

How to read this register

Each power under the *Planning Development and Infrastructure Act 2016* and the associated instruments (i.e. Regulations) are set out in the following pages. The second column denotes to whom the powers are subdelegated. A list of abbreviations is available below.

Abbreviation	Position Title
CEO	Chief Executive Officer
GMUS	General Manager Urban Services
MCD	Manager City Development
AM	Assessment Manager
TLP	Team Leader Planning
TLB	Team Leader Building
TLCM	Team Leader Compliance and Monitoring
SDOP	Senior Development Officer - Planning
SDOA	Senior Development Officer - APPS
SDOB	Senior Development Officer - Building
DOP	Development Officer - Planning
DOB	Development Officer - Building
DT4	Development Technician (4)
DT3	Development Technician (3)
DA	Development Assistant
MCO	Manager City Operations
WGLC	Work Group Leader - Civil
CWOP	Civil Worker - City Operations
CAP	Council Assessment Panel

Instrument of Sub-Delegation - Instrument A

	Sub-Delegated to
1. Planning Regions and Greater Adelaide	RMC
1.1 The power pursuant to Section 5(5)(b) of the Planning, Development and Infrastructure Act 2016 (the PDI Act) to make submissions to the Minister on a proposed proclamation under Section 5 of the PDI Act.	RMC
2. Subregions	RMC
2.1 The power pursuant to Section 6(3)(b) of the PDI Act to make submissions to the Minister on the Minister's proposed course of action.	RMC
3. Environment and Food Production Areas – Greater Adelaide	RMC
3.1 The power pursuant to Section 7(5)(b) 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 1 or more additional allotments to concur in the granting of the development authorisation to the development.	RMC
4. Functions	CEO
4.1 The power pursuant to Section 22(4)(a)(i) of the PDI Act to, if an inquiry is conducted by the Commission under Section 22(1)(e) of the PDI Act make submissions or representations.	CEO
5. Planning Agreements	CEO
5.1 The power pursuant to Section 35(1)(a) of the PDI Act and subject to Section 35 of the PDI Act to enter into an agreement (a planning agreement) with the Minister relating to a specified area of the State subject to Section 35 of the PDI Act.	RMC
5.2 The power pursuant to Section 35(3) of the PDI Act to, in a planning agreement, include provisions that outline the purposes of the agreement and the outcomes that the agreement is intended to achieve and to provide for:	CEO
5.2.1 the setting of objectives, priorities and targets for the area covered by the agreement; and	CEO
5.2.2 the constitution of a joint planning board including, in relation to such a board:	CEO
5.2.2.1 the membership of the board, being between 3 and 7 members (inclusive); and	CEO
5.2.2.2 subject to Section 35(4) of the PDI Act, the criteria for membership; and	CEO
5.2.2.3 the procedures to be followed with respect to the appointment of members; and	CEO
5.2.2.4 the terms of office of members; and	CEO
5.2.2.5 conditions of appointment of members, or the method by which those conditions will be determined, and the grounds on which, and the procedures by which, a member may be removed from office; and	CEO
5.2.2.6 the appointment of deputy members; and	CEO
5.2.2.7 the procedures of the board; and	CEO
5.2 The power pursuant to Section 35(3) of the PDI Act to, in a planning agreement, include provisions that outline the purposes of the agreement and the outcomes that the agreement is intended to achieve and to provide for:	RMC
5.2.3 the delegation of functions and powers to the joint planning board (including, if appropriate, functions or powers under another Act); and	RMC
5.2 The power pursuant to Section 35(3) of the PDI Act to, in a planning agreement, include provisions that outline the purposes of the agreement and the outcomes that the agreement is intended to achieve and to provide for:	CEO
5.2.4 the staffing and other support issues associated with the operations of the joint planning board; and	CEO
5.2 The power pursuant to Section 35(3) of the PDI Act to, in a planning agreement, include provisions that outline the purposes of the agreement and the outcomes that the agreement is intended to achieve and to provide for:	CEO
5.2.5 financial and resource issues associated with the operations of the joint planning board, including:	CEO
5.2.5.1 the formulation and implementation of budgets; and	CEO
5.2.5.2 the proportions in which the parties to the agreement will be responsible for costs and other liabilities associated with the activities of the board; and	CEO
5.2 The power pursuant to Section 35(3) of the PDI Act to, in a planning agreement, include provisions that outline the purposes of the agreement and the outcomes that the agreement is intended to achieve and to provide for:	CEO
5.2.6 such other matters as the delegate thinks fit.	CEO
5.3 The power pursuant to Section 35(5)(a) of the PDI Act, at the expiry of a planning agreement, to replace it with a new agreement (in the same or different terms).	RMC
5.4 The power pursuant to Section 35(5)(b) of the PDI Act, to vary or terminate a planning agreement by agreement between the parties to the agreement.	RMC
6. Appointment of Administrator	CEO

6.1 The power pursuant to Section 41(2)(a) of the PDI Act to make submissions to the Minister on the Minister appointing an administrator under Section 41 of the PDI Act.	CEO
7. Community Engagement Charter	CEO
7.1 The power pursuant to Section 44(6)(a) of the PDI Act, to make submissions in relation to any proposal to prepare or amend a designated instrument under Part 5 Division 2 Subdivision 5 of the PDI Act that is relevant to the Council (unless the proposal has been initiated by the Council).	CEO
7.2 The power pursuant to Section 44(9)(b) of the PDI Act to the extent that Section 44(9)(a) of the PDI Act does not apply, have regard to, and seek to achieve, any principles or performance outcomes that apply in a relevant case.	CEO
7.3 The power pursuant to Section 44(10) of the PDI Act to:	CEO
7.3.1 seek the approval of the Commission to adopt an alternative way to achieving compliance with a requirement of the charter; and	CEO
7.3. The power pursuant to Section 44(10) of the PDI Act to:	CEO
7.3.2 with the approval of the Commission, adopt an alternative way to achieving compliance with a requirement of the charter.	CEO
8. Preparation and Amendment of Charter	CEO
8.1 The power pursuant to Section 45(2)(c) of the PDI Act to make representations (including in writing or via the SA planning portal) on a proposal to prepare or amend the charter.	CEO
9. Preparation and Amendment	RMC
9.1 The power pursuant to Section 73(2)(b)(iv) of the PDI Act to:	RMC
9.1.1 seek the approval of the Minister to initiate a proposal to amend a designated instrument; and	RMC
9.1 The power pursuant to Section 73(2)(b)(iv) of the PDI Act to:	RMC
9.1.1 initiate a proposal to amend a designated instrument with the approval of the Minister acting on the advice of the Commission.	RMC
9.2 The power pursuant to Section 73(6) of the PDI Act where the Council is authorised or approved under Section 73 of the PDI Act, after all of the requirements of Section 73 of the PDI Act have been satisfied:	CEO
9.2.1 to prepare a draft of the relevant proposal; and	CEO
9.2 The power pursuant to Section 73(6) of the PDI Act where the Council is authorised or approved under Section 73 of the PDI Act, after all of the requirements of Section 73 of the PDI Act have been satisfied:	CEO
9.2.2 to comply with the Community Engagement Charter for the purposes of consultation in relation to the proposal; and	CEO
9.2 The power pursuant to Section 73(6) of the PDI Act where the Council is authorised or approved under Section 73 of the PDI Act, after all of the requirements of Section 73 of the PDI Act have been satisfied:	CEO
9.2.3 to the extent that paragraph (b) of Section 73(6) of the PDI Act does not apply, in the case of a proposed amendment to a regional plan that has been prepared by a joint planning board where the amendment is not being proposed by the joint planning board –consult with the joint planning board; and	CEO
9.2 The power pursuant to Section 73(6) of the PDI Act where the Council is authorised or approved under Section 73 of the PDI Act, after all of the requirements of Section 73 of the PDI Act have been satisfied:	CEO
9.2.4 to the extent that paragraph (b) of Section 73(6) of the PDI Act does not apply, in the case of a proposed amendment to the Planning and Design Code that will have a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally) – to take reasonable steps to give:	CEO
9.2.4.1 an owner or occupier of the land; and	CEO
9.2.4.2 an owner or occupier of each piece of adjacent land,	CEO
9.2.5 a notice in accordance with the regulations; and	CEO
9.2 The power pursuant to Section 73(6) of the PDI Act where the Council is authorised or approved under Section 73 of the PDI Act, after all of the requirements of Section 73 of the PDI Act have been satisfied:	CEO
9.2.5 to the extent that paragraph (b) of Section 73(6) of the PDI Act does not apply, in the case of a proposed amendment to the Planning and Design Code that will have a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally) – to take reasonable steps to give:	CEO
9.2.5.1 an owner or occupier of the land; and	CEO
9.2.5.2 an owner or occupier of each piece of adjacent land,	CEO
9.2.6 to consult with any person or body specified by the Commission and any other person or body as the delegate thinks fit; and	CEO
9.2 The power pursuant to Section 73(6) of the PDI Act where the Council is authorised or approved under Section 73 of the PDI Act, after all of the requirements of Section 73 of the PDI Act have been satisfied:	CEO

9.2.5 to the extent that paragraph (b) of Section 73(6) of the PDI Act does not apply, in the case of a proposed amendment to the Planning and Design Code that will have a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally) – to take reasonable steps to give:	CEO
9.2.5.1 an owner or occupier of the land; and	CEO
9.2.5.2 an owner or occupier of each piece of adjacent land,	CEO
9.2.7 to carry out such investigations and obtain such information specified by the Commission; and	CEO
9.2 The power pursuant to Section 73(6) of the PDI Act where the Council is authorised or approved under Section 73 of the PDI Act, after all of the requirements of Section 73 of the PDI Act have been satisfied:	CEO
9.2.5 to the extent that paragraph (b) of Section 73(6) of the PDI Act does not apply, in the case of a proposed amendment to the Planning and Design Code that will have a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally) – to take reasonable steps to give:	CEO
9.2.5.1 an owner or occupier of the land; and	CEO
9.2.5.2 an owner or occupier of each piece of adjacent land,	CEO
9.2.8 to comply with any requirement prescribed by the regulations.	CEO
9.3 The power pursuant to Section 73(7) of the PDI Act, after complying with Section 73(6) of the PDI Act, to prepare a report in accordance with any practice direction that applies for the purposes of Section 73 of the PDI Act (including information about any change to the original proposal that the delegate considers should be made) and furnish a copy of the report to the Minister.	CEO
9.4 The power pursuant to Section 73(8) of the PDI Act, after the Council has furnished a report to the Minister under Section 73(7) of the PDI Act, to ensure that a copy of the report is published on the SA planning portal in accordance with a practice direction that applies for the purposes of Section 73 of the PDI Act.	CEO
9.5 The power pursuant to Section 73(9) of the PDI Act to enter into an agreement with a person for the recovery of costs incurred by the Council in relation to an amendment of the Planning and Design Code or a design standard under Section 73 of the PDI Act (subject to the requirement to charge costs under Section 73(4)(b) of the PDI Act (if relevant)).	CEO
10. Parliamentary Scrutiny	CEO
10.1 The power pursuant to Section 74(8)(c) of the PDI Act if the ERD Committee is proposing to suggest an amendment under Section 74(4) of the PDI Act and the amendment is specifically relevant to the Council, to provide a comment and response within the period of 2 weeks.	CEO
11. Complying Changes – Planning and Design Code	CEO,AM
11.1 The power pursuant to Section 75(1) of the PDI Act to submit to the Minister a proposal to agree to an amendment to the Planning and Design Code under Section 75 of the PDI Act if:	RMC
11.1.1 the amendment comprises a change to:	RMC
11.1.1.1 the boundary of a zone or subzone; or	RMC
11.1.1.2 the application of an overlay; and	RMC
11.1.2 the amendment is consistent with a recommendation in the relevant regional plan that, through the use of:	RMC
11.1.2.1 specific maps or other spatial information; and	RMC
11.1.2.2 specific information about the changes that are being proposed,	RMC
clearly and specifically identifies (in the opinion of the Minister) the changes that are considered to be appropriate.	RMC
11.2 The power pursuant to Section 75(3) of the PDI Act to effect an amendment under Section 75 of the PDI Act by an instrument deposited on the SA Planning database (in accordance with requirements established by the Chief Executive).	CEO,AM
12. Entities Constituting Relevant Authorities	RMC
12.1 The power pursuant to Section 82(d) of the PDI Act, subject to the PDI Act, to appoint an assessment panel.	RMC
13. Panels Established by Joint Planning Boards or Councils	RMC
13.1 The power pursuant to Section 83(1) of the PDI Act in relation to an assessment panel appointed by the Council under Division 1 of Part 6 of the PDI Act, to:	RMC
13.1.1 appoint more than 1 assessment panel and if the delegate does so, to clearly specify which class of development each assessment panel is to assess;	RMC
13.1 The power pursuant to Section 83(1) of the PDI Act in relation to an assessment panel appointed by the Council under Division 1 of Part 6 of the PDI Act, to:	RMC
13.1.2 determine:	RMC
13.1.2.1 the membership of the assessment panel, being no more than 5 members, only 1 of which may be a member of a Council, and, if the delegate thinks fit, on the basis that the assessment panel will be constituted by a different number of members depending on the particular class of development that is being assessed by the assessment panel; and	RMC
13.1 The power pursuant to Section 83(1) of the PDI Act in relation to an assessment panel appointed by the Council under Division 1 of Part 6 of the PDI Act, to:	RMC
13.1.2 determine:	RMC

13.1.2.2 the procedures to be followed with respect to the appointment of members; and	RMC
13.1 The power pursuant to Section 83(1) of the PDI Act in relation to an assessment panel appointed by the Council under Division 1 of Part 6 of the PDI Act, to:	RMC
13.1.2 determine:	RMC
13.1.2.3 the terms of office of members; and	RMC
13.1. The power pursuant to Section 83(1) of the PDI Act in relation to an assessment panel appointed by the Council under Division 1 of Part 6 of the PDI Act, to:	RMC
13.1.2 determine:	RMC
13.1.2.4 conditions of appointment of members, or the method by which those conditions will be determined, (including as to their remuneration) and the grounds on which, and the procedures by which, a member may be removed from office; and	RMC
13.1. The power pursuant to Section 83(1) of the PDI Act in relation to an assessment panel appointed by the Council under Division 1 of Part 6 of the PDI Act, to:	RMC
13.1.2 determine:	RMC
13.1.1.1 13.1.2.5 the appointment of deputy members; and	RMC
13.1. The power pursuant to Section 83(1) of the PDI Act in relation to an assessment panel appointed by the Council under Division 1 of Part 6 of the PDI Act, to:	RMC
13.1.2 determine:	RMC
13.1.1.2 13.1.2.6 who will act as the presiding member of the panel and the process for appointing an acting presiding member.	RMC
13.2 The power pursuant to Section 83(1)(h) of the PDI Act to arrange the staffing and support required for the purposes of the operations of the panel.	CEO, AM
13.3 The power pursuant to Section 83(1)(i) of the PDI Act to substitute the existing members of the panel with new members if directed to do so by the Minister acting on recommendation of the Commission under Section 86 of the PDI Act.	RMC
13.4 The power pursuant to Section 83(2) of the PDI Act to form the opinion and be satisfied that a person to be appointed as a member of an assessment panel who is a member, or former member, of a Council is appropriately qualified to act as a member of the assessment panel on account of the person's experience in local government.	RMC
14. Panels Established by Minister	RMC
14.1 The power pursuant to Section 84(1)(c)(ii)(A) of the PDI Act to request the Minister to constitute a regional assessment panel in relation to the combined areas of the Council and one or more other Councils.	RMC
14.2 The power pursuant to Section 84(1)(c)(ii)(B) of the PDI Act to make submissions to the Minister about the constitution of a regional assessment panel in relation to the area of the Council and one or more other Councils (or parts of such areas).	RMC
15. Substitution of Local Panels	RMC
15.1 The power pursuant to Section 86(2)(a) of the PDI Act to make submissions to the Commission in relation to an inquiry.	RMC
16. Notification of Acting	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3, TLB, SDOB, DOB
16.1 The power pursuant to Section 89(b) of the PDI Act to require an accredited professional to provide such information or documentation as the delegate may require.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3, TLB, SDOB, DOB
17. Relevant Authority - Commission	CEO, GMUS, MCD, AM
17.1 The power pursuant to Section 94(1)(g) of the PDI Act to make a request to the Minister that the Minister declare, by notice served on the proponent, that the Minister desires the Commission to act as the relevant authority in relation to the proposed development.	CEO, GMUS, MCD, AM
18. Matters Against which Development Must be Assessed	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, CAP
18.1 The power pursuant to Section 102(1)(c)(iv) of the PDI Act in relation to a proposed division of land (otherwise than under the Community Titles Act 1996 or the Strata Titles Act 1988) where land is to be vested in the Council, to consent to the vesting.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, CAP
18.2 The power pursuant to Section 102(1)(d)(iv) of the PDI Act in relation to a proposed division of land under the Community Titles Act 1996 or the Strata Titles Act 1988 where land is to be vested in the Council, to consent to the vesting.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, CAP
18.3 The power pursuant to Section 102(11)(b) of the PDI Act to impose a reasonable charge on account of an encroachment over land under the care, control and management of the Council when the relevant development is undertaken.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP,
19. Restricted Development	CEO, GMUS, MCD, AM, TLP
19.1 The power pursuant to Section 110(2)(b) of the PDI Act to, in accordance with the regulations and within a period prescribed by the regulations, make representations to the Commission in relation to the granting or refusal of planning consent.	CEO, GMUS, MCD, AM
19.2 The power pursuant to Section 110(c)(ii) of the PDI Act to appear personally or by representative before the Commission to be heard in support of the Council's representation.	CEO, GMUS, MCD, AM, TLP

