegations for all instruments under the Act may be issued at the same time.

A revised "Instrument C" for the Council Assessment Panel's delegations has been prepared for the Panel's consideration (**Attachment 1**).

Interpreting the Instrument of Delegation

To assist the Council Assessment Panel understand the tables contained within the Instrument of Delegation, the following information is provided:

- *Column 1, 2 and 3 (Summary of Delegation)*

A summary description of the power delegated under the Act or Regulation, including a description of the power to be delegated and the section or regulation from which it is derived.

- *Column 4 (Delegate)*

This column denotes to whom the power is intended to be delegated to. The Instrument contains every power of the Council Assessment Panel, and where it is proposed that the power not be delegated this is indicated as 'CAP'.

- *Column 5 (Conditions and Limitations)*

The detail of recommended conditions or limitations related to the Instrument of Delegation is featured in this column.

Conclusion

The Council Assessment Panel has delegated some of its powers as a relevant authority under the *Planning, Development and Infrastructure Act 2016*. This report presents a revised Instrument C and proposes that the Panel formally approves the recommendations to adopt the changes to the delegation framework.

Attachments

1. Revised Instrument C for the Panel's consideration

INSTRUMENT OF DELEGATION (INSTRUMENT C)

Under the Planning, Development and Infrastructure Act 2016, Regulations, Planning & Design Code and Practice Directions of Powers of an Assessment Panel

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
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)	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>	CAP	
Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice	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</p>	CAP	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Directions of Powers of an Assessment Panel (Instrument C)		residential development, refuse to grant development authorisation in relation to the proposed development.		
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)	s85(1)	2. Appointment of Additional Members 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.	CAP	
Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice	s94(3)(a)	3. Relevant Authority – Commission 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.	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Directions of Powers of an Assessment Panel (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 C)	s99(1)	<p>4. Relevant Provisions</p> <p>4.1 The power pursuant to Section 99(1) of the PDI Act, if a proposed 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>	CAP	
Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice	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>	CEO, AM	The delegation of the power to grant or refuse planning consent or refuse planning consent pursuant to Section 102(1)(a) of the Act is limited to applications in relation to which:

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Directions of Powers of an Assessment Panel (Instrument C)</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>1. Planning consent is not sought for one or more of: 1.1 within the Historic Area Overlay: 1.1.1 demolition of a building (except an outbuilding); or 1.1.2 one or more new dwellings; or 1.1.3 land division creating one or more additional allotments; or 1.2 residential development of three or more storeys above finished ground level; or 1.3 mixed use development involving residential development, of three or more storeys above finished ground level; and 2. One or more of the following are satisfied: a. no valid representations are received; or b. all valid representations are withdrawn; or</p>

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				<p>c. no representor who has lodged a valid representation wishes to be heard.</p> <p>[The below only applies to the AM and CEO]</p> <p>except in cases where:</p> <p>A. a deemed consent notice has been served on the CAP; or</p> <p>B. the applicant has not agreed to extend the statutory timeframe within which the CAP must determine the application pursuant to Regulation 53 of the Regulations, and that timeframe will expire before the next meeting of the CAP is scheduled to occur,</p> <p>in which cases the limitation does not apply, and the delegates are delegated the power pursuant to Section 102(1)(a)(i) of the PDI Act to grant or refuse consent in respect of the relevant provisions of the Planning Rules without limitation.</p>

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
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)	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>	CEO, AM	
Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers	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>5.1.3 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</p>	CEO, AM	The delegation of the power to grant or refuse planning consent or refuse planning consent pursuant to Section 102(1)(ca) of the Act is limited to applications in relation to which:

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
of an Assessment Panel (Instrument C)		<p>(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>1. Planning consent is not sought for one or more of:</p> <p>1.1 within the Historic Area Overlay:</p> <p>1.1.1 demolition of a building (except an outbuilding); or</p> <p>1.1.2 one or more new dwellings; or</p> <p>1.1.3 land division creating one or more additional allotments; or</p> <p>1.2 residential development of three or more storeys above finished ground level;</p> <p>or</p> <p>1.3 mixed use development involving residential development, of three or more storeys above finished ground level; and</p> <p>2. One or more of the following are satisfied:</p> <p>a. no valid representations are received; or</p> <p>b. all valid representations are withdrawn;</p> <p>or</p>

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				<p>c. no representor who has lodged a valid representation wishes to be heard.</p> <p>[The below only applies to the AM and CEO]</p> <p>except in cases where:</p> <p>A. a deemed consent notice has been served on the CAP; or</p> <p>B. the applicant has not agreed to extend the statutory timeframe within which the CAP must determine the application pursuant to Regulation 53 of the Regulations, and that timeframe will expire before the next meeting of the CAP is scheduled to occur,</p> <p>in which cases the limitation does not apply, and the delegates are delegated the power pursuant to Section 102(1)(a)(i) of the PDI Act to grant or refuse consent in respect of the relevant provisions of the Planning Rules without limitation.</p>

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
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)	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>5.1.4 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>	CEO, AM	<p>The delegation of the power to grant or refuse planning consent or refuse planning consent pursuant to Section 102(1)(ca) of the Act is limited to applications in relation to which:</p> <p>1. Planning consent is not sought for one or more of:</p> <p>1.1 within the Historic Area Overlay:</p> <p>1.1.1 demolition of a building (except an outbuilding); or</p> <p>1.1.2 one or more new dwellings; or</p> <p>1.1.3 land division creating one or more additional allotments; or</p> <p>1.2 residential development of three or more storeys above finished ground level; or</p>

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		<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>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>		<p>1.3 mixed use development involving residential development, of three or more storeys above finished ground level; and</p> <p>2. One or more of the following are satisfied:</p> <ul style="list-style-type: none"> a. no valid representations are received; or b. all valid representations are withdrawn; or c. no representor who has lodged a valid representation wishes to be heard. <p>[The below only applies to the AM and CEO]</p> <p>except in cases where:</p> <ul style="list-style-type: none"> A. a deemed consent notice has been served on the CAP; or B. the applicant has not agreed to extend the statutory timeframe within which the CAP must determine the application

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
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)	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>	CEO, AM	<p>pursuant to Regulation 53 of the Regulations, and that timeframe will expire before the next meeting of the CAP is scheduled to occur,</p> <p>in which cases the limitation does not apply, and the delegates are delegated the power pursuant to Section 102(1)(a)(i) of the PDI Act to grant or refuse consent in respect of the relevant provisions of the Planning Rules without limitation.</p>