19.3	The power pursuant to Section 110(7) of the PDI Act to appeal against a decision on a development classified as restricted development.	CEO
20.	Level of Detail	CEO, GMUS, MCD, AM, TLP
20.1	The power pursuant to Section 112(b) of the PDI Act to express views in relation to the level of detail required in relation to an EIS.	CEO, GMUS, MCD, AM, TLP
21.	EIS Process	CEO, GMUS, MCD, AM, TLP
21.1	The power pursuant to Section 113(5)(a)(iii) of the PDI Act to comment and report within the time prescribed by the regulations on an EIS referred to the Council by the Minister.	CEO, GMUS, MCD, AM, TLP
22.	Amendment of EIS	CEO, GMUS, MCD, AM, TLP
22.1	The power pursuant to Section 114(2)(b) of the PDI Act to make written submissions on the amendment to the Minister.	CEO, GMUS, MCD, AM, TLP
23.	Essential Infrastructure – Alternative Assessment Process	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
23.1	The power pursuant to Section 130(6) of the PDI Act to report to the Commission on any matters contained in a notice under Section 130(5) of the PDI Act.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
23.2	The power pursuant to Section 130(14) of the PDI Act to, if the Council has, in relation to any matters referred to the Council under Section 130(5) of the PDI Act, expressed opposition to the proposed development in its report under Section 130(6) of the PDI Act, withdraw the Council's opposition.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
24.	Development Assessment – Crown Development	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
24.1	The power pursuant to Section 131(7) of the PDI Act to report to the Commission on any matters contained in a notice under Section 131(6) of the PDI Act.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
24.2	The power pursuant to Section 131(15) of the PDI Act to, if the Council has, in relation to any matters referred to the Council under Section 131(6) of the PDI Act expressed opposition to the proposed development in its report under Section 131(7) of the PDI Act, withdraw the Council's opposition.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
25.	Land Division Certificate	CEO, GMUS, MCD, AM, TLP, TLMC, SDOP, DOP
25.1	The power pursuant to Section 138(1) of the PDI Act to enter into a binding agreement supported by adequate security and if the regulations so require in a form prescribed by the regulations.	CEO, GMUS, MCD, AM, TLP, TLMC, SDOP, DOP
25.2	The power pursuant to Section 138(2) of the PDI Act to furnish the Commission with appropriate information as to compliance with a particular condition and to comply with any requirement prescribed by the regulations.	CEO, GMUS, MCD, AM, TLP, TLMC, SDOP, DOP
26.	Action if Development Not Completed	CEO
26.1	The power pursuant to Section 141(1) of the PDI Act, if:	CEO
26.1.1	an approval is granted under the PDI Act; but	CEO
26.1.2	-	CEO
26.1.2.1	the development to which the approval relates has been commenced but not substantially completed within the period prescribed by the regulations for the lapse of the approval; or	CEO
26.1.2.2	in the case of a development that is envisaged to be undertaken in stages - the development is not undertaken or substantially completed in the manner or within the period contemplated by the approval, to apply to the Court for an order under Section 141 of the PDI Act.	CEO
26.1.3	The power pursuant to Section 141(5) of the PDI Act, if the Court makes an order under Section 141(3)(a), (b) or (d) of the PDI Act and a person fails to comply with the order within the period specified by the Court, to cause any work contemplated by the order to be carried out, and to recover the costs of that work, as a debt from the person.	CEO, GMUS, MCD, AM, TLMC
26.1.4	The power pursuant to Section 141(6) of the PDI Act, if an amount is recoverable from a person by the Council under Section 141(5) of the PDI Act:	CEO, GMUS, MCD, TLMC
26.1.4.1	to, by notice in writing to the person, fix a period, being not less than 28 days from the date of the notice, within which the amount must be paid by the person.	CEO, GMUS, MCD, TLMC
27.	Completion of Work	CEO, GMUS, MCD, AM, TLB, TLMC
27.1	The power pursuant to Section 142(1) of the PDI Act, if:	CEO, GMUS, MCD, AM, TLB, TLMC
27.1.1	an approval is granted under the PDI Act; but	CEO, GMUS, MCD, AM, TLB, TLMC
27.1.2	the development to which the approval relates has been substantially but not fully completed within the period prescribed by the regulations for the lapse of the approval,	CEO, GMUS, MCD, AM, TLB, TLMC
	to, by notice in writing, require the owner of the relevant land to complete the development within a period specified in the notice.	CEO, GMUS, MCD, AM, TLB, TLMC
27.2	The power pursuant to Section 142(2) of the PDI Act, if an owner fails to carry out work as required by a notice under Section 142(1) of the PDI Act, to cause the necessary work to be carried out.	CEO, GMUS, MCD, AM
27.3	The power pursuant to Section 142(3) of the PDI Act to recover as a debt due from the owner, the reasonable costs and expenses incurred by the Council (or any person acting on behalf of the Council) under Section 142 of the PDI Act.	CEO, GMUS, MCD, AM, TLMC, TLB
27.4	The power pursuant to Section 142(4) of the PDI Act, if an amount is recoverable from a person by the Council under Section 142 of the PDI Act:	CEO, GMUS, MCD, AM, TLMC, TLB

27.4.1 to, by notice in writing to the person, fix a period, being not less than 28 days from the date of the notice, within which the amount must be paid by the person.	CEO, GMUS, MCD, AM, TLMC, TLB
28. Notification During Building	CEO, TLB, SDOB, DOB
28.1 The power pursuant to Section 146(3) of the PDI Act to, subject to Section 146(4) of the PDI Act, direct a person who is carrying out building work to stop building work when a mandatory notification stage has been reached pending an inspection by an authorised officer who holds prescribed qualifications.	CEO, TLB, SDOB, DOB
29. Classification of Buildings	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
29.1 The power pursuant to Section 151(2) of the PDI Act to assign to a building erected in the Council's area a classification that conforms with the regulations.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
29.2 The power pursuant to Section 151(3) of the PDI Act, if the Council assigns a classification under Section 151 of the PDI Act, to give notice in writing to the owner of the building to which the classification has been assigned, of the classification assigned to the building.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
30. Certificates of Occupancy	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
30.1 The power pursuant to Section 152(2) of the PDI Act to issue a certificate of occupancy.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
30.2 The power pursuant to Section 152(3)(a) of the PDI Act to require an application for a certificate of occupancy to include any information required by the delegate.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
30.3 The power pursuant to Section 152(3)(c) of the PDI Act to determine the appropriate fee.	CEO,
30.4 The power pursuant to Section 152(5) of the PDI Act to consider any report supplied under Section 152(4) of the PDI Act before deciding the application.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
30.5 The power pursuant to Section 152(6) of the PDI Act to issue the certificate if the delegate is satisfied (in accordance with procedures set out in the regulations and on the basis of information provided or obtained under Section 152 of the PDI Act) that the relevant building is suitable for occupation and complies with such requirements as may be prescribed by the regulations for the purposes of Section 152(6) of the PDI Act.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
30.6 The power pursuant to Section 152(10) of the PDI Act, if the Council refuses an application to notify the applicant in writing of:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
30.6.1 the refusal; and	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
30.6.2 the reasons for the refusal; and	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
30.6.3 the applicant's right of appeal under the PDI Act.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
30.7 The power pursuant to Section 152(12) of the PDI Act to issue a certificate of occupancy that applies to the whole or part of a building.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
30.8 The power pursuant to Section 152(13) of the PDI Act to, in accordance with the regulations, revoke a certificate of occupancy in prescribed circumstances.	CEO, GMUS, MCD, AM, TLB
31. Temporary Occupation	CEO, GMUS, MCD, AM, TLB
31.1 The power pursuant to Section 153(1) of the PDI Act to grant an approval to a person to occupy a building on a temporary basis without a certificate of occupancy.	CEO, GMUS, MCD, AM, TLB
31.2 The power pursuant to Section 153(2) of the PDI Act to grant an approval under Section 153(1) of the PDI Act on such conditions (if any) as the delegate thinks fit to impose.	CEO, GMUS, MCD, AM, TLB
31.3 The power pursuant to Section 153(3) of the PDI Act if the Council refuses an application to notify the applicant in writing of:	CEO, GMUS, MCD, AM, TLB
31.3.1 the refusal; and	CEO, GMUS, MCD, AM, TLB
31.3.2 the reasons for the refusal; and	CEO, GMUS, MCD, AM, TLB
31.3.3 the applicant's right of appeal under the PDI Act.	CEO, GMUS, MCD, AM, TLB
32. Emergency Orders	CEO, GMUS, GMBCS, MCD, AM, TLB
32.1 The power pursuant to Section 155(5) of the PDI Act, if an owner fails to carry out work as required by an emergency order, to cause the necessary work to be carried out.	CEO, GMUS, GMBCS, MCD, AM, TLB
32.2 The power pursuant to Section 155(6) of the PDI Act to recover as a debt due from the owner the reasonable costs and expenses incurred by the Council (or any person acting on behalf of the Council) under Section 155 of the PDI Act.	CEO, GMUS, GMBCS, MCD, AM, TLB
32.3 The power pursuant to Section 155(7) of the PDI Act, if an amount is recoverable from a person by the Council under Section 155 of the PDI Act to, by notice in writing to the person, fix a period, being not less than 28 days from the date of the notice, within which the amount must be paid by the person.	CEO, GMUS, GMBCS, MCD, AM, TLB
33. Fire Safety	RMC
33.1 The power pursuant to Section 157(16) of the PDI Act to establish a body and designate it as an appropriate authority under Section 157 of the PDI Act.	RMC
33.2 The power pursuant to Section 157(17) of the PDI Act to:	RMC
33.2.1 appoint to the appropriate authority:	RMC
33.2.1.1 a person who holds prescribed qualifications in building surveying; and	RMC

33.2.1.2	an authorised officer under Part 3 Division 5 or Section 86 of the Fire and Emergency Services Act 2005 who has been approved by the Chief Officer of the relevant fire authority to participate as a member of the appropriate authority; and	RMC
33.2.1.3	a person with expertise in the area of fire safety; and	RMC
33.2.1.4	if so determined by the delegate, a person selected by the delegate;	CEO
33.2.2	specify a term of office of a member of the appropriate authority (other than a member under Section 157(17)(a)(ii) of the PDI Act;	CEO
33.2.3	remove a member of the appropriate authority from office for any reasonable cause;	CEO
33.2.4	appoint deputy members;	CEO
33.2.5	determine the appropriate authority's procedures (including as to quorum).	RMC
34.	Initiation of Scheme	CEO
34.1	The power pursuant to Section 163(3)(b) of the PDI Act to request the Minister initiate a proposal to proceed under Section 163 of the PDI Act.	RMC
34.2	The power pursuant to Section 163(10) of the PDI Act to make submissions to the Minister in relation to the draft outline.	CEO
35.	Initiation of Scheme	CEO
35.1	The power pursuant to Section 164(3) of the PDI Act to request the Minister initiate a proposal to proceed under Section 164 of the PDI Act.	RMC
35.2	The power pursuant to Section 164(12) of the PDI Act to make submissions to the Minister in relation to the draft outline.	CEO
36.	Consideration of Proposed Scheme	CEO
36.1	The power pursuant to Section 166(1)(c) of the PDI Act to consult with a scheme coordinator in relation to a scheme in accordance with the Community Engagement Charter.	CEO
37.	Adoption of Scheme	RMC
37.1	The power pursuant to Section 167(7) of the PDI Act to make submissions to the Minister in relation to a variation to an outline of a scheme.	RMC
38.	Funding Arrangements	CEO
38.1	The power pursuant to Section 169(2)(b) of the PDI Act in relation to a scheme that provides for the collection of contributions under Subdivision 8 of the PDI Act to apply for any matter to be considered or determined by ESCOSA or some other prescribed person or body as part of a periodic review of the levels and amounts of those contributions.	CEO
38.2	The power pursuant to Section 169(9) of the PDI Act to make submissions to the Commission in relation to a funding arrangement that is specifically relevant to the Council.	CEO
39.	Contributions by Constituent Councils	CEO
39.1	The power pursuant to Section 177(4) of the PDI Act to make submissions to the Minister in relation to the Council's share.	CEO
39.2	The power pursuant to Section 177(5) of the PDI Act to, at the request of the Minister, supply the Minister with information in the possession of the Council to enable the Minister to determine shares under Sections 177(2) and (3) of the PDI Act.	CEO
40.	Imposition of Charge by Councils	CEO
40.1	The power pursuant to Section 180(7) of the PDI Act, if the Council incurs costs in recovering a charge as a debt, to claim the reimbursement of those costs (insofar as they are reasonable) from the relevant fund established under subdivision 9, Division 1, Part 13 of the PDI Act.	CEO
41.	Authorised Works	CEO
41.1	The power pursuant to Section 187(1) of the PDI Act, subject to Section 187(3) of the PDI Act, to carry out any infrastructure works if the Council is authorised to so do by or under the PDI Act or any other Act.	CEO
41.2	The power pursuant to Section 187(5) of the PDI Act, subject to Section 187(6) of the PDI Act, to in relation to a proposal that involves disturbing the surface of a road, or that otherwise relates to a road to:	CEO
41.2.1	inform the relevant road maintenance authority of the proposal at least 28 days before the proposed commencement of any work; and	CEO
41.2	The power pursuant to Section 187(5) of the PDI Act, subject to Section 187(6) of the PDI Act, to in relation to a proposal that involves disturbing the surface of a road, or that otherwise relates to a road to:	CEO
41.2.2	give the relevant road maintenance authority a reasonable opportunity to consult with the Council in relation to the matter; and	CEO
41.2	The power pursuant to Section 187(5) of the PDI Act, subject to Section 187(6) of the PDI Act, to in relation to a proposal that involves disturbing the surface of a road, or that otherwise relates to a road to:	CEO
41.2.3	ensure that proper consideration is given to the views of the road maintenance authority.	CEO
41.3	The power pursuant to Section 187(5)(b) of the PDI Act to make submissions to the designated entity in relation to the matter.	CEO

41.4 The power pursuant to Section 187(6) of the PDI Act, in a case of emergency, to only comply with Section 187(5) of the PDI Act to such extent as is practicable in the circumstances.	CEO
42. Entry onto Land	CEO
42.1 The power pursuant to Section 188(1) of the PDI Act to authorise a person for the purpose of undertaking any work or activity in connection with the exercise of a power under Division 2 of Part 13 of the PDI Act to:	CEO
42.1.1 enter and pass over any land; and	CEO
42.1.2 bring onto any land any vehicles, plant or equipment; and	CEO
42.1.3 temporarily occupy land; and	CEO
42.1.4 do anything else reasonably required in connection with the exercise of the power.	CEO
42.2 The power pursuant to Section 188(4) of the PDI Act to pay reasonable compensation on account of any loss or damage caused by the exercise of a power under Section 188(1) of the PDI Act.	CEO
43. Acquisition of Land	RMC
43.1 The power pursuant to Section 189(1) of the PDI Act, to:	RMC
43.1.1 seek the consent of the Minister to acquire land for a purpose associated with infrastructure works under and in accordance with the <i>Land Acquisition Act 1969</i> ; and	RMC
43.1 The power pursuant to Section 189(1) of the PDI Act, to:	RMC
43.1.2 with the consent of the Minister, acquire land for a purpose associated with infrastructure works under and in accordance with the <i>Land Acquisition Act 1969</i> .	RMC
44. Land Management Agreements	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
44.1 The power pursuant to Section 192(1) of the PDI Act to enter into an agreement relating to the development, management, preservation or conservation of land with the owner of the land or a designated entity.	CEO
44.2 The power pursuant to Section 192(2) of the PDI Act to enter into an agreement relating to the management, preservation or conservation of the land with a greenway authority.	CEO
44.3 The power pursuant to Section 192(4) of the PDI Act in considering whether to enter into an agreement under Section 192 of the PDI Act which relates to the development of land and, if such an agreement is to be entered into, in considering the terms of the agreement, to have regard to:	CEO
44.3.1 the provisions of the Planning and Design Code and to any relevant development authorisation under the PDI Act; and	CEO
44.3 The power pursuant to Section 192(4) of the PDI Act in considering whether to enter into an agreement under Section 192 of the PDI Act which relates to the development of land and, if such an agreement is to be entered into, in considering the terms of the agreement, to have regard to:	CEO
44.3.2 the principle that the entering into of an agreement under Section 192 of the PDI Act by the Council should not be used as a substitute to proceeding with an amendment to the Planning and Design Code under the PDI Act.	CEO
44.4 The power pursuant to Section 192(5) of the PDI Act to register agreements entered into under Section 192 of the PDI Act in accordance with the regulations.	CEO
44.5 The power pursuant to Section 192(8) of the PDI Act to carry out on private land any work for which provision is made by agreement under Section 192 of the PDI Act.	CEO
44.6 The power pursuant to Section 192(9) of the PDI Act to include in an agreement under Section 192 of the PDI Act an indemnity from a specified form of liability or right of action, a waiver or exclusion of a specified form of liability or right of action, an acknowledgment of liability, or a disclaimer, on the part of a party to the agreement.	CEO
44.7 The power pursuant to Section 192(10) of the PDI Act to express a provision under Section 192(9) of the PDI Act as extending to, or being for the benefit of, a person or body who or which is not a party to the agreement.	CEO
44.8 The power pursuant to Section 192(11) of the PDI Act to consent to the owner of land entering into an agreement under Section 192 of the PDI Act where the Council has a legal interest in the land.	CEO
44.9 The power pursuant to Section 192(12) of the PDI Act to apply to the Registrar-General, to note the agreement against the relevant instrument of title or, in the case of land not under the provisions of the <i>Real Property Act 1886</i> , against the land.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
44.10 The power pursuant to Section 192(15) of the PDI Act to apply to the Registrar-General in relation to an agreement to which a note has been made under Section 192 of the PDI Act that has been rescinded or amended, to enter a note of the rescission or amendment against the instrument of title, or against the land.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
44.11 The power pursuant to Section 192(16) of the PDI Act to provide in an agreement under Section 192 of the PDI Act for remission of rates or taxes on the land.	CEO
44.12 The power pursuant to Section 192(17) of the PDI Act to seek the Minister's consent to providing in an agreement under Section 192 of the PDI Act entered into by the Council for the remission of rates or taxes payable to the Crown.	CEO
44.13 The power pursuant to Section 192(17) of the PDI Act to consent to an agreement entered into by the Minister under Section 192 of the PDI Act, providing for the remission of rates or taxes payable to the Council.	CEO
44.14 The power pursuant to Section 192(18) of the PDI Act to take into account the existence of an agreement under Section 192 of the PDI Act when assessing an application for a development authorisation under the PDI Act.	CEO

45. Land Management Agreements – Development Applications	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
45.1 The power pursuant to Section 193(1) of the PDI Act to, subject to Section 193 of the PDI Act, enter into an agreement under Section 193 of the PDI Act with a person who is applying for a development authorisation under the PDI Act that will, in the event that the relevant development is approved, bind:	CEO
45.1.1 the person; and	CEO
45.1.2 any other person who has the benefit of the development authorisation; and	CEO
45.1.3 the owner of the relevant land (if he or she is not within the ambit of Sections 193(a) or (b) of the PDI Act and if the other requirements of Section 193 of the PDI Act are satisfied).	CEO
45.2 The power pursuant to Section 193(2) of the PDI Act to enter into an agreement under Section 193 of the PDI Act in relation to any matter that the delegate agrees is relevant to the proposed development (including a matter that is not necessarily relevant to the assessment of the development under the PDI Act).	CEO
45.3 The power pursuant to Section 193(3) of the PDI Act to have regard to:	CEO
45.3.1 the provisions of the Planning and Design Code; and	CEO
45.3.2 the principle that the entering into of an agreement under Section 193 of the PDI Act by the Council should not be used as a substitute to proceeding with an amendment to the Planning and Design Code under the PDI Act.	CEO
45.4 The power pursuant to Section 193(5) of the PDI Act to register agreements entered into under Section 193 of the PDI Act in accordance with the regulations.	CEO
45.5 The power pursuant to Section 193(10) of the PDI Act to consent to an application to note the agreement against the relevant instrument of title or the land.	CEO
45.6 The power pursuant to Section 193(11) of the PDI Act to consent to an owner of land entering into an agreement or giving a consent under Section 192(10) of the PDI Act where the Council has a legal interest in the land.	CEO
45.7 The power pursuant to Section 193(13) of the PDI Act to apply to the Registrar-General to note the agreement against the relevant instrument of title or, in the case of land not under the provisions of the Real Property Act 1886, against the land.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
45.8 The power pursuant to Section 193(15) of the PDI Act to apply to the Registrar-General in relation to an agreement under Section 193 that has been rescinded or amended, to enter a note of the rescission or amendment against the instrument of title, or against the land.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
45.9 The power pursuant to Section 193(16) of the PDI Act, if an agreement under Section 193 of the PDI Act does not have effect under Section 193 of the PDI Act within the period prescribed by the regulations, to by notice given in accordance with the regulations, lapse the relevant development approval.	CEO
46. Off-setting Contributions	RMC
46.1 The power pursuant to Section 197(1)(b) of the PDI Act to seek the approval of the Minister to act under Section 197 of the PDI Act.	RMC
46.2 The power pursuant to Section 197(2) of the PDI Act to establish a scheme under Section 197 of the PDI Act that is designed to support or facilitate:	RMC
46.2.1 development that may be in the public interest or otherwise considered by the delegate as being appropriate in particular circumstances (including by the provision of facilities at a different site); or	RMC
46.2 The power pursuant to Section 197(2) of the PDI Act to establish a scheme under Section 197 of the PDI Act that is designed to support or facilitate:	RMC
46.2.2 development that may be in the public interest or otherwise considered by the delegate as being appropriate in particular circumstances (including by the provision of facilities at a different site); or	RMC
46.2 The power pursuant to Section 197(2) of the PDI Act to establish a scheme under Section 197 of the PDI Act that is designed to support or facilitate:	RMC
46.2.3 planning or development initiatives that will further the objects of the PDI Act or support the principles that relate to the planning system established by the PDI Act; or	RMC
46.2 The power pursuant to Section 197(2) of the PDI Act to establish a scheme under Section 197 of the PDI Act that is designed to support or facilitate:	RMC
46.2.4 any other initiative or policy:	RMC
46.2.4.1 designated by the Planning and Design Code for the purposes of Section 197(2)(c)(i) of the PDI Act;	RMC
46.2.4.2 prescribed by the regulations for the purposes of Section 197(2)(c)(ii) of the PDI Act.	RMC
46.3 The power pursuant to Section 197(3) of the PDI Act to include in a scheme established under Section 197 of the PDI Act:	RMC
46.3.1 an ability or requirement for a person who is proposing to undertake development (or who has the benefit of an approval under the PDI Act):	RMC
46.3.1.1 to make a contribution to a fund established as part of the scheme; or	RMC
46.3.1.2 to undertake work or to achieve some other goal or outcome (on an 'in kind' basis); or	RMC
46.3.1.3 to proceed under a combination of Sections 197(3)(a)(i) and (ii) of the PDI Act,	RMC
in order to provide for or address a particular matter identified by the scheme; and	RMC