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
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)	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>	CEO, AM	
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)	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 prescribed.</p>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
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)	s102(3)	5. Matters Against Which Development Must Be Assessed 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: 5.2.1 until further assessment of the relevant development under the PDI Act; or 5.2.2 until further assessment or consideration of the proposed development under another Act; or 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.	CEO, AM	
Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice	s102(4)	5. Matters Against Which Development Must Be Assessed 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.	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Directions of Powers of an Assessment Panel (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 C)	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>	CEO, AM	
Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice	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>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Directions of Powers of an Assessment Panel (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 C)	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>	CEO, AM	
Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice	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>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Directions of Powers of an Assessment Panel (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 C)	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>	CEO, AM	
Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice	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 Code or a Ministerial building standard and the</p>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Directions of Powers of an Assessment Panel (Instrument C)		<p>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>		
Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations,	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 Ministerial building standard.</p>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)</p>	<p>s118(6)</p>	<p>7. Building Consent 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>	<p>CEO, AM</p>	
<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)</p>	<p>s118(7)</p>	<p>7. Building Consent 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</p>	<p>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)		requirements of the Building Code or a Ministerial building standard.		
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)	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> <p>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</p> <p>7.7.2 such compliance is certified by a building certifier.</p>	CEO, AM	
Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations,	s118(10)	<p>7. Building Consent</p> <p>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</p>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)</p>		<p>conform with the requirements of the Building Rules for a building of that classification</p>		
<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)</p>	<p>s118(11)</p>	<p>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.</p>	<p>CEO, AM</p>	
<p>Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations,</p>	<p>s119(1)(b)</p>	<p>8. Application and Provision of Information 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>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)</p>				
<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)</p>	<p>s119(3)</p>	<p>8. Application and Provision of Information 8.2 The power pursuant to Section 119(3) of the PDI Act to request an applicant: 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; 8.2.2 to remedy any defect or deficiency in any application or accompanying document or information required by or under the PDI Act; 8.2.3 to consult with an authority or body prescribed by the regulations; 8.2.4 to comply with any other requirement prescribed by the regulations.</p>	<p>CEO, AM</p>	
<p>Instrument of Delegation under the Planning,</p>	<p>s119(6)</p>	<p>8. Application and Provision of Information</p>	<p>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)		<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>		
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)	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>	CEO, AM	
Instrument of Delegation under the	s119(9)	8. Application and Provision of Information	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)</p>		<p>8.5 The power pursuant to Section 119(9) of the PDI Act to: 8.5.1 permit an applicant; 8.5.1.1 to vary an application;</p>		
<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)</p>	<p>s119(9)</p>	<p>8. Application and Provision of Information 8.5 The power pursuant to Section 119(9) of the PDI Act to: 8.5.1 permit an applicant; 8.5.1.2 to vary any plans, drawings, specifications or other documents that accompanied an application, (provided that the essential nature of the proposed development is not changed);</p>	<p>CEO, AM</p>	
<p>Instrument of Delegation under the</p>	<p>s119(9)</p>	<p>8. Application and Provision of Information 8.5 The power pursuant to Section 119(9) of the PDI Act to:</p>	<p>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)</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>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)</p>	<p>s119(9)</p>	<p>8. Application and Provision of Information 8.5 The power pursuant to Section 119(9) of the PDI Act to: 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>CEO, AM</p>	
<p>Instrument of Delegation under the</p>	<p>s119(9)</p>	<p>8. Application and Provision of Information 8.5 The power pursuant to Section 119(9) of the PDI Act to:</p>	<p>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)</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>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)</p>	<p>s119(10)</p>	<p>8. Application and Provision of Information 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>CEO, AM</p>	
<p>Instrument of Delegation under the</p>	<p>s119(12)</p>	<p>8. Application and Provision of Information</p>	<p>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)		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.		
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)	s119(14)	8. Application and Provision of Information 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.	CEO, AM	
Instrument of Delegation under the	s120(1)	9. Outline Consent	CEO, AM	The delegation of the power to grant an outline consent pursuant to Section 120(1)

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)</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>of the Act is limited to applications in relation to which:</p> <ol style="list-style-type: none"> 1. Consent is not sought for one or more of: <ol style="list-style-type: none"> 1.1 within the Historic Area Overlay: <ol style="list-style-type: none"> 1.1.1 demolition of a building (except an outbuilding); or 1.1.2 one or more new dwellings; or 1.1.3 land division creating one or more additional allotments; or 1.2 residential development of three or more storeys above finished ground level; or 1.3 mixed use development involving residential development, of three or more storeys above finished ground level; and 2. One or more of the following are satisfied: <ol style="list-style-type: none"> a. no valid representations are received; or

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
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)	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>	CEO, AM	<p>b. all valid representations are withdrawn; or</p> <p>c. no representor who has lodged a valid representation wishes to be heard.</p>
Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design	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>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Code and Practice Directions of Powers of an Assessment Panel (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 C)	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 where the regulations so provide, subject to Section 122 of the PDI Act.</p>	CEO, AM	
Instrument of Delegation under the Planning,	s122(5)(b)	11. Referrals to Other Authorities or Agencies	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)		<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>		
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)	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>	CEO, AM	
Instrument of Delegation under the	s122(10)	11. Referrals to Other Authorities or Agencies	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)</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>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)</p>	<p>s123(2)</p>	<p>12. Preliminary Advice and Agreement 12.1 The power pursuant to Section 123(2) of the PDI Act, if: 12.1.1 a proposed development is referred to a prescribed body under Section 123(1) of the PDI Act; and 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 regulations; and 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), to, subject to Section 123(4) of the PDI Act if an application for planning consent with respect to the development is lodged with</p>	<p>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		<p>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>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)</p>	<p>s123(4)</p>	<p>12. Preliminary Advice and Agreement 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>CEO, AM</p>	
<p>Instrument of Delegation under the Planning, Development and</p>	<p>s124(1)</p>	<p>13. Proposed Development Involving Creation of Fortifications 13.1 The power pursuant to Section 124(1) of the PDI Act, if the delegate has reason to believe that a proposed</p>	<p>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)		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).		
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)	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 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>	CEO, AM	
Instrument of Delegation under the Planning, Development and	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</p>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)		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.		
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)	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>	CEO, AM	
Instrument of Delegation under the Planning, Development and	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</p>	CEO, AM	The delegation of the power to apply to the Court for an order quashing the consent pursuant to Section 125(6) of the Act is

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)		planning consent should have been refused and apply to the Court for an order quashing the consent.		limited to situations in which the time within which the application must be commenced will expire before the next scheduled meeting of the CAP.
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)	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>	CEO, AM	
Instrument of Delegation under the Planning, Development and	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</p>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)		regulations (and, in the case of a refusal, to include in the notice the reasons for the refusal and any appeal rights that exist under the PDI Act).		
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)	s126(3)	15. Determination of Application 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.	CEO, AM	
Instrument of Delegation under the Planning, Development and	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.	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (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 C)	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>	CEO, AM	
Instrument of Delegation under the Planning, Development and	s127(4)	<p>16. Conditions</p> <p>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</p>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)		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 responsibility of the owner of the land).		
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)	s127(6)	<p>16. Conditions</p> <p>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.</p>	CEO, AM	
Instrument of Delegation under the Planning,	s127(8)(b)	<p>16. Conditions</p> <p>16.5 The power pursuant to Section 127(8)(b) of the PDI Act to:</p>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)		<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>		
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)	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>	CEO, AM	
Instrument of Delegation under the Planning,	s134(1)	18. Requirement to Up-grade	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)		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.		
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)	s134(1)	18. Requirement to Up-grade 18.2 The power pursuant to Section 134(1) of the PDI Act, if: 18.2.1 an application for a building consent relates to: 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 18.2.1.2 a change of classification of a building; and 18.2.2 the building is, in the opinion of 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.	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
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)	s134(2)	<p>18. Requirement to Up-grade</p> <p>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.</p>	CEO, AM	
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)	s134(3)	<p>18. Requirement to Up-grade</p> <p>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:</p> <p>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</p> <p>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 building work to which the application for consent relates is completed</p>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
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)	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>	CEO, AM	
Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design	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</p>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Code and Practice Directions of Powers of an Assessment Panel (Instrument C)		with the relevant performance requirements must be addressed before the relevant authority will grant building consent; and 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.		
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)	s135(2)(d)	19. Urgent Building Work 19.1 The power pursuant to Section 135(2)(d) of the PDI Act to issue any direction.	CEO, AM	
Instrument of Delegation under the Planning, Development and Infrastructure Act	s143(1)	20. Cancellation of Development Authorisation 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	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)		authorisation, cancel a development authorisation previously given by the relevant authority.		
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)	s143(2)	20. Cancellation of Development Authorisation 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.	CEO, AM	
Instrument of Delegation under the Planning, Development and Infrastructure Act	s235(1)	21. Professional Advice to be Obtained in Relation to Certain Matters 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.	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (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 C)	s235(2)	21. Professional Advice to be Obtained in Relation to Certain Matters 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.	CEO, AM	
Instrument of Delegation under the Planning, Development and Infrastructure Act	cl12(7) sch8	22. General Transitional Schemes for Panels 22.1 The power pursuant to Clause 12(7) of Schedule 8 of the PDI Act, to 22.1.1 adopt any findings or determinations of a council development assessment panel under the repealed Act that	CAP	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)		<p>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 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>		
Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations,	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</p>	CAP	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)</p>		<p>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 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>		
<p>Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations,</p>	<p>cl18(2) sch8</p>	<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</p>	<p>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Planning and Design Code and Practice Directions of Powers of an Assessment Panel (Instrument C)</p>		<p>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 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>Planning, Development and Infrastructure (General) Regulations 2017</p>	<p>r 3(6)(b)</p>	<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</p>	<p>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		contamination auditor if the Environment Protection Authority directs the relevant authority to do so in relation to a particular application		
Planning, Development and Infrastructure (General) Regulations 2017	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>	CEO, AM	
Planning, Development and Infrastructure (General) Regulations 2017	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>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		<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 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</p>		