46.3.2 an ability for a provision of the Planning and Design Code to apply with a specified variation under the terms of the scheme; and	RMC
46.3.3 an ability for any relevant authority to act under or in connection with Sections 197(3)(a) or (b) of the PDI Act.	RMC
46.4 The power pursuant to Section 197(4)(b) of the PDI Act to apply the fund towards the purposes of the scheme in accordance with any directions or approvals of the Treasurer made or given after consultation with the Minister.	CEO
46.5 The power pursuant to Section 197(4)(c) of the PDI Act to invest money that is not immediately required for the purposes of the fund in accordance with provisions included in the scheme.	CEO
46.6 The power pursuant to Section 197(7) of the PDI Act to:	RMC
46.6.1 seek the approval of the Minister to vary or wind up a scheme under Section 197 of the PDI Act; and	RMC
46.6.2 to vary or wind up a scheme under Section 197 of the PDI Act with the approval of the Minister.	RMC
47. Open Space Contribution Scheme	CEO, GMUS, MCD, AM, CAP
47.1 The power pursuant to Section 198(1) of the PDI Act, where an application for a development authorisation provides for the division of land in the Council's area into more than 20 allotments, and 1 or more allotments is less than 1 hectare in area to require:	CEO, GMUS, MCD, AM, CAP
47.1.1 that up to 12.5% in area of the relevant area be vested in the Council to be held as open space; or	CEO, GMUS, MCD, AM, CAP
47.1 The power pursuant to Section 198(1) of the PDI Act, where an application for a development authorisation provides for the division of land in the Council's area into more than 20 allotments, and 1 or more allotments is less than 1 hectare in area to require:	CEO, GMUS, MCD, AM, CAP
47.1.2 that the applicant make the contribution prescribed by the regulations in accordance with the requirements of Section 198 of the PDI Act; or	CEO, GMUS, MCD, AM, CAP
47.1 The power pursuant to Section 198(1) of the PDI Act, where an application for a development authorisation provides for the division of land in the Council's area into more than 20 allotments, and 1 or more allotments is less than 1 hectare in area to require:	CEO, GMUS, MCD, AM, CAP
47.1.3 that land be vested in the Council under Section 198(1)(c) of the PDI Act and that the applicant make a contribution determined in accordance with Section 198(8) of the PDI Act, according to the determination and specification of the delegate, and to have regard to any relevant provision of the Planning and Design Code that designates land as open space and to seek the concurrence of the Commission to taking any action that is at variance with the Planning and Design Code.	CEO, GMUS, MCD, AM, CAP
47.2 The power pursuant to Section 198(3) of the PDI Act to enter into an agreement referred to in Section 198(2)(d) of the PDI Act.	CEO
47.3 The power pursuant to Section 198(4)(a) of the PDI Act to concur with an area being vested in the Council.	CEO
47.4 The power pursuant to Section 198(11) of the PDI Act in relation to money received under Section 198 of the PDI Act to immediately pay it into a fund established for the purposes of Section 198 of the PDI Act and apply it for the purpose of acquiring or developing land as open space.	CEO
47.5 The power pursuant to Section 198(12) of the PDI Act to form the opinion that the division of land is being undertaken in stages.	CEO, GMUS, MCD, AM, TLP, CAP
48. Urban Trees Fund	CEO
48.1 The power pursuant to Section 200(1) of the PDI Act to,	RMC
48.1.1 seek the approval of the Minister to establish a fund (an urban trees fund) for an area designated by the delegate; and	RMC
48.1.2 to, with the approval of the Minister establish a fund (an urban trees fund) for an area designed by the delegate (a designated area).	RMC
48.2 The power pursuant to Section 200(2) of the PDI Act to effect the establishing of the fund by notice published in the Gazette.	CEO
48.3 The power pursuant to Section 200(3) of the PDI Act to define a designated area by reference to an area established by the Planning and Design Code.	RMC
48.4 The power pursuant to Section 200(5) of the PDI Act to invest any money in an urban trees fund that is not immediately required for the purpose of the fund and to pay any resultant income into the fund.	CEO
48.5 The power pursuant to Section 200(6) of the PDI Act to apply money standing to the credit of an urban trees fund:	CEO
48.5.1 to maintain or plant trees in the designated area which are or will (when fully grown) constitute significant trees under the PDI Act; or	CEO
48.5 The power pursuant to Section 200(6) of the PDI Act to apply money standing to the credit of an urban trees fund:	CEO
48.5.2 to purchase land within the designated area in order to maintain or plant trees which are or will (when fully grown) constitute significant trees under the PDI Act.	CEO
48.6 The power pursuant to Section 200(7) of the PDI Act if, the Council subsequently sells land purchased under Section 200(6)(b) of the PDI Act, to pay the proceeds of sale into an urban trees fund maintained by the Council under Section 200 of the PDI Act, subject to the qualifications in Sections 200(7)(a) and (b).	CEO

49. Appointment of Authorised Officers	CEO
49.1 The power pursuant to Section 210(1) of the PDI Act to:	CEO
49.1.1 appoint a person to be an authorised officer for the purposes of the PDI Act; and	CEO
49.1.2 appoint a person who holds the qualifications prescribed by the regulations to be an authorised officer for the purposes of the PDI Act if the Council is required to do so by the regulations.	CEO
49.2 The power pursuant to Section 210(2) of the PDI Act to make an appointment of an authorised officer subject to conditions.	CEO
49.3 The power pursuant to Section 210(3) of the PDI Act to issue each authorised officer an identity card:	CEO
49.3.1 containing a photograph of the authorised officer; and	CEO
49.3.2 stating any conditions of appointment limiting the authorised officer's appointment.	CEO
49.4 The power pursuant to Section 210(5) of the PDI Act to, at any time, revoke an appointment which the Council has made, or vary or revoke a condition of such an appointment or impose a further such condition.	CEO
50. Enforcement Notices	CEO, GMUS, MCD, AM, TLP, TLM, TLB, SDOB, DOB
50.1 The power pursuant to Section 213(1) of the PDI Act, if the delegate has reason to believe on reasonable grounds that a person has breached the PDI Act or the repealed Act, to do such of the following as the delegate considers necessary or appropriate in the circumstances:	CEO, GMUS, MCD, AM, TLP, TLM, TLB, SDOB, DOB
50.1.1 direct a person to refrain, either for a specified period or until further notice, from the PDI Act, or course of action, that constitutes the breach;	CEO, GMUS, MCD, AM, TLP, TLM, TLB, SDOB, DOB
50.1 The power pursuant to Section 213(1) of the PDI Act, if the delegate has reason to believe on reasonable grounds that a person has breached the PDI Act or the repealed Act, to do such of the following as the delegate considers necessary or appropriate in the circumstances:	CEO, GMUS, MCD, AM, TLP, TLM, TLB, SDOB, DOB,
50.1.2 direct a person to make good any breach in a manner, and within a period, specified by the delegate;	CEO, GMUS, MCD, AM, TLP, TLM, TLB, SDOB, DOB,
50.1 The power pursuant to Section 213(1) of the PDI Act, if the delegate has reason to believe on reasonable grounds that a person has breached the PDI Act or the repealed Act, to do such of the following as the delegate considers necessary or appropriate in the circumstances:	CEO, GMUS, MCD, AM, TLP, TLM, TLB, SDOB, DOB
50.1.3 take such urgent action as is required because of any situation resulting from the breach.	CEO, GMUS, MCD, AM, TLP, TLM, TLB, SDOB, DOB
50.2 The power pursuant to Section 213(2) of the PDI Act to give a direction under Section 213(1) of the PDI Act by notice in writing unless the delegate considers that the direction is urgently required.	CEO, GMUS, MCD, AM, TLP, TLM, TLB, SDOB, DOB
50.3 The power pursuant to Section 213(5) of the PDI Act, if a person fails to comply with a direction under Section 213(1)(b) of the PDI Act within the time specified in the notice, to cause the necessary action to be taken.	CEO, GMUS, MCD, AM, TLP, TLM, TLB, SDOB, DOB,
50.4 The power pursuant to Section 213(6) of the PDI Act to recover the reasonable costs and expenses incurred by the Council (or any person acting on behalf of the Council) under Section 213 of the PDI Act, as a debt due from the person whose failure gave rise to the PDI Action	CEO, GMUS, MCD, AM, TLP, TLM, TLB, SDOB, DOB
50.5 The power pursuant to Section 213(7) of the PDI Act, if an amount is recoverable from a person by the Council under Section 213 of the PDI Act to, by notice in writing to the person, fix a period, being not less than 28 days from the date of the notice, within which the amount must be paid by the person.	CEO, GMUS, MCD, AM, TLP, TLM, TLB, SDOB, DOB
51. Applications to Court	CEO, GMUS, MCD, AM
51.1 The power pursuant to Section 214(1) of the PDI Act to apply to the Court for an order to remedy or restrain a breach of the PDI Act or the repealed Act.	CEO, GMUS, MCD, AM
51.2 The power pursuant to Section 214(2) of the PDI Act to consent to proceedings under Section 214 of the PDI Act being brought in a representative capacity on behalf of the Council.	CEO, GMUS, MCD, AM
51.3 The power pursuant to Section 214(4) of the PDI Act to make an application without notice to any person and to make an application to the Court to serve a summons requiring the respondent to appear before the Court to show cause why an order should not be made under Section 214 of the PDI Act.	CEO, GMUS, MCD, AM
51.4 The power pursuant to Section 214(6) of the PDI Act to make submissions to the Court on the subject matter of the proceedings.	CEO, GMUS, MCD, AM, TLM, TLB
51.5 The power pursuant to Section 214(9) of the PDI Act to appear before a final order is made and be heard in proceedings based on the application.	CEO, GMUS, MCD, AM, TLM, TLB
51.6 The power pursuant to Section 214(10) of the PDI Act to make an application to the Court to make an interim order under Section 214 of the PDI Act.	CEO, GMUS, MCD, AM, TLM, TLB
51.7 The power pursuant to Section 214(11) of the PDI Act to make an application for an interim order without notice to any person.	CEO, GMUS, MCD, AM, TLM, TLB
51.8 The power pursuant to Section 214(12) of the PDI Act, if the Court makes an order under Section 214(6)(d) of the PDI Act and the respondent fails to comply with the order within the period specified by the Court, to cause any work contemplated by the order to be carried out, and recover the costs of that work, as a debt, from the respondent	CEO, GMUS, MCD, AM, TLM, TLB

51.9 The power pursuant to Section 214(13) of the PDI Act, if an amount is recoverable from a person by the Council under Section 214(12) of the PDI Act to, by notice in writing to the person, fix a period, being not less than 28 days from the date of the notice, within which the amount must be paid by the person.	CEO, GMUS, MCD, AM, TLMC, TLB
51.10 The power pursuant to Section 214(17) of the PDI Act to apply to the Court to vary or revoke an order previously made under Section 214 of the PDI Act.	CEO, GMUS, MCD, AM, TLMC, TLB
52. Proceedings for Offences	CEO, GMUS
52.1 The power pursuant to Section 219(1) of the PDI Act to commence proceedings for an offence against the PDI Act.	CEO, GMUS
53. Adverse Publicity Orders	CEO, GMUS
53.1 The power pursuant to Section 223(2) of the PDI Act to make an application to the Court for an adverse publicity order.	CEO, GMUS
53.2 The power pursuant to Section 223(4) of the PDI Act, if the offender fails to give evidence to the Council in accordance with Section 224(1)(b) of the PDI Act to:	CEO, GMUS
53.2.1 take the PDI Action or actions specified in the order; and	CEO, GMUS
53.2 The power pursuant to Section 223(4) of the PDI Act, if the offender fails to give evidence to the Council in accordance with Section 224(1)(b) of the PDI Act to:	CEO, GMUS
53.2.2 authorise a person in writing to take the PDI Action or actions specified in the order.	CEO, GMUS
53.3 The power pursuant to Section 223(5) of the PDI Act, if:	CEO, GMUS
53.3.1 the offender gives evidence to the Council in accordance with Section 223(1)(b) of the PDI Act; and	CEO, GMUS
53.3.2 despite the evidence, the delegate is not satisfied that the offender has taken the PDI Action or actions specified in the order in accordance with the order,	CEO, GMUS
to apply to the court for an order authorising the Council, or a person authorised in writing by the Council, to take the PDI Action or actions and to authorise a person in writing to take the PDI Action or actions.	CEO, GMUS
53.4 The power pursuant to Section 223(6) of the PDI Act, if the Council, or a person authorised in writing by the Council, takes an action or actions in accordance with Section 223(4) of the PDI Act or an order under Section 223(5) of the PDI Act, to recover from the offender an amount in relation to the reasonable expenses of taking the PDI Action or actions, as a debt, due to the Council.	CEO, GMUS
54. Civil Penalties	CEO, GMUS
54.1 The power pursuant to Section 225(1) of the PDI Act, subject to Section 225 of the PDI Act, if the delegate is satisfied that a person has committed an offence by contravening a provision of the PDI Act, to, as an alternative to criminal proceedings, recover, by negotiation or by application to the Court, an amount as a civil penalty in respect of the contravention.	CEO, GMUS
54.2 The power pursuant to Section 225(2) of the PDI Act, in respect of a contravention where the relevant offence does not require proof of intention or some other state of mind, to determine whether to initiate proceedings for an offence or take action under Section 225 of the PDI Act, having regard to the seriousness of the contravention, the previous record of the offender and any other relevant factors.	CEO, GMUS
54.3 The power pursuant to Section 225(3) of the PDI Act to serve on the person a notice in the prescribed form advising the person that the person may, by written notice to the Council, elect to be prosecuted for the contravention.	CEO, GMUS
54.4 The power pursuant to Section 225(13) of the PDI Act to seek the authorisation of the Attorney-General to the commencement of proceedings for an order under Section 225 of the PDI Act.	CEO, GMUS
54.5 The power pursuant to Section 225(17) of the PDI Act to seek an authorisation from the Commission for the Council to act under Section 225 of the PDI Act.	CEO, GMUS
55. Make Good Order	CEO, GMUS, MCD, AM, TLMC
55.1 The power pursuant to Section 228(7) of the PDI Act to apply to the Court to vary or revoke an order under Section 228 of the PDI Act.	CEO, GMUS, MCD, AM, TLMC
56. Recovery of Economic Benefit	CEO
56.1 The power pursuant to Section 229(5) of the PDI Act to apply an amount paid to the Council in accordance with an order under Section 229(1) of the PDI Act for the purpose of acquiring or developing land as open space and to hold it in a fund established for the purposes of Section 198 of the PDI Act.	CEO
57. Enforceable Voluntary Undertakings	CEO, GMUS, MCD, AM
57.1 The power pursuant to Section 230(1) of the PDI Act to accept (by written notice) a written undertaking given by a person in connection with a matter relating to a contravention or alleged contravention by the person of the PDI Act.	CEO, GMUS, MCD, AM
57.2 The power pursuant to Section 230(4) of the PDI Act if the delegate considers that a person has contravened an undertaking accepted by the Council, to apply to the Court for enforcement of the undertaking.	CEO, GMUS, MCD, AM
57.3 The power pursuant to Section 230(7) of the PDI Act to agree in writing with a person who has made an undertaking to:	CEO, GMUS, MCD, AM
57.3.1 vary the undertaking; or	CEO, GMUS, MCD, AM
57.3.2 withdraw the undertaking.	CEO, GMUS, MCD, AM
57.4 The power pursuant to Section 230(11) of the PDI Act to accept an undertaking in respect of a contravention or alleged contravention before proceedings in respect of that contravention have been finalised.	CEO, GMUS, MCD, AM

57.5	The power pursuant to Section 230(12) of the PDI Act if the delegate accepts an undertaking before the proceedings are finalised, to take all reasonable steps to have the proceedings discontinued as soon as possible.	CEO, GMUS, MCD, AM
57.6	The power pursuant to Section 230(14) of the PDI Act to seek an authorisation from the Commission for the Council to act under Section 230 of the PDI Act.	CEO
58.	Advertisements	CEO, GMUS, MCD, AM, TLP, TLMC
58.1	The power pursuant to Section 231(1) of the PDI Act, if, in the opinion of the delegate, an advertisement or advertising hoarding:	CEO, GMUS, MCD, AM, TLP, TLMC
58.1.1	disfigures the natural beauty of a locality or otherwise detracts from the amenity of a locality; or	CEO, GMUS, MCD, AM, TLP, TLMC
58.1.2	is contrary to the character desired for a locality under the Planning and Design Code,	CEO, GMUS, MCD, AM, TLP, TLMC
	to, by notice served in accordance with the regulations on the advertiser or the owner or occupier of the land on which the advertisement or advertising hoarding is situated, whether or not a development authorisation has been granted in respect of the advertisement or advertising hoarding, order that person to remove or obliterate the advertisement or to remove the advertising hoarding (or both) within a period specified in the notice (of at least 28 days from the date of service of the notice).	CEO, GMUS, MCD, AM, TLP, TLMC
58.2	The power pursuant to Section 231(3) of the PDI Act if a person on whom a notice is served under Section 231(1) of the PDI Act fails to comply with a notice within the time allowed in the notice to enter on the land and take the necessary steps for carrying out the requirements of the notice and to recover the costs of so doing, as a debt, from the person on whom the notice was served.	CEO, GMUS, MCD, AM, TLP, TLMC
59.	Professional Advice to be Obtained in Relation to Certain Matters	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
59.1	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, GMUS, MCD, AM, TLB, SDOB, DOB
59.2	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, GMUS, MCD, AM, TLB, SDOB, DOB
60.	Charges on Land	CEO, GMUS, MCD
60.1	The power pursuant to Section 239(1) of the PDI Act if a charge on land is created under a provision of the PDI Act in favour of the Council, to deliver to the Registrar-General a notice in a form determined by the Registrar-General, setting out the amount of the charge and the land over which the charge is claimed.	CEO, GMUS, MCD
60.2	The power pursuant to Section 239(6) of the PDI Act if a charge in the Council's favour exists and the amount to which the charge relates is paid, to by notice to the appropriate authority in a form determined by the Registrar-General, apply for the discharge of the charge.	CEO, GMUS, MCD
61.	Registering Authorities to Note Transfer	CEO
61.1	The power pursuant to Section 240(1) of the PDI Act to apply to the Registrar-General or another authority required or authorised under a law of the State to register or record transactions affecting assets, rights or liabilities, or documents relating to such transactions, to register or record in an appropriate manner the transfer to the Council of an asset, right or liability by regulation, proclamation or notice under the PDI Act.	CEO
62.	Reporting	RMC
62.1	The power pursuant to Clause 13(3)(b) of Schedule 2 of the PDI Act to require a report under Clause 13(2) of Schedule 2 of the PDI Act to contain any other information or report required by the delegate.	RMC
63.	Review of Performance	CEO
63.1	The power pursuant to Clause 3(3) of Schedule 4 of the PDI Act to explain the Council's actions, and to make submissions (including, if relevant, an indication of undertakings that the Council is willing to give in order to take remedial action), to the Minister.	CEO
63.2	The power pursuant to Clause 3(14) of Schedule 4 of the PDI Act to make submissions to the Minister on the report on which the PDI Action to be taken by the Minister under Clause 3(13) of Schedule 4 of the PDI Act is based.	CEO
63.3	The power pursuant to Clause 3(15) of Schedule 4 of the PDI Act, if the Minister makes a recommendation to the Council under Clause 3(13)(a) of Schedule 4 of the PDI Act and the Minister subsequently considers that the Council has not, within a reasonable period, taken appropriate action in view of the recommendation, to make submissions to the Minister in relation to the directions of the Minister.	CEO
63.4	The power pursuant to Clause 3(16) of Schedule 4 of the PDI Act to comply with a direction under Clauses 3(13) or (15) of Schedule 4 of the PDI Act.	CEO, GMUS, MCD, AM
64.	Planning and Design Code	RMC
64.1	The power pursuant to Clause 9(6)(a) of Schedule 8 of the PDI Act to apply to the Minister for approval to commence the process under Section 25 of the repealed Act.	RMC
65.	General Schemes	CEO
65.1	The power pursuant to Clause 30(3) of Schedule 8 of the PDI Act to request the Minister make a declaration under Clause 30(2) of Schedule 8 of the PDI Act in relation to a scheme.	CEO
66.	Adoption of DPAs	RMC

66.1 The power pursuant to Regulation 8(1)(c) of the Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017 (the Transitional Provisions Regulations) to apply to the Minister under Regulation 8 of the Transitional Provisions Regulations in accordance with any requirement determined by the Minister.	RMC
67. Mutual Liability Scheme – Rights of Indemnity	CEO
67.1 The power pursuant to Regulation 11B(1) of the Planning, Development and Infrastructure (General) Regulations 2019 (the General Regulations) to:	CEO
67.1.1 in being responsible under Section 83(1)(h)(ii) of the PDI Act for the costs and other liabilities associated with the activities of an assessment panel appointed by the Council; and	CEO
67.1.2 in being responsible for the costs associated with the activities of a regional assessment panel in accordance with a scheme set out in a notice under Section 84(1)(a) and (i) of the PDI Act,	CEO
have arrangements in place to indemnify the members of any such panel in respect of a claim against a member of the panel arising out of the performance, exercise or discharge (or purported performance, exercise or discharge) in good faith of their functions, powers or duties under the PDI Act in their role as a member of the panel.	CEO
67.2 The power pursuant to Regulation 11B(5) of the General Regulations to:	CEO
67.2.1 in being responsible under Section 87(f) of the PDI Act for the costs and other liabilities associated with the activities of an AM for an assessment panel appointed by the Council; and	CEO
67.2.2 in being responsible for the costs associated with the activities of a regional assessment panel in accordance with a scheme set out in a notice under Section 87(1)(a) and (i) of the PDI Act,	CEO
have arrangements in place to indemnify an AM for any such panel in respect of a claim against the AM arising out of the performance, exercise or discharge (or purported performance, exercise or discharge) in good faith of their functions, powers or duties under the PDI Act in their role as an AM.	CEO
68. Performance Assessed Development and Restricted Development	CEO
68.1 The power pursuant to Regulation 47(4)(d) of the General Regulations to determine the fee payable by the applicant as being appropriate to cover the reasonable costs of placing the notice on the land.	CEO
69. Underground Main Areas	CEO, GMUS, MCD, AM, TLP
69.1 The power pursuant to Regulation 78(1) of the General Regulations if the delegate considers an area should be declared an underground mains area to seek a report from the relevant electricity authority in relation to the matter.	CEO, GMUS, MCD, AM, TLP
69.2 The power pursuant to Regulation 78(2) of the General Regulations after having received and considered a report from the electricity authority to declare the area to be an underground mains area.	CEO, GMUS, MCD, AM, TLP
70. Width of Roads and Thoroughfares	CEO, GMUS, MCD, AM, TLP, CAP
70.1 The power pursuant to Regulation 81(4) of the General Regulations to dispense with a width prescribed by Regulations 81(1) or (3) of the General Regulations (and specify a different width) if the delegate is of the opinion that the width so prescribed is not necessary for the safe and convenient movement of vehicles or pedestrians, or for underground services.	CEO, GMUS, MCD, AM, TLP, CAP
70.2 The power pursuant to Regulation 81(5) of the General Regulations to subject to Regulation 81(6) of the General Regulations specify the width of the road at the head of every cul-de-sac in such dimensions as may be acceptable to the delegate.	CEO, GMUS, MCD, AM, TLP, CAP
70.3 The power pursuant to Regulation 81(6) of the General Regulations to dispense with a requirement under Regulation 81(5) of the General Regulations if it appears to the delegate that the cul-de-sac is likely to become a through road.	CEO, GMUS, MCD, AM, TLP, CAP
71. Road Widening	CEO, GMUS, MCD, AM, TLP, CAP
71.1 The power pursuant to Regulation 82(1) of the PDI Act, subject to Regulation 82(2) of the General Regulations, if an existing road abuts land which is proposed to be divided, to form the view that the road should be widened in order to provide a road of adequate width having regard to existing and future requirements of the area.	CEO, GMUS, MCD, AM, TLP, CAP
72. Requirement as to Forming of Roads	CEO, GMUS, MCD, AM, TLP, CAP
72.1 The power pursuant to Regulation 83(1) of the General Regulations, subject to Regulation 83(2) of the General Regulations, to specify the width and manner of the formation of the roadway of every proposed road on a plan of division.	CEO, GMUS, MCD, AM, TLP, CAP
72.2 The power pursuant to Regulation 83(2) of the General Regulations to form the opinion that it is necessary to specify a width for a roadway to be formed under Regulation 83(1) in excess of 7.4m, in view of the volume or type of traffic that is likely to traverse that road.	CEO, GMUS, MCD, AM, TLP, CAP
72.3 The power pursuant to Regulation 83(4) of the General Regulations, to dispense with the requirements under Regulation 83(3) of the General Regulations, if the delegate is of the opinion that the cul-de-sac is likely to become a through road.	CEO, GMUS, MCD, AM, TLP, CAP
72.4 The power pursuant to Regulation 83(5) of the General Regulations, subject to Regulation 83(6) of the General Regulations to require every footpath, water-table, kerbing, culvert and drain of every proposed road to be formed in a manner satisfactory to the delegate.	CEO, GMUS, MCD, AM, TLP, CAP
72.5 The power pursuant to Regulation 83(6) of the General Regulations, to dispense with a requirement under Regulation 83(5) of the General Regulations.	CEO, GMUS, MCD, AM, TLP, CAP
73. Construction of Roads, Bridges, Drains and Services	CEO, GMUS, MCD, AM, TLP, CAP

73.1 The power pursuant to Regulation 84(1) of the General Regulations to require the roadway of every proposed road within the relevant division to be constructed and paved and sealed with bitumen, tar or asphalt or other material approved by the delegate.	CEO, GMUS, MCD, AM, TLP, CAP
74. Supplementary Provisions	CEO, GMUS, MCD, AM, TLP, MCA
74.1 The power pursuant to Regulation 85(1) of the General Regulations to approve the road location and grading plan for the manner of forming any proposed road, footpath, water-table, kerbing, culvert or drain required under Division 6 of the General Regulations.	CEO, GMUS, MCD, AM, TLP, MCA
74.2 The power pursuant to Regulation 85(2) of the General Regulations, subject to Regulation 85(4) of the General Regulations, to require all work referred to in Regulations 83 and 84 of the General Regulations to be carried out in a manner satisfactory to the delegate and in conformity with detailed construction plans and specifications signed by a professional engineer or, at the discretion of the delegate, a licensed surveyor, and approved by the delegate before the commencement of the work.	CEO, GMUS, MCD, AM, TLP, MCA
74.3 The power pursuant to Regulation 85(4) of the General Regulations to form the opinion that all connections for water supply and sewerage services to any allotment delineated on the plan which, in the opinion of the Chief Executive of the South Australian Water Corporation are necessary and need to be laid under the surface of the proposed road, have been made.	CEO, GMUS, MCD, AM, TLP, MCA
75. General Provisions	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP,
75.1 The power pursuant to Regulation 89(1) of the General Regulations to form the opinion that another form of arrangement is satisfactory for the purposes of Section 138(1) of the PDI Act.	CEO, GMUS, MCD, AM, TLP, TLMC
75.2 The power pursuant to Regulation 89(3) of the General Regulations to provide a certificate which:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP,
75.2.1 evidences the consent of the Council to an encroachment by a building over other land; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP,
75.2.2 sets out:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP,
75.2.2.1 the date on which any relevant building was erected (if known); and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP,
75.2.2.2 the postal address of the site.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP,
75.3 75.3 The power pursuant to Regulation 89(6)(b) of the General Regulations to request a written copy of the certificate and plan (or certificates and plans) referred to in Regulation 89(3) of the General Regulations.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
76. Notifications During Building Work	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
76.1 The power pursuant to Regulation 93(1)(b) of the General Regulations to specify by notice to the building owner and to the licensed building work contractor responsible for carrying out the relevant building work (if any), when development approval is granted in respect of the work, any stage of the building work to which the periods and stages prescribed for the purposes of Section 146(1) of the PDI Act relate.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
76.2 The power pursuant to Regulation 93(1)(c) of the General Regulations to specify by notice in writing to the building owner on the granting of development approval in respect of the work any stage of the building work to which the periods and stages prescribed for the purposes of Section 146(1) of the PDI Act relate.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
77. Essential Safety Provisions	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
77.1 The power pursuant to Regulation 94(13) of the General Regulations to require compliance with Regulation 94(10) of the General Regulations if:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
77.1.1 the essential safety provisions were installed	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
77.1.1.1 under a condition attached to a consent or approval that is expressed to apply by virtue of a variance with the performance requirements of the Building Code; or	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
77.1.1.2 as part of a performance solution under the Building Code; or	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
77.1.2 the building has been the subject of a notice under Section 157 of the PDI Act.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
78. Classification of Buildings	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
78.1 The power pursuant to Regulation 102(3) of the General Regulations to require an application under Regulation 102(1) or (2) of the General Regulations to be accompanied by:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
78.1.1 such details, particulars, plans, drawings, specifications, certificates and other documents as the delegate may reasonably require to determine the building's classification.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
78.2 The power pursuant to Regulation 102(4) of the General Regulations, to subject to Regulation 102(5) of the General Regulations, assign the appropriate classification under the Building Code to a building if the delegate is satisfied, on the basis of the owner's application, and accompanying documentation, that the building, in respect of the classification applied for, possesses the attributes appropriate to its present or intended use.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
78.3 The power pursuant to Regulation 102(5) of the General Regulations, if an application under Regulation 102 of the General Regulations is made in respect of an existing Class 2 to Class 9 building, to require the applicant to satisfy the delegate that the provisions of any relevant Ministerial building standard relating to upgrading health and safety in existing buildings has been complied with (to the extent reasonably applicable to the building and its present or intended use).	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
78.4 The power pursuant to Regulation 102(6) of the General Regulations, on assigning a classification to a building (or part of a building) to, if relevant, determine and specify in the notice to the owner under Section 151(3) of the PDI Act:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
78.4.1 the maximum number of persons who may occupy the building (or part of the building); and	CEO, GMUS, MCD, AM, TLB, SDOB, DOB

78.4 The power pursuant to Regulation 102(6) of the General Regulations, on assigning a classification to a building (or part of a building) to, if relevant, determine and specify in the notice to the owner under Section 151(3) of the PDI Act:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
78.4.2 if the building has more than 1 classification—the part or parts of the building to which each classification relates and the classifications currently assigned to the other parts of the building.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79. Certificates of Occupancy	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.1 The power pursuant to Regulation 103(2) of the General Regulations to, require the following documentation:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.1.1 if the development has been approved subject to conditions, such evidence as the delegate may reasonably require to show that the conditions have been satisfied;	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.1The power pursuant to Regulation 103(2) of the General Regulations to, require the following documentation:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.1.2 in the case of a building more than 1 storey - that the requirements of any relevant Ministerial building standard have been complied with; or	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.1.2.1 in the case of a building more than 1 storey - that the requirements of any relevant Ministerial building standard have been complied with;	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.1.2.2 in any other case - that the building is suitable for occupation.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.2 The power pursuant to Regulation 103(3) of the General Regulations, to, other than in relation to a designated building on which building work involving the use of a designated building product is carried out after 12 March 2018, dispense with the requirement to provide a Statement of Compliance under Regulation 103(2)(a) of the General Regulations if:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.2.1 the delegate is satisfied that a person required to complete 1 or both parts of the statement has refused or failed to complete that part and that the person seeking the issuing of the certificate of occupancy has taken reasonable steps to obtain the relevant certification or certifications; and	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.2 The power pursuant to Regulation 103(3) of the General Regulations, to, other than in relation to a designated building on which building work involving the use of a designated building product is carried out after 12 March 2018, dispense with the requirement to provide a Statement of Compliance under Regulation 103(2)(a) of the General Regulations if:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.2.1 the delegate is satisfied that a person required to complete 1 or both parts of the statement has refused or failed to complete that part and that the person seeking the issuing of the certificate of occupancy has taken reasonable steps to obtain the relevant certification or certifications;	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.2 The power pursuant to Regulation 103(3) of the General Regulations, to, other than in relation to a designated building on which building work involving the use of a designated building product is carried out after 12 March 2018, dispense with the requirement to provide a Statement of Compliance under Regulation 103(2)(a) of the General Regulations if:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.2.2 it appears to the delegate, after undertaking an inspection, that the relevant building is suitable for occupation.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.3 The power pursuant to Regulation 103(4) of the General Regulations if:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.3.1 a building is:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.3.1.1 to be equipped with a booster assembly for use by a fire authority; or	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.3.1.2 to have installed a fire alarm that transmits a signal to a fire station or to a monitoring service approved by the relevant authority; and	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.3.2 facilities for fire detection, fire fighting or the control of smoke must be installed in the building pursuant to an approval under the PDI Act,	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
to not grant a certificate of occupancy unless or until the delegate has sought a report from the fire authority as to whether those facilities have been installed and operate satisfactorily and to seek such a report from the fire authority.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.4 The power pursuant to Regulation 103(5) of the General Regulations if a report is not received from the fire authority within 15 business days, to presume that the fire authority does not desire to make a report.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.5 The power pursuant to Regulation 103(6) of the General Regulations to have regard to any report received from a fire authority under Regulation 103(4) of the General Regulations before the delegate issues a certificate of occupancy.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.6 The power pursuant to Regulation 103(6a) of the General Regulations, on receipt of a notification of intended completion of building work under Regulation 93(1)(f) of the General Regulations, to determine that building work will be inspected by an authorised officer.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
79.7 The power pursuant to Regulation 103(9) of the General Regulations to revoke a certificate of occupancy:	CEO, GMUS, MCD, AM, TLB
79.7.1 if:	CEO, GMUS, MCD, AM, TLB
79.7.1.1 there is a change in the use of the building; or	CEO, GMUS, MCD, AM, TLB
79.7.1.2 the classification of the building changes; or	CEO, GMUS, MCD, AM, TLB
79.7.1.3 building work involving an alteration or extension to the building that will increase the floor area of the building by more than 300m ² is about to commence, or is being or has been carried out; or	CEO, GMUS, MCD, AM, TLB
79.7.1.4 the building is about to undergo, or is undergoing or has undergone, major refurbishment,	CEO, GMUS, MCD, AM, TLB
and the delegate considers that in the circumstances the certificate should be revoked and a new certificate sought; or	CEO, GMUS, MCD, AM, TLB
79.7.2 if the delegate considers that the building is no longer suitable for occupation because of building work undertaken, or being undertaken, on the building, or because of some other circumstance; or	CEO, GMUS, MCD, AM, TLB
79.7.3 if a schedule of essential safety provisions has been issued in relation to the building and the owner of the building has failed to comply with the requirements of Regulation 94(10) of the General Regulations; or	CEO, GMUS, MCD, AM, TLB
79.7.4 if the delegate considers:	CEO, GMUS, MCD, AM, TLB

79.7.4.1 that a condition attached to a relevant development authorisation has not been met, or has been contravened, and that, in the circumstances, the certificate should be revoked; or	CEO, GMUS, MCD, AM, TLB
79.7.4.2 that a condition attached to the certificate of occupancy has not been met, or has been contravened, or is no longer appropriate.	CEO, GMUS, MCD, AM, TLB
80. Mining Production Tenements	RMC
80.1 The power pursuant to Regulation 109(1)(b) of the General Regulations to make submissions to the appropriate Authority and object to the granting of the tenement.	RMC
81. Register of Land Management Agreements (Section 193)	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, DT3, DT4
81.1 The power pursuant to Regulation 111(2) of the General Regulations to establish a register of agreements entered into by the Council under Section 193 of the PDI Act.	CEO
81.2 The power pursuant to Regulation 111(3) of the General Regulations to include in a register, or provide access to a copy of each agreement entered into by the Council under Section 193 of the PDI Act and such other information the delegate considers appropriate.	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, DT3, DT4
82. Authorised Officers and Inspections	CEO
82.1 The power pursuant to Regulation 112(1) of the General Regulations to appoint at least 1 authorised officer under Section 210(1)(b) of the PDI Act:	CEO
82.1.1 who is an accredited professional who is:	CEO
82.1.1.1 an Accredited professional - building level 1; or	CEO
82.1.1.2 an Accredited professional - building level 2; or	CEO
82.1.1.3 an Accredited professional - building level 3; or	CEO
82.1.1.4 an Accredited professional - building level 4; or	CEO
82.1.2 who holds a current accreditation recognised by the Chief Executive for the purposes of this Regulation; or	CEO
82.1.3 who holds an approval from the Chief Executive.	CEO
PLANNING, DEVELOPMENT AND INFRASTRUCTURE (FEES, CHARGES AND CONTRIBUTIONS) REGULATIONS 2019	
83. Calculation of Assessment of Fees	
83.1 The power pursuant to Regulation 5(1) of the Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019 (the Fees Regulations) in relation to an application which is duly lodged under a related set of regulations (including via the SA planning portal):	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, DT3, DT4
83.1.1 to require the applicant to provide such information as the delegate may reasonably require to calculate any fee payable under the Fees Regulations or a related set of regulations; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, DT3, DT4
83.1.2 to make any other determination for the purposes of the Fees Regulations or a related set of regulations (even if the Council is not a relevant authority).	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, DT3, DT4
83.2 The power pursuant to Regulation 5(2) of the Fees Regulations, if the delegate acting under Regulation 5(1) of the Fees Regulations, believes that any information provided by an applicant is incomplete or inaccurate, to calculate any fee on the basis of estimates made by the delegate.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, DT3, DT4
83.3 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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, DT3, DT4
84. Waiver or Refund of Fee	CEO, GMUS, MCD, AM, TLP, TLB, SDOA
84.1 The power pursuant to Regulation 7 of the Fees Regulations to, as the delegate considers appropriate to do so:	CEO, GMUS, MCD, AM, TLP, TLB, SDOA
84.1.1 waive the payment of the fee, or the payment of part of the fee; or	CEO, GMUS, MCD, AM, TLP, TLB, SDOA
84.1.2 refund the whole or a part of the fee.	CEO, GMUS, MCD, AM, TLP, TLB, SDOA
STATE PLANNING COMMISSION PRACTICE DIRECTION – 2 PREPARATION AND AMENDMENT OF DESIGNATED INSTRUMENTS	
85. Requirements in Relation to Preparing an Engagement Plan	RMC
85.1 The power pursuant to clause 5(1) of the State Planning Commission Practice Direction – 2 Preparation and Amendment of Designated Instruments (PD2), to prepare a community engagement plan that:	RMC
85.1.1 meets the principles and performance outcomes of the Charter;	RMC
85.1.2 describes the persons or bodies to be consulted;	RMC
85.1.3 outlines any relevant previous engagement undertaken to inform the proposal;	RMC
85.1.4 describes the evaluation framework for the engagement.	RMC
85.2 The power pursuant to clause 5(2) of PD2 to submit the community engagement plan to the Commission for approval with the exception of an amendment to the Code and a Design Standard.	RMC
86. Requirements in Relation to Preparing an Engagement Report Following Consultation	RMC