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		entity that the delegate considers to be the correct relevant authority in accordance with any practice direction; and 27.1.5.2 provide an appropriate notice via the SA planning portal.		
Planning, Development and Infrastructure (General) Regulations 2017	r31(1)	27. Verification of Application 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: 27.1.2 if the application is for planning consent - determine: 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 27.1.2.2 the category or categories of development that apply for the purposes of development assessment; and	CEO, AM	
Planning, Development and Infrastructure	r31(1)	27. Verification of Application	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
(General) Regulations 2017		<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>		
Planning, Development and Infrastructure (General) Regulations 2017	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>27.1.4 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>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Planning, Development and Infrastructure (General) Regulations 2017</p>	<p>r31(1)</p>	<p>27.1.4.3 provide an appropriate notice via the SA planning portal; and</p> <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>27.1.5 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>CEO, AM</p>	
<p>Planning, Development and</p>	<p>r 32A(1)</p>	<p>28. Site Contamination – Detailed Site Investigation Report</p>	<p>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Infrastructure (General) Regulations 2017		<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>		
Planning, Development and Infrastructure	r 32A(2)	<p>28. Site Contamination – Detailed Site Investigation Report</p> <p>28.2 The power pursuant to Regulation 32A(2) of the General Regulations to require that a detailed site investigation report be</p>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
(General) Regulations 2017		prepared by a site contamination auditor if the Environment Protection Authority directs the relevant authority to do so in relation to a particular application.		
Planning, Development and Infrastructure (General) Regulations 2017	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>	CEO, AM	
Planning, Development and Infrastructure (General) Regulations 2017	r33(4)	<p>30. Application and Further Information</p> <p>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.</p>	CEO, AM	
Planning, Development and Infrastructure	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</p>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
(General) Regulations 2017		variations are not substantial, consider the application without the need to repeat an action otherwise required under Division 2 or Division 3.		
Planning, Development and Infrastructure (General) Regulations 2017	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>	CEO, AM	
Planning, Development and Infrastructure (General) Regulations 2017	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>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning, Development and Infrastructure (General) Regulations 2017	r38(2)	32. Withdrawing/Lapsing Applications 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.	CEO, AM	
Planning, Development and Infrastructure (General) Regulations 2017	r38(3)	32. Withdrawing/Lapsing Applications 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: 32.3.1 take reasonable steps to notify the applicant of the action under consideration; and 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.	CEO, AM	
Planning, Development and Infrastructure (General) Regulations 2017	r40	33. Court Proceedings 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	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Planning, Development and Infrastructure (General) Regulations 2017</p>	<p>r42(1)</p>	<p>application until any proceedings under the PDI Act have been concluded.</p> <p>34. Additional Information or Amended Plans 34.1 The power pursuant to Regulation 42(1) of the General Regulations if a delegate has referred an application to 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.</p>	<p>CEO, AM</p>	
<p>Planning, Development and Infrastructure (General) Regulations 2017</p>	<p>r45(1)</p>	<p>35. Building Matters 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: 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>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		<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> <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>		
<p>Planning, Development and Infrastructure (General) Regulations 2017</p>	<p>r45(2)</p>	<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>CEO, AM</p>	
<p>Planning, Development and Infrastructure (General) Regulations 2017</p>	<p>r45(3)</p>	<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>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Planning, Development and Infrastructure (General) Regulations 2017</p>	<p>r45(4)</p>	<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, 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, 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>	<p>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Planning, Development and Infrastructure (General) Regulations 2017</p>	<p>r45(5)</p>	<p>35. Building Matters 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.</p>	<p>CEO, AM</p>	