86.1 The power pursuant to clause 6(1) of PD2, at the completion of engagement on a draft of a proposal to prepare or amend a designated instrument to provide an engagement report to the Minister.	RMC
86.2 The power pursuant to clause 6(2) of PD2 to set out in the report:	RMC
86.2.1 details of the engagement undertaken and how that engagement met the agreed community engagement plan, and reasons for variations, if any to that plan;	RMC
86.2.2 the outcome of the engagement including a summary of the feedback made;	RMC
86.2.3 the response to the details of, and reasons for, changes to the proposal to prepare or amend a designated instrument when compared to the proposal that was engaged on, and to specifically indicate:	RMC
86.2.3.1 where changes are proposed to the designated instrument based on the engagement; and	RMC
86.2.3.2 any other changes proposed based on additional investigations or information not available when the proposal was released for engagement.	RMC
86.3 The power pursuant to clause 6(3) of PD2 to, in the engagement report also include an evaluation of the effectiveness of the engagement that considers whether:	RMC
86.3.1 the principles of the Charter have been achieved; and	RMC
86.3.2 all mandatory requirements identified in the Charter have been met where the consultation category is applicable.	RMC
87. Requirements in Relation to Initiating a Code Amendment Pursuant to Section 73 of the Act	CEO
87.1 The power pursuant to clause 7(1) of PD 2 to provide a proposal to the Commission to initiate a code amendment that sets out:	CEO
87.1.1 Scope - an explanation of the reasons for the preparation of the amendment and a description of the changes in circumstance leading the need for the amendment and the range of issues to be addressed in the amendment;	CEO
87.1.2 Code Modules - an outline of any overlay, general policy, zone or subzones being considered for amendment and/or the intended spatial application of an overlay, general policy, zone or subzone over an identified area, or draft instructions for the proposed amendments;	CEO
87.1.3 Area Affected - A map or description of the area affected by the proposed amendment;	CEO
87.1.4 State Planning Policies - an identification of the relevant key state planning policies and a statement of assessment of the amendment's consistency with those policies;	CEO
87.1.5 Regional Plans - An indication of how the matters or issues proposed to be addressed by the amendment will relate to the relevant regional plan and any relevant infrastructure planning;	CEO
87.1.6 Infrastructure Provision -	CEO
87.1.6.1 an explanation of any infrastructure provision that is required and how the infrastructure provision will be provided; and	CEO
87.1.6.2 an indication whether it is likely that an infrastructure agreement or agreements will need to be entered into in connection with the code amendment process, identifying the tools that will be used for this process;	CEO
87.1.7 Joint Planning Board Comments - that the Council has discussed the proposal with the relevant Regional Planning Board;	CEO
87.1.8 Consultation – information regarding any other consultation that has occurred;	CEO
87.1.9 in relation to designating a place as a place of local heritage value or a heritage area - a heritage review prepared by a heritage architect or historian or similar occupation in accordance with the Commission's guidelines prepared under Section 67(2)(c) of the PDI Act;	CEO
87.1.10 in relation to designating a tree a significant tree - an assessment of the tree against the criteria under Section 68(1)(a) of the PDI Act;	CEO
87.1.11 in relation to designating a stand of trees to be significant trees – an assessment of the trees against the criteria under Section 68(1)(b) of the PDI Act.	CEO
87.2 The power pursuant to clause 7(2) of PD2 to, in addition, provide:	CEO
87.2.1 Timetable - an outline of the proposed timetable for each step of the process (ensuring that the process is completed within reasonable time limits), and a commitment on the part of the Council that it will take steps to update this timetable if it appears at any stage that the Council will require an extension;	CEO
87.2.2 Investigations - an outline of the investigations and justifications that will be undertaken (and those that may have already been undertaken) and the form that those investigations will take in order to address the strategic and social, economic and environmental issues of the proposed amendment, or an explanation and summary of the investigations undertaken and how these support the amendment.	CEO
88. Requirements in Relation to Preparation of the Draft Proposal Prior to Consultation and Decision	CEO
88.1 The power pursuant to clause 8(1) of PD 2 to, prior to consultation, provide to the Department:	CEO
88.1.1 instructions that set out the intent of the proposed policy amendment for the purposes of the Department writing the draft Code Policy for the Council;	CEO

88.1.2 any maps in an industry standard GIS format to enable the production version of mapping to be prepared and returned to the Council;	CEO
88.1.3 in relation to heritage lists a local heritage data sheet and a significant trees data sheet.	CEO
88.2 The power pursuant to clause 8(2) of PD2, if amendments are proposed to the consultation versions, to provide to the Department:	RMC
88.2.1 instruction to write the amendments to the Code Policy;	CEO
88.2.2 amendments to the maps in an industry standard GIS format to enable the production version of mapping to be prepared and returned to the Council.	CEO
89. Requirements in Relation to Preparation of the Draft Proposal for Consultation	RMC
89.1 The power pursuant to clause 9(1) of PD2 to, for engagement purposes, support a code amendment by the following information:	RMC
89.1.1 an explanation about why and how the Code is proposed to be amended;	CEO
89.1.2 an assessment of the amendment against the relevant provisions of State Planning Policies and the relevant regional plan;	CEO
89.1.3 if any amendment is not fully consistent with the State Planning Policies or the region plan, to so specifically identify that and include an explanation setting out the reason or reasons for the inconsistency;	CEO
89.1.4 an explanation and summary of the investigations undertaken and how these support the amendment;	CEO
89.1.5 an explanation of any infrastructure provision that is required and how the infrastructure will be provided.	CEO
90. Requirements in Relation to Complying Changes Under Section 75	RMC
90.1 The power pursuant to clause 11(1) of PD2, in relation to a proposal to agree to a complying change, to provide the following information to the department:	RMC
90.1.1 a reference to the documentation and recommendation in relation to the proposed amendment in the relevant regional plan;	CEO
90.1.2 a summary of the consultation in accordance with the Charter that has occurred in relation to the proposal including reference to the Engagement Report prepared for the regional plan and any additional consultation that has occurred;	CEO
90.1.3 instructions that set out the intent of the proposed policy amendment for the purposes of the department writing the draft Code Policy for the Council;	CEO
90.1.4 any maps in an industry standard GIS format to enable the production version of mapping to be prepared and returned to the Council.	CEO
91. Requirements in Relation to Early Commencement Under Section 78	RMC
91.1 The power pursuant to clause 12(1) of PD2, in relation to a request for a code amendment to come into operation without delay, to provide to the department:	RMC
91.1.1 an explanation about how early commencement is required to counter applications for undesirable development (development that would detract from, negate the object of the amendment) during consultation and consideration of the code amendment;	RMC
91.1.2 instructions that set out the intent of the proposed policy amendment for the purposes of the Department writing the draft Code Policy for the Council;	RMC
91.1.3 any maps in an industry standard GIS format to enable the production version of mapping to be prepared and returned to the Council.	RMC
STATE PLANNING COMMISSION PRACTICE DIRECTION – 3 (NOTIFICATION OF PERFORMANCE ASSESSED DEVELOPMENT APPLICATIONS) 2019	RMC
92. Responsibility to Undertake Notification	RMC
92.1 The power pursuant to clause 6(3)(b) of the State Planning Commission Practice Direction – 3 (Notification of Performance Assessed Development Applications) 2019 (PD3) to determine the relevant fee as being appropriate to cover the relevant authority's reasonable costs in giving public notice of the application under Section 107(3)(a)(i) of the PDI Act.	CEO
STATE PLANNING COMMISSION PRACTICE DIRECTION (COUNCIL INSPECTIONS) 2020	RMC
93. Mandatory Inspections	RMC
93.1 The power pursuant to clause 2(2) of Part 2 of the State Planning Commission Practice Direction (Council Inspections) 2020 (PD9) to, in carrying out an inspection under PD9, take all reasonable steps to ensure each inspection includes an inspection and assessment of the following elements (elements), as may be present at the time of inspection:	CEO, TLB, SDOB, DOB
93.1.1 primary structural elements;	CEO, TLB, SDOB, DOB
93.1.2 structural framing and roof trusses;	CEO, TLB, SDOB, DOB
93.1.3 wet areas and waterproofing;	CEO, TLB, SDOB, DOB
93.1.4 barriers to prevent falls;	CEO, TLB, SDOB, DOB

93.1.5 cladding;	CEO, TLB, SDOB, DOB
93.1.6 egress provisions;	CEO, TLB, SDOB, DOB
93.1.7 bushfire protection systems;	CEO, TLB, SDOB, DOB
93.1.8 passive and active fire safety elements;	CEO, TLB, SDOB, DOB
93.1.9 private bushfire shelters; and	CEO, TLB, SDOB, DOB
93.1.10 performance solutions.	CEO, TLB, SDOB, DOB
94. Additional Inspections	CEO, TLB, SDOB, DOB
94.1 The power pursuant to clause 3(2) of Part 2 of PD9 to consider carrying out an inspection in addition to any specified in clause 2 of Part 2 of PD9 (additional inspections) if the delegate has information to indicate that the circumstances warrant it, having regard to the objects of PD9.	CEO, TLB, SDOB, DOB
95. Inspections Generally	CEO, TLB, SDOB, DOB
95.1 The power pursuant to clause 4(3) of Part 2 of PD9, in relation to building work listed in Schedule 7 of the General Regulations to consider if an additional inspection may be appropriate.	CEO, TLB, SDOB, DOB
96. General Requirements	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
96.1 The power pursuant to clause 1(2) of Part 3 of PD9 to ensure that an inspection under PD9 and subsequent assessment of each of the applicable elements in clause 2(2) of Part 2 of PD9 is carried out by a person who has the appropriate qualifications, skills, knowledge and experience to carry out an inspection assigned to that officer under PD9.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB

Instrument of Sub-Delegation - Instrument B

	Delegation/Subdelegation
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.	RMC
1.2 The power pursuant to Section 7(5)(d) of the PDI Act in relation to a proposed development in an environment and food production area that involves a division of land that would create one or more additional allotments, to, if the proposed development will create additional allotments to be used for residential development, refuse to grant development authorisation in relation to the proposed development.	RMC
2. Related Provisions	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, DT4
2.1 The power pursuant to Section 99(2)(b)(ii) of the PDI Act to, if appropriate, grant development approval in the case of Section 99(1)(d) of the PDI Act.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, DT4
2.2 The power pursuant to Section 99(3) of the PDI Act where a proposed development is to be undertaken within the area of the Council, to, subject to the regulations, if appropriate, grant the final development approval after all elements of the development have been approved by one or more relevant authorities under Section 99 of the PDI Act.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, DT4
3. Matters Against Which Development Must be Assessed	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, DT4
3.1 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 the relevant provisions of the Building Rules (building consent).	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
3.2 The power pursuant to Section 102(8) of the PDI Act, when all relevant consents have been granted in relation to a development, to in accordance with the PDI Act, indicate that the development is approved.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, DT4
4. Building Consent	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.1 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).	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.2 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.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.3 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:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.3.1 the variance is with a part of the Building Rules other than the Building Code or a Ministerial building standard and the delegate determines that it is appropriate to grant the consent despite the variance on the basis that the delegate is satisfied:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.3.1.1 that:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
(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	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.3 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:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.3.1 the variance is with a part of the Building Rules other than the Building Code or a Ministerial building standard and the delegate determines that it is appropriate to grant the consent despite the variance on the basis that the delegate is satisfied:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.3.1.1 that:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
(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	CEO, GMUS, MCD, AM, TLB, SDOB, DOB

4.3 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:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.3.1 the variance is with a part of the Building Rules other than the Building Code or a Ministerial building standard and the delegate determines that it is appropriate to grant the consent despite the variance on the basis that the delegate is satisfied:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.3.1.2 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.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.4 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.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.5 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.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.6 The power pursuant to Section 118(7) of the PDI Act to seek and consider the advice of the Commission before imposing or agreeing to a requirement under Section 18(6) of the PDI Act that would be at variance with the performance requirements of the Building Code or a Ministerial building standard.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.7 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:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.7.1 such compliance is certified by the provision of technical details, particulars, plans, drawings or specifications prepared and certified in accordance with the regulations; or	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.7 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:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.7.2 such compliance is certified by a building certifier.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.8 The power pursuant to Section 118(10) of the PDI Act to refuse to grant a consent in relation to any development if, as a result of that development, the type or standard of construction of a building of a particular classification would cease to conform with the requirements of the Building Rules for a building of that classification	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.9 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):	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.9.1 the variance; and	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.9 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):	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
4.9.2 the grounds on which the decision is being made.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
5. Application and Provision of Information	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.1 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.	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.2 The power pursuant to Section 119(3) of the PDI Act to request an applicant:	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.2.1 to provide such additional documents, assessments or information (including calculations and technical details) as the delegate may reasonably require to assess the application;	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.2 The power pursuant to Section 119(3) of the PDI Act to request an applicant:	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.2.2 to remedy any defect or deficiency in any application or accompanying document or information required by or under the PDI Act;	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.2 The power pursuant to Section 119(3) of the PDI Act to request an applicant:	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3

5.2.3 to consult with an authority or body prescribed by the regulations;	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.2 The power pursuant to Section 119(3) of the PDI Act to request an applicant:	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.2.4 to comply with any other requirement prescribed by the regulations.	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.3 The power pursuant to Section 119(6)(b) 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, subject to Section 119(6)(b)(ii) to refuse the application.	CEO, GMUS, MCD, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB
5.4 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.	CEO
5.5 The power pursuant to Section 119(9) of the PDI Act to:	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.5.1 permit an applicant:	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.5.1.1 to vary an application;	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
(provided that the essential nature of the proposed development is not changed);	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.5 The power pursuant to Section 119(9) of the PDI Act to:	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.5.1 permit an applicant:	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.5.1.2 to vary any plans, drawings, specifications or other documents that accompanied an application,	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
(provided that the essential nature of the proposed development is not changed);	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.5 The power pursuant to Section 119(9) of the PDI Act to:	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.5.2 permit an applicant to lodge an application without the provision of any information or document required by the regulations;	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.5 The power pursuant to Section 119(9) of the PDI Act to:	CEO, GMUS, MCD, AM, TLP, TLB, SDOA
5.5.3 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);	CEO, GMUS, MCD, AM, TLP, TLB, SDOA
5.5 The power pursuant to Section 119(9) of the PDI Act to:	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.5.4 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.	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.6 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.	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4, DT3
5.7 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.	CEO, GMUS, MCD, AM, TLP, TLB
5.8 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, GMUS, MCD, AM, TLP, TLB, SDOA
6. Outline Consent	CEO
6.1 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.	CEO

6.2 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:	CEO
6.2.1 grant any consent contemplated by the outline consent; and	CEO
6.2 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:	CEO
6.2.2 not impose a requirement that is inconsistent with the outline consent.	CEO
7. Referrals to Other Authorities or Agencies	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
7.1 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:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
7.1.1 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	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
7.1 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:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
7.1.2 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	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
where the regulations so provide, subject to Section 122 of the PDI Act.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
7.2 The power pursuant to Section 122(5)(b) of the PDI Act, acting by direction of a prescribed body:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
7.2.1 to refuse the application; or	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
7.2 The power pursuant to Section 122(5)(b) of the PDI Act, acting by direction of a prescribed body:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
7.2.2 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)	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
where the regulations so provide.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
7.3 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.	CEO, GMUS, MCD, AM, TLB
7.4 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.	CEO, GMUS, MCD, AM, TLB
8. Proposed Development Involving Creation of Fortifications	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOP, SDOA, DOP
8.1 The power pursuant to Section 124(1) of the PDI Act, if the delegate has reason to believe that a proposed development may involve the creation of fortifications, to refer the application for consent to, or approval of, the proposed development to the Commissioner of Police (the Commissioner).	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOP, SDOA, DOP
8.2 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:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOP, SDOA, DOP
8.2.1 if the proposed development consists only of the creation of fortifications – refuse the application;	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOP, SDOA, DOP
8.2 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:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOP, SDOA, DOP
8.2.2 in any other case – impose conditions in respect of any consent to or approval of the proposed development prohibiting the creation of the fortification.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOP, SDOA, DOP
8.3 The power pursuant to Section 124(6) of the PDI Act, if the relevant authority acting on the basis of a determination of the Commissioner under Section 124(2) of the PDI Act refuses an application or imposes conditions in respect of a development authorisation, to notify the applicant that the application was refused, or the conditions imposed, on the basis of a determination of the Commissioner under Section 124 of the PDI Act.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOP, SDOA, DOP
8.4 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.	CEO, GMUS, MCD, AM, TLB, TLP, SDOP, SDOA, DOP
9. Determination of Application	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4

9.1 The power pursuant to Section 126(1) of the PDI Act to, on making a decision on an application under Part 7 of the PDI Act, give notice of the decision in accordance with the regulations (and, in the case of a refusal, to include in the notice the reasons for the refusal and any appeal rights that exist under the PDI Act).	CEO, GMUS, MCD, AM, TLP, TLB, SDOP, SDOA, DOP, SDOB, DOB, DT4
9.2 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, GMUS, MCD, TLP, AM, SDOP, SDOA, DOP, TLB, SDOB, DOB
10. Conditions	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
10.1 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, GMUS, MCD, AM, TLB, SDOB, DOB
10.2 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.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
11. Variation of Authorisation	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB
11.1 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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB
12. Saving Provisions	CEO, GMUS, MCD, AM
12.1 The power pursuant to Section 133(3) of the PDI Act to, in order to avoid or reduce hardship, extend the limitation period referred to in Section 133(2) of the PDI Act.	CEO, GMUS, MCD, AM
13. Requirement to Up-grade	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
13.1 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.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
13.2 The power pursuant to Section 134(1) of the PDI Act, if:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
13.2.1 an application for a building consent relates to:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
13.2.1.1 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	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
13.2.1.2 a change of classification of a building; and	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
13.2.2 the building is, in the opinion of the delegate, unsafe, structurally unsound or in an unhealthy condition,	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
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, GMUS, MCD, AM, TLB, SDOB, DOB
13.3 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.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
13.4 The power pursuant to Section 134(3) of the PDI Act to impose a requirement under Section 134(1) of the PDI Act:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
13.4.1 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	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
13.4 The power pursuant to Section 134(3) of the PDI Act to impose a requirement under Section 134(1) of the PDI Act:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
13.4.2 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	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
13.5 The power pursuant to Section 134(4) of the PDI Act if:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
13.5.1 an application is made for building consent for building work in the nature of an alteration of a class prescribed by the regulations; and	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
13.5.2 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,	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
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).	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
13.6 The power pursuant to Section 134(5) of the PDI Act to impose a requirement under Section 134(4) of the PDI Act:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
13.6.1 subject to Section 134(5)(b) of the PDI Act - on the basis that the building work or other measures to achieve compliance with the relevant performance requirements must be addressed before the relevant authority will grant building consent; and	CEO, GMUS, MCD, AM, TLB, SDOB, DOB