<p>Planning, Development and Infrastructure (General) Regulations 2017</p>	<p>r46(6)</p>	<p>36. Preliminary Advice and Agreement (Section 123) 36.1 The power pursuant to Regulation 46(6) of the General Regulations, if: 36.1.1 the delegate permits an applicant to vary an application under Section 119(9) of the PDI Act; and 36.1.2 the delegate determines that the application no longer accords with the agreement indicated by the prescribed body, to refer the application (unless withdrawn) to the prescribed body; 36.1.3 to obtain a variation to the agreement under Section 123 of the PDI Act; or 36.1.4 to obtain a response from the prescribed body for the purposes of Section 122 of the PDI Act.</p>	<p>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning, Development and Infrastructure (General) Regulations 2017	r46(7)	36. Preliminary Advice and Agreement (Section 123) 36.2 The power pursuant to Regulation 46(7) of the General Regulations if: 36.2.1 an application is withdrawn by the applicant; and 36.2.2 the applicant sought to rely on an agreement under Section 123 of the PDI Act in connection with the application, to notify relevant prescribed body of the withdrawal.	CEO, AM	
Planning, Development and Infrastructure (General) Regulations 2017	r46(8)	36. Preliminary Advice and Agreement (Section 123) 36.3 The power pursuant to Regulation 46(8) of the General Regulations, if: 36.3.1 an application is lapsed by a relevant authority under Regulation 38 of the General Regulations; and 36.3.2 the applicant sought to rely on an agreement under Section 123 of the PDI Act in connection with the application, to notify the relevant prescribed body of the lapsing.	CEO, AM	
Planning, Development and Infrastructure	r46(9)	36. Preliminary Advice and Agreement (Section 123) 36.4 The power pursuant to Regulation 46(9) of the General Regulations, if:	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
(General) Regulations 2017		<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, 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>		
Planning, Development and Infrastructure (General) Regulations 2017	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>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning, Development and Infrastructure (General) Regulations 2017	r49(3)	38. Public Inspection of Applications 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.	CEO, AM	
Planning, Development and Infrastructure (General) Regulations 2017	r50(5)	39. Representations 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: 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 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 representative before the delegate to be heard in support of the representation that has been made under Regulation 50(1) of the General Regulations.	CAP	
Planning, Development and	r51(1)	40. Response by Applicant	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Infrastructure (General) Regulations 2017		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.		
Planning, Development and Infrastructure (General) Regulations 2017	r57(4)(a)	41. Notice of Decision (Section 126(1)) 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 an appropriate form of authentication.	CEO, AM	
Planning, Development and Infrastructure (General) Regulations 2017	r60	42. Consideration of Other Development Authorisations 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 proposed development under the PDI Act, and any conditions that apply in relation to that prior development authorisation.	CEO, AM	
Planning, Development and Infrastructure	r61(4)(c)	43. Certificate of Independent Technical Expert in Certain Cases 43.1 The power pursuant to Regulation 61(4)(c) of the General Regulations to form the opinion and be satisfied on the	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
(General) Regulations 2017		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 accreditation authority, that a person has engineering or other qualifications, qualify the person to act as a technical expert under this regulation.		
Planning, Development and Infrastructure (General) Regulations 2017	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 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.	CEO, AM	
Planning, Development and Infrastructure (General) Regulations 2017	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.	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning, Development and Infrastructure (General) Regulations 2017	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.	CEO, AM	
Planning, Development and Infrastructure (General) Regulations 2017	r65(1)(a)	45. Variation of Authorisation (Section 128) 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.	CEO, AM	
Planning, Development and Infrastructure (General) Regulations 2017	r76(2)	46. Advice from Commission 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.	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Planning, Development and Infrastructure (General) Regulations 2017</p>	<p>r78(3)</p>	<p>47. Underground Mains Area 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 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.</p>	<p>CEO, AM</p>	
<p>Planning, Development and Infrastructure (General) Regulations 2017</p>	<p>r99(4)</p>	<p>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.</p>	<p>CEO, AM</p>	
<p>Planning, Development and Infrastructure</p>	<p>r99(5)</p>	<p>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</p>	<p>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
(General) Regulations 2017		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.		
Planning, Development and Infrastructure (General) Regulations 2017	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.	CEO, AM	
Planning, Development and Infrastructure (General) Regulations 2017	cl4(3)	50. Plans for Building Work 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: 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	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
<p>Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019</p>	<p>r5(1)</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, 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 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.</p>	<p>CEO, AM</p>	
		<p>51. Calculation or Assessment of Fees 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): 51.1.1 to require the applicant to provide such information as the delegate may reasonably require to calculate a prescribed fee; and</p>		