13.6 The power pursuant to Section 134(5) of the PDI Act to impose a requirement under Section 134(4) of the PDI Act:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
13.6.2 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.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
14. Urgent Building Work	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TPCM, TLP, SDOA, SDOP, DOP
14.1 The power pursuant to Section 135(2)(d) of the PDI Act to issue any direction.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TPCM, TLP, SDOA, SDOP, DOP
15. Cancellation of Development Authorisation	CEO, GMUS, MCD, AM, TLP, TLB
15.1 The power pursuant to Section 143(1) of the PDI Act to, on the application of a person who has the benefit of the authorisation, cancel a development authorisation previously given by the relevant authority.	CEO, GMUS, MCD, AM, TLP, TLB
15.2 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, GMUS, MCD, AM, TLP, TLB
16. Professional Advice to be Obtained in Relation to Certain Matters	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
16.1 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, GMUS, MCD, AM, TLB, SDOB, DOB
16.2 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, GMUS, MCD, AM, TLB, SDOB, DOB
17. Continuation of Processes	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, DT4
17.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, DT4
17.1.1 adopt any findings or determinations of a relevant authority under the repealed Act that may be relevant to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, DT4
17.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB
17.1.2 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	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB
17.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB
17.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the designated day; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB
17.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB
17.1.4 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	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB
17.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB
17.1.5 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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB
18. Accredited Professionals	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
18.1 The power pursuant to Regulation 25(7)(c) of the Planning, Development and Infrastructure (General) Regulations 2017 (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.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
19. Verification of Application	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, DT4, DT3

19.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, DT4, DT3
19.1.1 determine the nature of the development; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, DT4, DT3
19.1 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:	CEO
19.1.2 if the application is for planning consent - determine:	CEO
19.1.2.1 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	CEO
19.1 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:	CEO
19.1.2 if the application is for planning consent - determine:	CEO
19.1.2.2 the category or categories of development that apply for the purposes of development assessment; and	CEO
19.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3
19.1.3 determine whether the relevant authority is the correct entity to assess the application under the PDI Act; and	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3
19.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3
19.1.4 if the relevant authority is the correct entity to assess the application (or any part of the application):	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3
19.1.4.1 check that the appropriate documents and information have been lodged with the application; and	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3
19.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3
19.1.4 if the relevant authority is the correct entity to assess the application (or any part of the application):	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3
19.1.4.2 confirm the fees required to be paid at that point under the Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019; and	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3
19.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3
19.1.4 if the relevant authority is the correct entity to assess the application (or any part of the application):	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3
19.1.4.3 provide an appropriate notice via the SA planning portal; and	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3
19.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3
19.1.5 if the relevant authority is not the correct entity to assess the application (or any part of the application):	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3

19.1.5.1 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	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3
19.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3
19.1.5 if the relevant authority is not the correct entity to assess the application (or any part of the application):	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3
19.1.5.2 provide an appropriate notice via the SA planning portal.	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4, DT3
20. Amended Applications	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB,
20.1 The power pursuant to Regulation 35(3) of the General Regulations if an application is varied following referral under Division 2 or giving of notice under Division 3, to, if the variations are not substantial, consider the application without the need to repeat an action otherwise required under Division 2 or Division 3.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB,
20.2 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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB
21. Withdrawing/Lapsing Applications	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3, TLB, SDOB, DOB
21.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3, TLB, SDOB, DOB
21.1.1 any agency to which the application has been referred under Division 2 of the General Regulations; and	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3, TLB, SDOB, DOB
21.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3, TLB, SDOB, DOB
21.1.2 any person who has made a representation in relation to the application under Division 3 of the General Regulations, of the withdrawal.	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3, TLB, SDOB, DOB
21.2 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, GMUS, MCD, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB
21.3 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, TLB, SDOB, DOB
21.3.1 take reasonable steps to notify the applicant of the action under consideration; and	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, TLB, SDOB, DOB
21.3 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, TLB, SDOB, DOB
21.3.2 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, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, TLB, SDOB, DOB
22. Court Proceedings	CEO, GMUS, MCD, AM, TLP, TLB
22.1 The power pursuant to Regulation 40 of the General Regulations to, subject to Section 214(14) of the PDI Act, by notice in writing to the applicant, decline to deal with the application until any proceedings under the PDI Act have been concluded.	CEO, GMUS, MCD, AM, TLP, TLB
23. Additional Information or Amended Plans	CEO
23.1 The power pursuant to Regulation 42(1) of the General Regulations if the relevant authority 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.	CEO
24. Building Matters	CEO, GMUS, MCD, AM, TLB, SDOB, DOB

24.1 The power pursuant to Regulation 45(1) of the General Regulations to, if, in assessing an application for building consent, the delegate considers that:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.1.1 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	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.1 The power pursuant to Regulation 45(1) of the General Regulations to, if, in assessing an application for building consent, the delegate considers that:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.1.2 the proposed development is at variance with a performance requirement of the Building Code which provides for the intervention of a fire authority; or	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.1 The power pursuant to Regulation 45(1) of the General Regulations to, if, in assessing an application for building consent, the delegate considers that:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.1.3 special problems for fire fighting could arise due to hazardous conditions of a kind described in Section E of the Building Code, refer the application to the relevant fire authority for comment and report unless the fire authority indicates to the relevant authority that a referral is not required.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.2 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.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.3 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.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.4 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:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.4.1 recommends against the granting of building consent; or	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.4.2 concurs in the granting of consent on conditions specified in its report, but the delegate -	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.4.3 proposes to grant building consent despite a recommendation referred to in Regulation 45(4)(a) of the General Regulations; or	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.4.4 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, the delegate	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.4.5 must refer the application to the Commission; and	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.4 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:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.4.1 recommends against the granting of building consent; or	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.4.2 concurs in the granting of consent on conditions specified in its report, but the delegate -	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.4.3 proposes to grant building consent despite a recommendation referred to in Regulation 45(4)(a) of the General Regulations; or	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.4.4 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, the delegate	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.4.6 must not grant consent unless the Commission concurs in the granting of the consent.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
24.5 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.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
25. Notice of Decision (Section 126(1))	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4
25.1 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, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4
26. Consideration of Other Development Authorisations	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4

26.1 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, GMUS, MCD, AM, TLP, SDOP, DOP, TLB, SDOB, DOB, SDOA, DT4
27. Certificate of Independent Technical Expert in Certain Cases	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
27.1 The power pursuant to Regulation 61(4)(c) of the General Regulations to form the opinion and be satisfied on the basis of advice received from the accreditation authority under the Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019, a relevant professional association, or another relevant registration or accreditation authority, that a person has engineering or other qualifications, qualify the person to act as a technical expert under this regulation.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
28. Urgent Work	CEO, GMUS, MCD, AM
28.1 The power pursuant to Regulation 63(1) of the General Regulations to,	CEO, GMUS, MCD, AM
28.1.1 determine a telephone number determined for the purposes of Regulation 63(1)(a) of the General Regulations; and	CEO, GMUS, MCD, AM
28.1 The power pursuant to Regulation 63(1) of the General Regulations to,	CEO, GMUS, MCD, AM
28.1.2 determine the email address for the purposes of Regulation 63(1)(b) of the General Regulations.	CEO, GMUS, MCD, AM
28.2 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, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOA, TLCM,
28.3 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, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOA, TLCM,
29. Variation of Authorisation (Section 128)	CEO, GMUS, MCD, AM, TLB, SDOB, DOB
29.1 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, GMUS, MCD, AM, TLB, SDOB, DOB
30. Construction Industry Training Fund	CEO, GMUS, MCD, TLB, SDOB, DOB
30.1 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 <i>Construction Industry Training Fund Act 1993</i> 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.	CEO, GMUS, MCD, TLB, SDOB, DOB
30.2 The power pursuant to Regulation 99(5) of the General Regulations, if a notification has been given under Regulation 99(4) of the General Regulations and if satisfactory evidence is not provided to the delegate within 20 business days after the date of the notification to, if the delegate thinks fit, determine that the application has lapsed.	CEO, GMUS, MCD, TLB, SDOB, DOB
31. Plans for Building Work	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOA, DT4, DT3
31.1 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:	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOA, DT4, DT3
31.1.1 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, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOA, DT4, DT3
31.1.2 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,	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOA, DT4, DT3
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.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOA, DT4, DT3
32. Calculation or Assessment of Fees	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOA, DT4, DT3
32.1 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):	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOA, DT4, DT3

32.1.1 to require the applicant to provide such information as the delegate may reasonably require to calculate any fee payable under the Fees Regulations or a related set of regulations; and	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOA, DT4, DT3
32.1 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):	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOA, DT4, DT3
32.1.2 to make any other determination for the purposes of the Fees Regulations or a related set of regulations (even if the Council is not a relevant authority).	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOA, DT4, DT3
32.2 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 any fee on the basis of estimates made by the delegate.	CEO, GMUS, MCD, TLB, SDOB, DOB, TLP, SDOA, DT4, DT3
32.3 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.	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOA, DT4, DT3
33. Waiver or Refund of Fee	CEO, GMUS, MCD, AM, TLP, TLB, SDOA
33.1 The power pursuant to Regulation 7 of the Fees Regulations to, as the delegate considers appropriate to do so:	CEO, GMUS, MCD, AM, TLP, TLB, SDOA
33.1.1 waive the payment of the fee, or the payment of part of the fee; or	CEO, GMUS, MCD, AM, TLP, TLB, SDOA
33.1 The power pursuant to Regulation 7 of the Fees Regulations to, as the delegate considers appropriate to do so:	CEO, GMUS, MCD, AM, TLP, TLB, SDOA
33.1.2 refund the whole or a part of the fee.	CEO, GMUS, MCD, AM, TLP, TLB, SDOA

Instrument of Sub-Delegation - Instrument C

	Delegation/Subdelegation
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.	Remain with CAP
1.2 The power pursuant to Section 7(5)(d) of the PDI Act in relation to a proposed development in an environment and food production area that involves a division of land that would create one or more additional allotments, to, if the proposed development will create additional allotments to be used for residential development, refuse to grant development authorisation in relation to the proposed development.	Remain with CAP
2. Appointment of Additional Members	Remain with CAP
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.	Remain with CAP
3. Relevant Authority – Commission	CEO, GMUS, AM, MCD, TLP, SDOP, SDOA
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, GMUS, AM, MCD, TLP, SDOP, SDOA
4. Relevant Provisions	Remain with CAP
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:	Remain with CAP
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	Remain with CAP
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:	Remain with CAP
4.1.2 require that the assessment of the development in respect of the Building Rules be undertaken by a building certifier.	
5. Matters Against Which Development Must Be Assessed	
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):	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
5.1.1 -	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
5.1.1.1 the relevant provisions of the Planning Rules; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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):	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
5.1.1 -	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
5.1.1.2 to the extent provided by Part 7 Division 2 of the PDI Act – the impacts of the development, (planning consent);	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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):	CEO, AM
5.1.2 the relevant provisions of the Building Rules (building consent);	CEO, AM
	CEO, AM
	CEO, AM
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):	CEO, AM

<p>5.1.3 in relation to a proposed division of land (otherwise than under the Community Titles Act 1996 or the Strata Titles Act 1988) - the requirement that the following conditions be satisfied (or will be satisfied by the imposition of conditions under the PDI Act):</p> <p>5.1.3.1 requirements set out in the Planning and Design Code made for the purposes of this provision are satisfied;</p> <p>5.1.3.2 any relevant requirements set out in a design standard has been 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>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</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> <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(1)(d) of the PDI Act are satisfied;</p>	<p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</p> <p>CEO, AM</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):	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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;	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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):	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
5.1.6 if relevant - requirements applying under Part 15 Division 2 of the PDI Act are satisfied;	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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):	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
5.1.7 such other matters as may be prescribed.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
5.3 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:	CEO, GMUS, MCD, AM, TLP
5.3.1 until further assessment of the relevant development under the PDI Act; or	CEO, GMUS, MCD, AM, TLP
5.3 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:	CEO, GMUS, MCD, AM, TLP
5.3.2 until further assessment or consideration of the proposed development under another Act; or	CEO, GMUS, MCD, AM, TLP
5.3 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:	CEO, GMUS, MCD, AM, TLP
5.3.3 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, GMUS, MCD, AM, TLP
5.4 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, GMUS, MCD, AM, TLP
6. Performance Assessed Development	
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).	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP,
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.	CEO, AM
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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
7. Building Consent	
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).	CEO, AM
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.	CEO, AM
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:	CEO, AM
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 delegate determines that it is appropriate to grant the consent despite the variance on the basis that the delegate is satisfied:	CEO, AM
7.3.1.1 that:	CEO, AM
(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	CEO, AM

(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 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.	CEO, AM
	CEO, AM
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.	CEO, AM
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.	CEO, AM
7.6 The power pursuant to Section 118(7) of the PDI Act to seek and consider the advice of the Commission before imposing or agreeing to a requirement under Section 18(6) of the PDI Act that would be at variance with the performance requirements of the Building Code or a Ministerial building standard.	CEO, AM
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: 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	CEO, AM
	CEO, AM
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: 7.7.2 such compliance is certified by a building certifier.	CEO, AM
	CEO, AM
7.8 The power pursuant to Section 118(10) of the PDI Act to refuse to grant a consent in relation to any development if, as a result of that development, the type or standard of construction of a building of a particular classification would cease to conform with the requirements of the Building Rules for a building of that classification	CEO, AM
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	CEO, AM
	CEO, AM
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): 7.9.2 the grounds on which the decision is being made.	CEO, AM
	CEO, AM
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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
8.2 The power pursuant to Section 119(3) of the PDI Act to request an applicant:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
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;	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
8.2 The power pursuant to Section 119(3) of the PDI Act to request an applicant:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3

8.2.2 to remedy any defect or deficiency in any application or accompanying document or information required by or under the PDI Act;	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
8.2 The power pursuant to Section 119(3) of the PDI Act to request an applicant:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
8.2.3 to consult with an authority or body prescribed by the regulations;	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
8.2 The power pursuant to Section 119(3) of the PDI Act to request an applicant:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
8.2.4 to comply with any other requirement prescribed by the regulations.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
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	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP,
8.3.1 subject to Section 119(6)(b)(ii) of the PDI Act, refuse the application; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP,
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	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP,
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).Ur	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP,
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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
8.5 The power pursuant to Section 119(9) of the PDI Act to:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
8.5.1 permit an applicant:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
8.5.1.1 to vary an application;	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
(provided that the essential nature of the proposed development is not changed);	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
8.5 The power pursuant to Section 119(9) of the PDI Act to:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
8.5.1 permit an applicant	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
8.5.1.2 to vary any plans, drawings, specifications or other documents that accompanied an application,	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
(provided that the essential nature of the proposed development is not changed);	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
8.5 The power pursuant to Section 119(9) of the PDI Act to:	CEO, GMUS, MCD, AM, TLP, , SDOP, SDOA, DOP, DT4, DT3
8.5.2 permit an applicant to lodge an application without the provision of any information or document required by the regulations;	CEO, GMUS, MCD, AM, TLP, , SDOP, SDOA, DOP, DT4, DT3
8.5 The power pursuant to Section 119(9) of the PDI Act to:	CEO, GMUS, MCD, AM, TLP, SDOA

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);	CEO, GMUS, MCD, AM, TLP, SDOA
8.5 The power pursuant to Section 119(9) of the PDI Act to:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
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.	CEO, GMUS, MCD, AM, TLP
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, GMUS, MCD, AM, TLP, SDOA
9. Outline Consent	
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.	CEO, GMUS, MCD, AM, TLP
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:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA
9.2.1 grant any consent contemplated by the outline consent; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA
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:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA
9.2.2 not impose a requirement that is inconsistent with the outline consent.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA
10. Design Review	
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).	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA
11. Referrals to Other Authorities or Agencies	
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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
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	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
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:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP,
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	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP,
where the regulations so provide, subject to Section 122 of the PDI Act.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP,
11.2 The power pursuant to Section 122(5)(b) of the PDI Act, acting by direction of a prescribed body:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA,
11.2.1 to refuse the application; or	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA,
11.2 The power pursuant to Section 122(5)(b) of the PDI Act, acting by direction of a prescribed body:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA
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)	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA
where the regulations so provide.	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA
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.	CEO, GMUS, MCD, AM, TLP

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.	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA
12. Preliminary Advice and Agreement	
12.1 The power pursuant to Section 123(2) of the PDI Act, if:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
12.1.1 a proposed development is referred to a prescribed body under Section 123(1) of the PDI Act; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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),	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
to, subject to Section 123(4) of the PDI Act if an application for planning consent with respect to the development is lodged with the relevant authority within the prescribed period after the prescribed body has indicated its agreement under Section 123(2)(c) of the PDI Act, form the opinion and be satisfied that the application accords with the agreement indicated by the prescribed body (taking into account the terms or elements of that agreement and any relevant plans and other documentation).	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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 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).	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
13.2.1 if the proposed development consists only of the creation fortifications - refuse the application; or	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
13.3 The power pursuant to Section 124(6) of the PDI Act, if the relevant authority acting on the basis of a determination of the Commissioner under Section 124(2) of the PDI Act refuses an application or imposes conditions in respect of a development authorisation, to notify the applicant that the application was refused, or the conditions imposed, on the basis of a determination of the Commissioner under Section 124 of the PDI Act.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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.	CEO, GMUS, MCD, AM, TLP
14. Time Within Which Decision Must be Made	
14.1 The power pursuant to Section 125(6) of the PDI Act to form the opinion and consider that the relevant application for planning consent should have been refused and apply to the Court for an order quashing the consent.	CEO, GMUS, MCD, AM
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.	CEO, GMUS, MCD, AM
15. Determination of Application	
15.1 The power pursuant to Section 126(1) of the PDI Act to, on making a decision on an application under Part 7 of the PDI Act, give notice of the decision in accordance with the regulations (and, in the case of a refusal, to include in the notice the reasons for the refusal and any appeal rights that exist under the PDI Act).	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4
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, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP

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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
16.3 The power pursuant to Section 127(4) of the PDI Act, subject to Sections 127(6) and (8) of the PDI Act, if a development authorisation provides for the killing, destruction or removal of a regulated tree or a significant tree, to apply the principle that the development authorisation be subject to a condition that the prescribed number of trees (of a kind determined by the delegate) must be planted and maintained to replace the tree (with the cost of planting to be the responsibility of the applicant or any person who acquires the benefit of the consent and the cost of maintenance to be the responsibility of the owner of the land).	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
16.5 The power pursuant to Section 127(8)(b) of the PDI Act to:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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;	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
16.5 The power pursuant to Section 127(8)(b) of the PDI Act to:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
16.5.2 to seek the Minister's concurrence to grant an exemption under Section 127(8)(b) of the PDI Act.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
17. Variation of Authorisation	
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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
18. Requirement to Up-grade	
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.	CEO, AM
18.2 The power pursuant to Section 134(1) of the PDI Act, if:	CEO, AM
18.2.1 an application for a building consent relates to:	CEO, AM
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	CEO, AM
18.2.1.2 a change of classification of a building; and	CEO, AM
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
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.	CEO, AM
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:	CEO, AM
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	CEO, AM
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:	CEO, AM, DOB
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	CEO, AM, DOB
18.5 The power pursuant to Section 134(4) of the PDI Act if:	CEO, AM
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	CEO, AM
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,	CEO, AM

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).	CEO, AM
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:	CEO, AM
18.6.1 subject to Section 134(5)(b) of the PDI Act - on the basis that the building work or other measures to achieve compliance with the relevant performance requirements must be addressed before the relevant authority will grant building consent; and	CEO, AM
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:	CEO, AM
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.	CEO, AM
19. Urgent Building Work	
19.1 The power pursuant to Section 135(2)(d) of the PDI Act to issue any direction.	CEO, GMUS, MCD, TLP, TLB, TLM, SDOP, SDOA, SDOB, DOP, DOB
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 authorisation, cancel a development authorisation previously given by the relevant authority.	CEO, GMUS, MCD, AM, TLP
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, GMUS, MCD, AM, TLP
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,
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,
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 may be relevant to an application made before the relevant day under the repealed Act; and <i>(Only applicable to assessment panels appointed by a council or a joint planning board)</i>	
22.1 The power pursuant to Clause 12(7) of Schedule 8 of the PDI Act, to 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 <i>(Only applicable to assessment panels appointed by a council or a joint planning board)</i>	
22.1 The power pursuant to Clause 12(7) of Schedule 8 of the PDI Act, to 22.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the relevant day; and <i>(Only applicable to assessment panels appointed by a council or a joint planning board)</i>	
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 <i>(Only applicable to assessment panels appointed by a council or a joint planning board)</i>	

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. <u>(Only applicable to assessment panels appointed by a council or a joint planning board)</u>	
23. Regional Assessment Panels	Remain with CAP
23.1 The power pursuant to Clause 13(5) of Schedule 8 of the PDI Act to: 23.1.1 adopt any findings or determinations of a council development assessment panel or a regional development assessment panel under the repealed Act that may be relevant to an application made before the relevant day under the repealed Act; and <u>(Relevant to regional assessment panels only)</u>	Remain with CAP Remain with CAP Remain with CAP
23.1 The power pursuant to Clause 13(5) of Schedule 8 of the PDI Act to: 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 <u>(Relevant to regional assessment panels only)</u>	Remain with CAP Remain with CAP
23.1 The power pursuant to Clause 13(5) of Schedule 8 of the PDI Act to: 23.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the relevant day; and <u>(Relevant to regional assessment panels only)</u>	Remain with CAP Remain with CAP
23.1 The power pursuant to Clause 13(5) of Schedule 8 of the PDI Act to: 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 <u>(Relevant to regional assessment panels only)</u>	Remain with CAP Remain with CAP Remain with CAP
23.1 The power pursuant to Clause 13(5) of Schedule 8 of the PDI Act to: 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. <u>(Relevant to regional assessment panels only)</u>	Remain with CAP Remain with CAP Remain with CAP
24. Continuation of Processes	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
24.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
24.1.1 adopt any findings or determinations of a relevant authority under the repealed Act that may be relevant to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
24.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
24.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
24.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the designated day; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP

24.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
24.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
25. Accredited Professionals	
25.1 The power pursuant to Regulation 25(7)(c) of the Planning, Development and Infrastructure (General) Regulations 2017 (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.	CEO, GMUS, MCD, AM, AM
26. Verification of Application	
26.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DT4, DT3
26.1.1 determine the nature of the development; and	
26.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1.2 if the application is for planning consent - determine:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1.2.1 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	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1.2 if the application is for planning consent - determine:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1.2.2 the category or categories of development that apply for the purposes of development assessment; and	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, , SDOA, DT4, DT3
26.1.3 determine whether the relevant authority is the correct entity to assess the application under the PDI Act; and	CEO, GMUS, MCD, AM, TLP, SDOP, , SDOA, DT4, DT3
26.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1.4 if the relevant authority is the correct entity to assess the application (or any part of the application):	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3

26.1.4.1 check that the appropriate documents and information have been lodged with the application; and	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1.4 if the relevant authority is the correct entity to assess the application (or any part of the application):	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1.4.2 confirm the fees required to be paid at that point under the Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019; and	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1.4 if the relevant authority is the correct entity to assess the application (or any part of the application):	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1.4.3 provide an appropriate notice via the SA planning portal; and	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1.5 if the relevant authority is not the correct entity to assess the application (or any part of the application):	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1.5.1 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	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1.5 if the relevant authority is not the correct entity to assess the application (or any part of the application):	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
26.1.5.2 provide an appropriate notice via the SA planning portal.	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
27. Application and Further Information	
27.1 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.	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
28. Amended Applications	
28.1 The power pursuant to Regulation 35(3) of the General Regulations if an application is varied following referral under Division 2 or giving of notice under Division 3, to, if the variations are not substantial, consider the application without the need to repeat an action otherwise required under Division 2 or Division 3.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP,
28.2 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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
29. Withdrawing/Lapsing Applications	

29.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA DT4, DT3
29.1.1 any agency to which the application has been referred under Division 2 of the General Regulations; and	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA DT4, DT3
29.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
29.1.2 any person who has made a representation in relation to the application under Division 3 of the General Regulations, of the withdrawal.	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
29.2 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, GMUS, MCD, TLP, SDOP, SDOA, DOP
29.3 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA
29.3.1 take reasonable steps to notify the applicant of the action under consideration; and	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA
29.3 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:	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA
29.3.2 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, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA
30. Court Proceedings	
30.1 The power pursuant to Regulation 40 of the General Regulations to, subject to Section 214(14) of the PDI Act, by notice in writing to the applicant, decline to deal with the application until any proceedings under the PDI Act have been concluded.	CEO, GMUS, MCD, AM, TLP
31. Additional Information or Amended Plans	
31.1 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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
32. Building Matters	
32.1 The power pursuant to Regulation 45(1) of the General Regulations to, if in assessing an application for building consent, the delegate considers that:	CEO, AM
32.1.1 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	CEO, AM
32.1.2 the proposed development is at variance with a performance requirement of the Building Code which provides for the intervention of a fire authority; or	CEO, AM
32.1.3 special problems for fire fighting could arise due to hazardous conditions of a kind described in Section E of the Building Code,	CEO, AM
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.	CEO, AM
32.2 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.	CEO, AM
32.3 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.	CEO, AM
32.4 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:	CEO, AM
32.4.1 recommends against the granting of building consent; or	CEO, AM
32.4.2 concurs in the granting of consent on conditions specified in its report,	CEO, AM

but the delegate: 32.4.3 proposes to grant building consent despite a recommendation referred to in Regulation 45(4)(a) of the General Regulations; or 32.4.4 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: 32.4.5 refer the application to the Commission; and	CEO, AM CEO, AM CEO, AM CEO, AM CEO, AM
32.4 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: 32.4.1 recommends against the granting of building consent; or 32.4.2 concurs in the granting of consent on conditions specified in its report, but the delegate: 32.4.3 proposes to grant building consent despite a recommendation referred to in Regulation 45(4)(a) of the General Regulations; or 32.4.4 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: 32.4.6 not grant consent unless the Commission concurs in the granting of the consent.	CEO, AM CEO, AM CEO, AM CEO, AM CEO, AM CEO, AM CEO, AM CEO, AM CEO, AM CEO, AM CEO, AM CEO, AM
32.5 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.	CEO, AM
33. Preliminary Advice and Agreement (Section 123)	
33.1 The power pursuant to Regulation 46(6) of the General Regulations, if: 33.1.1 the delegate permits an applicant to vary an application under Section 119(9) of the PDI Act; and 33.1.2 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; 33.1.3 to obtain a variation to the agreement under Section 123 of the PDI Act; or	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
33.1 The power pursuant to Regulation 46(6) of the General Regulations, if: 33.1.1 the delegate permits an applicant to vary an application under Section 119(9) of the PDI Act; and 33.1.2 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; 33.1.4 to obtain a response from the prescribed body for the purposes of Section 122 of the PDI Act.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
33.2 The power pursuant to Regulation 46(7) of the General Regulations if: 33.2.1 an application is withdrawn by the applicant; and 33.2.2 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.	DT4, DT3 CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3 CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3 CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
33.3 The power pursuant to Regulation 46(8) of the General Regulations, if:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3

33.3.1 an application is lapsed by a relevant authority under Regulation 38 of the General Regulations; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
33.3.2 the applicant sought to rely on an agreement under Section 123 of the PDI Act in connection with the application,	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
to notify the relevant prescribed body of the lapsing.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
33.4 The power pursuant to Regulation 46(9) of the General Regulations, if:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
33.4.1 an applicant seeks to rely on an agreement under Section 123 of the PDI Act in connection with the application; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
33.4.2 a notice of a decision on the application is issued by the delegate under Regulation 57 of the General Regulations,	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
34. Notification of Application of Tree-damaging Activity to Owner of Land	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
34.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
34.1.1 give the owner notice of the application within 5 business days after the application is made; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
34.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
34.1.2 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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
35. Public Inspection of Applications	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3, TLB, SDOB, DOB, CDOB, TLMC, DA
35.1 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, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3, TLB, SDOB, DOB, CDOB, TLMC, DA
36. Representations	Remain with CAP
36.1 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:	Remain with CAP
36.1.1 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	Remain with CAP
36.1.2 who has indicated an interest in appearing before the delegate,	Remain with CAP
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.	Remain with CAP
37. Response by Applicant	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
37.1 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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
38. Notice of Decision (Section 126(1))	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4
38.1 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, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4
39. Consideration of Other Development Authorisations	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4

39.1 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, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4
40. Certificate of Independent Technical Expert in Certain Cases	CEO, AM
40.1 The power pursuant to Regulation 61(4)(c) of the General Regulations to form the opinion and be satisfied on the basis of advice received from the accreditation authority under the Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019, a relevant professional association, or another relevant registration or accreditation authority, that a person has engineering or other qualifications, qualify the person to act as a technical expert under this regulation.	CEO, AM
41. Urgent Work	CEO, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOA, TLM
41.1 The power pursuant to Regulation 63(1) of the General Regulations to,	CEO, GMUS, MCD, AM
41.1.1 determine a telephone number determined for the purposes of Regulation 63(1)(a) of the General Regulations; and	CEO, GMUS, MCD, AM
41.1 The power pursuant to Regulation 63(1) of the General Regulations to,	CEO, GMUS, MCD, AM
41.1.2 determine the email address for the purposes of Regulation 63(1)(b) of the General Regulations.	CEO, GMUS, MCD, AM
41.2 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, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOA, TLM
41.3 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, GMUS, MCD, AM, TLB, SDOB, DOB, TLP, SDOA, TLM
42. Variation of Authorisation (Section 128)	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP,
42.1 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, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4
43. Advice from Commission	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA DOP
43.1 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, GMUS, MCD, AM, TLP, SDOP, SDOA DOP
44. Underground Mains Area	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
44.1 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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
45. Construction Industry Training Fund	CEO, AM
45.1 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 <i>Construction Industry Training Fund Act 1993</i> 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.	CEO, AM
45.2 The power pursuant to Regulation 99(5) of the General Regulations, if a notification is given under Regulation 99(4) of the General Regulations, if satisfactory evidence is not provided to the delegate within 20 business days after the date of the notification, to, if the delegate thinks fit, determine that the application has lapsed.	CEO, AM
46. Plans for Residential Alterations, Additions and New Dwellings	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
46.1 The power pursuant to Clause 2(d)(ii)(B) of Schedule 8 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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP

46.2 The power pursuant to Clause 2(d)(ii)(D) of Schedule 8 of the General Regulations to be satisfied a site contamination audit report (within the meaning of the Environment Protection Act 1993) is not required.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
47. Plans for Building Work	CEO, AM
47.1 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:	CEO, AM
47.1.1 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
47.1.2 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,	CEO, AM
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.	CEO, AM
48. Calculation or Assessment of Fees	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
48.1 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):	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
48.1.1 to require the applicant to provide such information as the delegate may reasonably require to calculate any fee payable under the Fees Regulations or a related set of regulations; and	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
48.1 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):	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
48.1.2 to make any other determination for the purposes of the Fees Regulations or a related set of regulations (even if the assessment panel is not a relevant authority).	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
48.2 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 any fee on the basis of estimates made by the delegate.	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
48.3 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.	CEO, GMUS, MCD, AM, TLP, SDOP, DOP, SDOA, DT4, DT3
49. Procedural Matter	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
49.1 The power pursuant to and in accordance with the Planning and Design Code (the PD Code) to form the opinion development is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development and therefore is excluded from the operation of Sections 107(3) and (4) of the PDI Act.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
50. Procedural Matters: Referrals	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
50.1 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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
50.2 The power pursuant to and in accordance with the PD Code to form the opinion and deem:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
50.2.1 alteration to an existing access or public road junction;	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
50.2 The power pursuant to and in accordance with the PD Code to form the opinion and deem:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
50.2.2 development that changes the nature of vehicular movements or increases the number or frequency of movements through an existing access, to be minor.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
50.3 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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP

50.4 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, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
51. Referral Body: Minister Responsible for the Administration of the Aquaculture Act 2001	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
51.1 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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
52. Responsibility to Undertake Notification	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
52.1 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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
53. Preparing for Notification	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
53.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
53.1.1 give notice of the anticipated commencement date and of the notification period to the applicant; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
53.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
53.1.2 provide the applicant with a copy of the content of the notice to be placed on the relevant land in PDF format; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
53.1 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:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
53.1.3 advise the applicant of the position and number of notice(s) to be erected on the land in accordance with clause 10 of PD3.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
54. Notice on Land	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3, CWOP
54.1 The power pursuant to clause 10(2) of PD3, in relation to clause 10(2) 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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3, CWOP
55. Qualifications and Experience of Additional members	Remain with CAP
55.1 The power pursuant to clause 4(6) of the State Planning Commission Practice Direction (Appointment of Additional Members to Assessment Panel) 2019 (PD5) where the delegate forms the view that additional expert advice is required for an application which requires assessment of a matter listed in Column 1 of PD5, to engage an additional assessment panel member provided that person maintains both the minimum experience detailed in Column 2 of PD5, as well as the minimum qualification listed in Column 3 of PD5.	Remain with CAP
55.2 The power pursuant to clause 4(7) of PD5 to be satisfied of the minimum experience and qualifications of an additional assessment panel member.	Remain with CAP
56. Scheme Provisions	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
56.1 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, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
56.2 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, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP

SCHEDULE OF CONDITIONS

Conditions or Limitations applicable to delegations that may be contained in this Instrument

Paragraph 5.1.1.1

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:

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

c. no representor who has lodged a valid representation wishes to be heard,
except in cases where:

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 pursuant to Regulation 53 of the Regulations, and that timeframe will expire before the next meeting of the CAP is scheduled to occur.

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.

Paragraph 14.1

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 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 Sub-Delegation - Instrument D

	Delegated/ Subdelegated to
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.	Remain with AM
1.2 The power pursuant to Section 7(5)(d) of the PDI Act in relation to a proposed development in an environment and food production area that involves a division of land that would create one or more additional allotments, to, if the proposed development will create additional allotments to be used for residential development, refuse to grant development authorisation in relation to the proposed development.	Remain with AM
2. Relevant Authority – Commission	CEO
2.1 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, GMUS, MCD, TLP, CAP SDOP, SDOA
3. Relevant Provisions	Remain with AM
3.1 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:	Remain with AM
3.1.1 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	Remain with AM
3.1 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:	Remain with AM
3.1.2 require that the assessment of the development in respect of the Building Rules be undertaken by a building certifier.	Remain with AM
4. Matters Against Which Development Must Be Assessed	CEO, GMUS, MCD, TLP, CAP SDOP, DOP, SDOA
4.1 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):	CEO, GMUS, MCD, TLP, CAP SDOP, DOP, SDOA
4.1.1 -	CEO, GMUS, MCD, TLP, CAP SDOP, DOP, SDOA
4.1.1.1 the relevant provisions of the Planning Rules; and	CEO, GMUS, MCD, TLP, CAP SDOP, DOP, SDOA
4.1 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):	CEO, GMUS, MCD, TLP, CAP SDOP, DOP, SDOA
4.1.1 -	CEO, GMUS, MCD, TLP, CAP SDOP, DOP, SDOA

<p>4.1.1.2 to the extent provided by Part 7 Division 2 of the PDI Act – the impacts of the development, (planning consent);</p>	<p>CEO, GMUS, MCD, TLP, CAP SDOP, DOP, SDOA</p> <p>CEO, GMUS, MCD, TLP, CAP SDOP, DOP, SDOA</p>
<p>4.1 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>4.1.2 in relation to a proposed division of land (otherwise than under the Community Titles Act 1996 or the Strata Titles Act 1988) - the requirement that the following conditions be satisfied (or will be satisfied by the imposition of conditions under the PDI Act):</p> <p>4.1.2.1 requirements set out in the Planning and Design Code made for the purposes of this provision are satisfied;</p> <p>4.1.2.2 any relevant requirements set out in a design standard has been satisfied;</p> <p>4.1.2.3 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>4.1.2.4 where land is to be vested in a council or other authority - the council or authority consents to the vesting;</p> <p>4.1.2.5 requirements set out in regulations made for the purposes of Section 102(1)(c) of the PDI Act are satisfied;</p>	<p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p> <p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p> <p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p> <p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p> <p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p>
<p>4.1 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>4.1.3 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>4.1.3.1 requirements set out in the Planning and Design Code made for the purposes of this provision are satisfied;</p> <p>4.1.3.2 any relevant requirements set out in a design standard has been satisfied;</p> <p>4.1.3.3 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>4.1.3.4 where land is to be vested in a council or other authority - the council or authority consents to the vesting;</p> <p>4.1.3.5 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>4.1.3.6 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>4.1.3.7 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>4.1.3.8 any building situated on the land complies with the Building Rules;</p> <p>4.1.3.9 requirements set out in the regulations made for the purposes of Section 102(d) of the PDI Act are satisfied;</p>	<p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p> <p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p> <p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p> <p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p> <p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p> <p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p> <p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p>
<p>4.1 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>4.1.4 any encroachment of a building over, under, across or on a public place (and not otherwise dealt with above) is acceptable having regard to any provision made by the Planning and Design Code or a design standard;</p>	<p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p> <p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p>
<p>4.1 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>4.1.5 if relevant - requirements applying under Part 15 Division 2 of the PDI Act are satisfied;</p>	<p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p> <p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p>
<p>4.1 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>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP</p>