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019	r5(2)	<p>51. Calculation or Assessment of Fees</p> <p>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>	CEO, AM	
Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019	r5(3)	<p>51. Calculation or Assessment of Fees</p> <p>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.</p>	CEO, AM	
Planning and Design Code	PD Code	<p>52 Procedural Matter</p> <p>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</p>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		<p>impact on the owners or occupiers of land in the locality of the site of the development and therefore is excluded from the operation of Sections 107(3) and (4) of the PDI Act.</p>		
<p>Planning and Design Code</p>	<p>PD Code</p>	<p>53. Procedural Referrals 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>CEO, AM</p>	
<p>Planning and Design Code</p>	<p>PD Code</p>	<p>53. Procedural Referrals 53.2 The power pursuant to and in accordance with the PD Code to form the opinion and deem: 53.2.1 alteration to an existing access or public road junction; 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>CEO, AM</p>	
<p>Planning and Design Code</p>	<p>PD Code</p>	<p>53. Procedural Referrals 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>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Design Code	PD Code	53. Procedural Referrals 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.	CEO, AM	
Planning and Design Code	PD Code	53. Procedural Referrals 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.	CEO, AM	
Planning and Design Code	PD Code	53. Procedural Referrals 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.	CEO, AM	
Planning and Design Code	PD Code	53. Procedural Referrals 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.	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Design Code	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>	CEO, AM	
State Planning Commission Practice Direction - 3 (Notification of Performance Assessed Development Applications) 2019	cl6(4)	<p>55. Responsibility to Undertake Notification</p> <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>	CEO, AM	
State Planning Commission Practice Direction - 3 (Notification of Performance Assessed	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>	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Development Applications) 2019		<p>56.1.1 give notice of the anticipated commencement date and of the notification period to the applicant; and</p> <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>		
State Planning Commission Practice Direction - 3 (Notification of Performance Assessed Development Applications) 2019	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>	CEO, AM	
State Planning Commission Practice Direction (Appointment of Additional Members	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</p>	CAP	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
to Assessment Panel) 2019		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.		
State Planning Commission Practice Direction (Appointment of Additional Members to Assessment Panel) 2019	cl4(7)	58. Qualifications and Experience of Additional members 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.	CAP	
State Planning Commission Practice Direction (Scheme to Avoid Conflicting Regimens) 2019	cl5(1)	59. Scheme Provisions 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.	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction (Scheme to Avoid Conflicting Regimens) 2019	cl5(3)	59. Scheme Provisions 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.	CEO, AM	
Site Planning Commission Practice Direction 14 Site Contamination Assessment 2021	cl 12	60. Change of Use Where Remediation is Required After the Issue of Planning Consent – Section 127(1)(b) of Act 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.	CEO, AM	
Site Planning Commission Practice Direction 14 Site Contamination Assessment 2021	cl 13	61. Land Division Where Remediation is Required After the Issue of Planning Consent – Section 127(1)(b) of Act 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	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		<p>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 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>Site Planning Commission Practice Direction 16 Urban Tree Canopy Off-set Scheme</p>	<p>cl 6(2)</p>	<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 sufficient to confirm whether the relevant development site includes a Designated Soil Type.</p>	<p>CEO, AM</p>	
<p>Site Planning Commission Practice Direction 16</p>	<p>cl 7</p>	<p>63. Process for Payments to the Fund</p>	<p>CEO, AM</p>	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Urban Tree Canopy Off-set Scheme		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.		
Site Planning Commission Practice Direction 16 Urban Tree Canopy Off-set Scheme	cl 8(3)	64. Development within Council Fund Designated Areas 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.	CEO, AM	
Urban Tree Canopy Off-set Scheme	cl 6(4)	65. Payment into Fund 65.1 The power pursuant to clause 6(4) of the Urban Tree Canopy Off-set Scheme (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	CEO, AM	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		before the issue of development approval for the subject development application.		

10.3 Planning Policy Considerations

11 MEETING CLOSE