4.1.6 such other matters as may be prescribed.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP
4.2 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:	CEO, GMUS, MCD, TLP, CAP
4.2.1 until further assessment of the relevant development under the PDI Act; or	CEO, GMUS, MCD, TLP, CAP
4.2 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:	CEO, GMUS, MCD, AM, TLP, CAP
4.2.2 until further assessment or consideration of the proposed development under another Act; or	CEO, GMUS, MCD, AM, TLP, CAP
4.2 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:	CEO, GMUS, MCD, AM, TLP, CAP
4.2.3 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, GMUS, MCD, AM, TLP, CAP
4.3 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, GMUS, MCD, AM, TLP, CAP
5. Deemed-to-satisfy Assessment	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
5.1 The power pursuant to Section 106(2) of the PDI Act to form the opinion and be satisfied that development is deemed-to-satisfy development except for 1 or more minor variations and assess it as being deemed-to-satisfy.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
6. Performance Assessed Development	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, CAP
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).	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, CAP
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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
7. Application and Provision of Information	CEO, GMUS, MCD, TLP, , SDOP, SDOA, DOP, DT4, DT3
7.1 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.	CEO, GMUS, MCD, TLP, , SDOP, SDOA, DOP, DT4, DT3
7.2 The power pursuant to Section 119(3) of the PDI Act to request an applicant:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.2.1 to provide such additional documents, assessments or information (including calculations and technical details) as the delegate may reasonably require to assess the application;	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.2 The power pursuant to Section 119(3) of the PDI Act to request an applicant:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.2.2 to remedy any defect or deficiency in any application or accompanying document or information required by or under the PDI Act;	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.2 The power pursuant to Section 119(3) of the PDI Act to request an applicant:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.2.3 to consult with an authority or body prescribed by the regulations;	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.2 The power pursuant to Section 119(3) of the PDI Act to request an applicant:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.2.4 to comply with any other requirement prescribed by the regulations.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3

7.3 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	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.3.1 subject to Section 119(6)(b)(ii) of the PDI Act, refuse the application; and	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.3 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	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
7.3.2 refuse the application in prescribed circumstances (including, if the regulations so provide, in a case involving development that is deemed-to-satisfy development).	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
7.4 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.5 The power pursuant to Section 119(9) of the PDI Act to:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.5.1 permit an applicant:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.5.1.1 to vary an application;	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
(provided that the essential nature of the proposed development is not changed);	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.5 The power pursuant to Section 119(9) of the PDI Act to:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.5.1 permit an applicant:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.5.1.2 to vary any plans, drawings, specifications or other documents that accompanied an application,	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
(provided that the essential nature of the proposed development is not changed);	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.5.2 permit an applicant to lodge an application without the provision of any information or document required by the regulations;	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.5.3 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);	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.5.4 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.6 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
7.7 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.	CEO, GMUS, MCD, TLP, CAP
7.8 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, GMUS, MCD, TLP, SDOA
8. Outline Consent	CEO, GMUS, MCD, TLP, SDOP, SDOA, CAP
8.1 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.	CEO, GMUS, MCD, TLP
8.2 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:	CEO, GMUS, MCD, TLP, SDOP, SDOA, CAP
8.2.1 grant any consent contemplated by the outline consent; and	CEO, GMUS, MCD, TLP, SDOP, SDOA, CAP
8.2 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:	CEO, GMUS, MCD, TLP, SDOP, SDOA, CAP
8.2.2 not impose a requirement that is inconsistent with the outline consent.	CEO, GMUS, MCD, TLP, SDOP, SDOA, CAP
9. Design Review	CEO, GMUS, MCD, TLP, SDOP, CAP

9.1 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).	CEO, GMUS, MCD, TLP, SDOP, CAP
10. Referrals to Other Authorities or Agencies	
10.1 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:	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
10.1.1 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	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
10.1 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:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
10.1.2 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
10.2 The power pursuant to Section 122(5)(b) of the PDI Act, acting by direction of a prescribed body:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP
10.2.1 to refuse the application; or	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP
10.3 The power pursuant to Section 122(5)(b) of the PDI Act, acting by direction of a prescribed body:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP
10.2.2 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)	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP
where the regulations so provide.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP
10.3 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.	CEO, GMUS, MCD, TLP
10.4 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
11. Preliminary Advice and Agreement	
11.1 The power pursuant to Section 123(2) of the PDI Act, if:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
11.1.1 a proposed development is referred to a prescribed body under Section 123(1) of the PDI Act; and	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
11.1.2 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	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
11.1.3 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),	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
to, subject to Section 123(4) of the PDI Act if an application for planning consent with respect to the development is lodged with the relevant authority within the prescribed period after the prescribed body has indicated its agreement under Section 123(2)(c) of the PDI Act, form the opinion and be satisfied that the application accords with the agreement indicated by the prescribed body (taking into account the terms or elements of that agreement and any relevant plans and other documentation).	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
11.2 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
12. Proposed Development Involving Creation of Fortifications	
12.1 The power pursuant to Section 124(1) of the PDI Act, if the delegate has reason to believe that a proposed development may involve the creation of fortifications, to refer the application for consent to, or approval of, the proposed development to the Commissioner of Police (the Commissioner).	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
12.2 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:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
12.2.1 if the proposed development consists only of the creation fortifications - refuse the application; or	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP

12.2 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:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
12.2.2 in any other case - impose conditions in respect of any consent to or approval of the proposed development prohibiting the creation of the fortifications	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
12.3 The power pursuant to Section 124(6) of the PDI Act, if the relevant authority acting on the basis of a determination of the Commissioner under Section 124(2) of the PDI Act refuses an application or imposes conditions in respect of a development authorisation, to notify the applicant that the application was refused, or the conditions imposed, on the basis of a determination of the Commissioner under Section 124 of the PDI Act.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
12.4 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
13. Time Within Which Decision Must be Made	
13.1 The power pursuant to Section 125(6) of the PDI Act to form the opinion and consider that the relevant application for planning consent should have been refused and apply to the Court for an order quashing the consent.	CEO, GMUS, MCD
13.2 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.	CEO, GMUS, MCD
14. Determination of Application	
14.1 The power pursuant to Section 126(1) of the PDI Act to, on making a decision on an application under Part 7 of the PDI Act, give notice of the decision in accordance with the regulations (and, in the case of a refusal, to include in the notice the reasons for the refusal and any appeal rights that exist under the PDI Act).	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, CAP
14.2 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, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP
15. Conditions	
15.1 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, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP
15.2 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP
15.3 The power pursuant to Section 127(4) of the PDI Act, subject to Sections 127(6) and (8) of the PDI Act, if a development authorisation provides for the killing, destruction or removal of a regulated tree or a significant tree, to apply the principle that the development authorisation be subject to a condition that the prescribed number of trees (of a kind determined by the delegate) must be planted and maintained to replace the tree (with the cost of planting to be the responsibility of the applicant or any person who acquires the benefit of the consent and the cost of maintenance to be the responsibility of the owner of the land).	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP
15.4 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP
15.5 The power pursuant to Section 127(8)(b) of the PDI Act to:	CEO
15.5.1 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;	CEO
15.5 The power pursuant to Section 127(8)(b) of the PDI Act to:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP
15.5.2 to seek the Minister's concurrence to grant an exemption under Section 127(8)(b) of the PDI Act.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP
16. Variation of Authorisation	

16.1 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP
17. Urgent Building Work	
17.1 The power pursuant to Section 135(2) of the PDI Act to issue any direction.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, TLB, SDOB, DOB, TLCM
18. Cancellation of Development Authorisation	
18.1 The power pursuant to Section 143(1) of the PDI Act to, on the application of a person who has the benefit of the authorisation, cancel a development authorisation previously given by the relevant authority.	CEO, GMUS, MCD, TLP
18.2 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, GMUS, MCD, TLP
19. Professional Advice to be Obtained in Relation to Certain Matters	
19.1 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, GMUS, MCD
19.2 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, GMUS, MCD
20. General Transitional Schemes for Panels	
20.1 The power pursuant to Clause 12(7) of Schedule 8 of the PDI Act, to 20.1.1 adopt any findings or determinations of a council development assessment panel under the repealed Act that may be relevant to an application made before the relevant day under the repealed Act; and (Only applicable to assessment panels appointed by a council)	Remain with AM
20.1 The power pursuant to Clause 12(7) of Schedule 8 of the PDI Act, to 20.1.2 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 (Only applicable to assessment panels appointed by a council)	Remain with AM Remain with AM
20.1 The power pursuant to Clause 12(7) of Schedule 8 of the PDI Act, to 20.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the relevant day; and (Only applicable to assessment panels appointed by a council)	Remain with AM Remain with AM
20.1 The power pursuant to Clause 12(7) of Schedule 8 of the PDI Act, to 20.1.4 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 (Only applicable to assessment panels appointed by a council)	Remain with AM Remain with AM Remain with AM
20.1 The power pursuant to Clause 12(7) of Schedule 8 of the PDI Act, to 20.1.5 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. (Only applicable to assessment panels appointed by a council)	Remain with AM Remain with AM Remain with AM

21. Regional Assessment Panels	Remain with Assessment Manager
<p>21.1 The power pursuant to Clause 13(5) of Schedule 8 of the PDI Act to:</p> <p>21.1.1 adopt any findings or determinations of a council development assessment panel or a regional development assessment panel under the repealed Act that may be relevant to an application made before the relevant day under the repealed Act; and <i>(Only applicable to regional assessment panels)</i></p>	<p>Remain with AM</p> <p>Remain with AM</p> <p>Remain with AM</p>
<p>21.1 The power pursuant to Clause 13(5) of Schedule 8 of the PDI Act to:</p> <p>21.1.2 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 <i>(Only applicable to regional assessment panels)</i></p>	<p>Remain with AM</p> <p>Remain with AM</p> <p>Remain with AM</p>
<p>21.1 The power pursuant to Clause 13(5) of Schedule 8 of the PDI Act to:</p> <p>21.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the relevant day; and <i>(Only applicable to regional assessment panels)</i></p>	<p>Remain with AM</p> <p>Remain with AM</p>
<p>21.1 The power pursuant to Clause 13(5) of Schedule 8 of the PDI Act to:</p> <p>21.1.4 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 <i>(Only applicable to regional assessment panels)</i></p>	<p>Remain with AM</p> <p>Remain with AM</p>
<p>21.1 The power pursuant to Clause 13(5) of Schedule 8 of the PDI Act to:</p> <p>21.1.5 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. <i>(Only applicable to regional assessment panels)</i></p>	<p>Remain with AM</p> <p>Remain with AM</p>
22. Continuation of Processes	
<p>22.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:</p> <p>22.1.1 adopt any findings or determinations of a relevant authority under the repealed Act that may be relevant to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and</p>	<p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP</p> <p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP</p>
<p>22.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:</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 to which Clause 18(1) of Schedule 8 of the PDI Act applies; and</p>	<p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP</p>
<p>22.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:</p> <p>22.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the designated day; and</p>	<p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP</p> <p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP</p>
<p>22.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:</p> <p>22.1.4 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>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP</p>
<p>22.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:</p>	<p>CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP</p>

22.1.5 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
23. Prescribed Scheme (Section 93)	
23.1 The power pursuant to Regulation 22(2) of the Planning, Development and Infrastructure (General) Regulations 2019 (the General Regulations), to, in connection with Regulation 22(1)(a)(ii) of the General Regulations act as a relevant authority for the purposes of:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
23.1.1 making a decision in accordance with a practice direction under Section 107(3)(a) of the PDI Act; and	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
23.1 The power pursuant to Regulation 22(2) of the Planning, Development and Infrastructure (General) Regulations 2019 (the General Regulations), to, in connection with Regulation 22(1)(a)(ii) of the General Regulations act as a relevant authority for the purposes of:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
23.1.2 determining whether a proposed development the subject of an application falls within a specified class of development excluded from the operation of Section 107(3) and (4) of the PDI Act by the Planning and Design Code.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
24. Verification of Application	
24.1 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:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
24.1.1 determine the nature of the development; and	
24.1 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:	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1.2 if the application is for planning consent - determine:	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1.2.1 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	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1 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:	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1.2 if the application is for planning consent - determine:	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1.2.2 the category or categories of development that apply for the purposes of development assessment; and	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1 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:	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1.3 determine whether the relevant authority is the correct entity to assess the application under the PDI Act; and	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1 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:	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1.4 if the relevant authority is the correct entity to assess the application (or any part of the application):	
24.1.4.1 check that the appropriate documents and information have been lodged with the application; and	
24.1 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:	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3

24.1.4 if the relevant authority is the correct entity to assess the application (or any part of the application):	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1.4.2 confirm the fees required to be paid at that point under the Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019; and	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1 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:	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1.4 if the relevant authority is the correct entity to assess the application (or any part of the application):	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1.4.3 confirm the fees required to be paid at that point under the Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019; and	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1 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:	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1.5 if the relevant authority is not the correct entity to assess the application (or any part of the application):	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1.5.1 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	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1 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:	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1.5 if the relevant authority is not the correct entity to assess the application (or any part of the application):	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
24.1.5.2 provide an appropriate notice via the SA planning portal.	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
25. Application and Further Information	
25.1 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.	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
26. Amended Applications	
26.1 The power pursuant to Regulation 35(3) of the General Regulations if an application is varied following referral under Division 2 or giving of notice under Division 3, to, if the variations are not substantial, consider the application without the need to repeat an action otherwise required under Division 2 or Division 3.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP
26.2 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
27. Withdrawing/Lapsing Applications	
27.1 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:	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
27.1.1 any agency to which the application has been referred under Division 2 of the General Regulations; and	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
27.1 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:	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3

27.1.2 any person who has made a representation in relation to the application under Division 3 of the General Regulations, of the withdrawal.	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
27.2 The power pursuant to Regulation 38(2) of the General Regulations to lapse and 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, GMUS, MCD, TLP, SDOP, SDOA, DOP
27.3 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:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP,
27.3.1 take reasonable steps to notify the applicant of the action under consideration; and	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP,
27.4 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:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP,
27.3.2 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, GMUS, MCD, TLP, SDOP, SDOA, DOP,
28. Court Proceedings	
28.1 The power pursuant to Regulation 40 of the General Regulations to, subject to Section 214(14) of the PDI Act, by notice in writing to the applicant, decline to deal with the application until any proceedings under the PDI Act have been concluded.	CEO, GMUS, MCD, TLP
29. Additional Information or Amended Plans	
29.1 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
30. Preliminary Advice and Agreement (Section 123)	
30.1 The power pursuant to Regulation 46(6) of the General Regulations, if:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
30.1.1 the delegate permits an applicant to vary an application under Section 119(9) of the PDI Act; and	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
30.1.2 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:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
30.1.3 to obtain a variation to the agreement under Section 123 of the PDI Act; or	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
30.1 The power pursuant to Regulation 46(6) of the General Regulations, if:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
30.1.1 the delegate permits an applicant to vary an application under Section 119(9) of the PDI Act; and	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
30.1.2 the delegate determines that the application no longer accords with the agreement indicated by the prescribed body,	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
to refer the application (unless withdrawn) to the prescribed body:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
30.1.4 to obtain a response from the prescribed body for the purposes of Section 122 of the PDI Act.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
30.2 The power pursuant to Regulation 46(7) of the General Regulations if:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
30.2.1 an application is withdrawn by the applicant; and	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
30.2.2 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, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
30.3 The power pursuant to Regulation 46(8) of the General Regulations, if:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
30.3.1 an application is lapsed by a relevant authority under Regulation 38 of the General Regulations; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
30.3.2 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, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
30.4 The power pursuant to Regulation 46(9) of the General Regulations, if:	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3

30.4.1 an applicant seeks to rely on an agreement under Section 123 of the PDI Act in connection with the application; and	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
30.4.2 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.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
31. Notification of Application of Tree-damaging Activity to Owner of Land	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP, DT4, DT3
31.1 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:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
31.1.1 give the owner notice of the application within 5 business days after the application is made; and	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
31.1 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:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
31.1.2 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3
32. Public Inspection of Applications	
32.1 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, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4, DT3, TLB, SDOB, DOB, CDOB, DA
33. Notice of Decision (Section 126(1))	
33.1 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, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, CAP
34. Consideration of Other Development Authorisations	
34.1 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, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, CAP
35. Certificate of Independent Technical Expert in Certain Cases	
35.1 The power pursuant to Regulation 61(4)(c) of the General Regulations to form the opinion and be satisfied on the basis of advice received from the accreditation authority under the Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019, a relevant professional association, or another relevant registration or accreditation authority, that a person has engineering or other qualifications, qualify the person to act as a technical expert under this regulation.	CEO, GMUS, MCD
36. Urgent Work	
36.1 The power pursuant to Regulation 63(1) of the General Regulations to,	CEO, GMUS, MCD
36.1.1 determine a telephone number determined for the purposes of Regulation 63(1)(a) of the General Regulations; and	
36.1 The power pursuant to Regulation 63(1) of the General Regulations to,	CEO, GMUS, MCD
36.1.2 determine the email address for the purposes of Regulation 63(1)(b) of the General Regulations.	
36.2 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, GMUS, MCD, TLB, SDOB, DOB, TLP, SDOA, TLM
36.3 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, GMUS, MCD, TLB, SDOB, DOB, TLP, SDOA, TLM
37. Variation of Authorisation (Section 128)	
37.1 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, GMUS, MCD, TLP, SDOP, SDOA, DOP, DT4

38. Advice from Commission	
38.1 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, GMUS, MCD, TLP, SDOP, SDOA DOP,
39. Underground Mains Area	
39.1 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
40. Construction Industry Training Fund	
40.1 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 <i>Construction Industry Training Fund Act 1993</i> 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.	Not delegated
40.2 The power pursuant to Regulation 99(5) of the General Regulations, if a notification has been given under Regulation 99(4) of the General Regulations and if satisfactory evidence is not provided to the delegate within 20 business days after the date of the notification to, if the delegate thinks fit, determine that the application has lapsed.	Not delegated
41. Plans for Residential Alterations, Additions and New Dwellings	
41.1 The power pursuant to Clause 2(d)(ii)(B) of Schedule 8 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
41.2 The power pursuant to Clause 2(d)(ii)(D) of Schedule 8 of the General Regulations to be satisfied a site contamination audit report (within the meaning of the Environment Protection Act 1993) is not required.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
42. Plans for Building Work	
42.1 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:	Remain with AM
42.1.1 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	Remain with AM
42.1.2 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,	Remain with AM
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.	Remain with AM
43. Calculation or Assessment of Fees	
43.1 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):	CEO, GMUS, MCD, TLP, SDOP, DOP, DT4, DT3
43.1.1 to require the applicant to provide such information as the delegate may reasonably require to calculate any fee payable under the Fees Regulations or a related set of regulations; and	CEO, GMUS, MCD, TLP, SDOP, DOP, DT4, DT3
43.1 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):	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3

43.1.2 to make any other determination for the purposes of the Fees Regulations or a related set of regulations (even if the assessment manager is not a relevant authority).	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
43.2 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 any fee on the basis of estimates made by the delegate.	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
43.3 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.	CEO, GMUS, MCD, TLP, SDOP, DOP, SDOA, DT4, DT3
44. Procedural Matter	
44.1 The power pursuant to and in accordance with the Planning and Design Code (the PD Code) to form the opinion development is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development and therefore is excluded from the operation of Sections 107(3) and (4) of the PDI Act.	CEO, GMUS, MCD, AM, TLP, SDOP, SDOA, DOP
45. Procedural Matters: Referrals	
45.1 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
45.2 The power pursuant to and in accordance with the PD Code to form the opinion and deem:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
45.2.1 alteration to an existing access or public road junction; or	
45.2 The power pursuant to and in accordance with the PD Code to form the opinion and deem:	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
45.2.2 development that changes the nature of vehicular movements or increases the number or frequency of movements through an existing access, to be minor.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
45.3 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
45.4 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, GMUS, MCD, TLP, SDOP, SDOA, DOP
46. Referral Body: Minister Responsible for the Administration of the Aquaculture Act 201	
46.1 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.	CEO, GMUS, MCD, TLP, SDOP, SDOA, DOP
47. Scheme Provisions	
47.1 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, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP
47.2 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, GMUS, MCD, TLP, SDOP, SDOA, DOP, CAP