



THE BAROSSA COUNCIL DELEGATIONS REGISTER

Instrument of Delegation under the Planning, Development and Infrastructure Act 2016 – Instrument C - Powers of an Assessment Panel – Barossa Assessment Panel

PREAMBLE

1. To identify when these delegations were made, reviewed or amended, refer to the relevant Barossa Assessment Panel resolution in the Schedule of Amended Delegations on Council's website at www.barossa.sa.gov.au.
2. To identify when the sub-delegations were made, reviewed or amended, refer to the Instrument of Sub-delegation for the individual officer's position in Council's Electronic Document Records Management System.
3. Sub-delegates by Title:

Abbreviation	Position
ATSO-DS	Administration and Technical Support Officer, Development Services
AO-B	Assessment Officer, Building
AO-P	Assessment Officer, Planning
BS	Building Surveyor
CO-BP	Compliance Officer, Building and Planning
DCSO	Development and Customer Support Officer
DDES	Director, Development and Environmental Services

Abbreviation	Position
DWES	Director, Works and Engineering Services
EPSO-DES	Executive and Project Support Officer, Development and Environmental Services
MDS	Manager, Development Services
MES	Manager, Engineering Services
MFS	Manager, Financial Services
SAO-B	Senior Assessment Officer, Building
SAO-P	Senior Assessment Officer, Planning

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

Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
s7(5)(a)	1. Environment and Food Production Areas – Greater Adelaide 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.	DDES, MDS	
s7(5)(d)	1. Environment and Food Production Areas – Greater Adelaide 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.	DDES, MDS	
s85(1)	2. Appointment of Additional Members 2.1 The power pursuant to Section 85(1) of the PDI Act to appoint 1 or 2 members to act as additional members of the assessment panel for the purposes of dealing with a matter that the assessment panel must assess as a relevant authority under the PDI Act.	This power remains with BAP - no further sub-delegation	
s94(3)(a)	3. Relevant Authority – Commission 3.1 The power pursuant to Section 94(3)(a) of the PDI Act, if the Minister acts under Section 94(1)(h) of the PDI Act to, at the request of the Commission, provide the Commission with a report relating to any application for development authorisation that has been under consideration by the relevant authority.	DDES, MDS	
s99(1)	4. Relevant Provisions 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: 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	This power remains with BAP - no further sub-delegation	Standing Referral: 1. The Barossa Assessment Panel determines, as resolved at its meeting on [insert date]

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	4.1.2 require that the assessment of the development in respect of the Building Rules be undertaken by a building certifier.		<p>to act under Section 99(1)(b) of the Planning, Development and Infrastructure Act 2016 (the Act) in relation to all development applications received by it that involve the performance of building work.</p> <p>2. Pursuant to Section 99(1)(c) of the Act, where the Panel has determined to act under Section 99(1)(b) of the Act, the Barossa Assessment Panel refers the assessment of the development in respect of the Building Rules to The Barossa Council.</p>
s102(1)	<p>5. Matters Against Which Development Must Be Assessed</p> <p>5.1 The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they are relevant to the particular development):</p> <p>5.1.1 -</p> <p>5.1.1.1 the relevant provisions of the Planning Rules; and</p> <p>5.1.1.2 to the extent provided by Part 7 Division 2 of the PDI Act – the impacts of the development, (planning consent);</p>	AO-P, DDES, MDS, SAO-P	<p>The delegate shall only exercise this power in relation to applications where:</p> <p>(1) No representations which meet the requirements of the PDI (General) Regulations 2017 are received; or</p> <p>(2) All representations which meet the requirements of the</p>

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			<p>PDI (General) Regulations 2017 are withdrawn; or (3) No representor wishes to be heard.</p> <p>However, in the event that a deemed consent notice has been served on the Barossa Assessment Panel, the limitation does not apply and the delegate is delegated the power pursuant to Section 102(1)(a)(i) of the PDI Act to grant consent in respect of the relevant provisions of the Planning Rules without limitation.</p>
s102(1)	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): 5.1.2 the relevant provisions of the Building Rules (building consent);	AO-B, BS, DDES, MDS, SAO-B	
s102(1)	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):	DDES, MDS, SAO-B, SAO-P	

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	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;		
s102(1)	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): 5.1.6 if relevant - requirements applying under Part 15 Division 2 of the PDI Act are satisfied;	AO-P, DDES, MDS, SAO-P	
s102(1)	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): 5.1.7 such other matters as may be prescribed.	AO-P, DDES, MDS, SAO-P	
s102(3)	5. Matters Against Which Development Must Be Assessed 5.2 The power pursuant to Section 102(3) of the PDI Act to, in relation to granting a planning consent, on the delegate's own initiative or on application, reserve the delegate's decision on a specified matter or reserve the delegate's decision to grant a planning consent: 5.2.1 until further assessment of the relevant development under the PDI Act; or 5.2.2 until further assessment or consideration of the proposed development under another Act; or 5.2.3 until a licence, permission, consent, approval, authorisation, certificate or other authority is granted, or not granted (by the decision of another authority), under another Act.	AO-P, DDES, MDS, SAO-P	
s102(4)	5. Matters Against Which Development Must Be Assessed 5.3 The power pursuant to Section 102(4) of the PDI Act to allow any matter specified by the Planning and Design Code for the purposes of Section 102(4) of the PDI Act to be reserved on the application of the applicant.	AO-P, DDES, MDS, SAO-P	

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s107(2)(c)	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).	AO-P, DDES, MDS, SAO-P	
s107(3)	6. Performance Assessed Development 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.	AO-P, DDES, MDS, SAO-P	
s107(4)	6. Performance Assessed Development 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.	AO-P, DDES, MDS, SAO-P	
s118(1)	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).	AO-B, BS, DDES, MDS, SAO-B	
s118(2)(a)	7. Building Consent 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.	AO-B, BS, DDES, MDS, SAO-B	
s118(2)	7. Building Consent 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:	AO-B, BS, DDES, MDS, SAO-B	

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Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
	<p>7.3.1 the variance is with a part of the Building Rules other than the Building Code or a Ministerial building standard and the delegate determines that it is appropriate to grant the consent despite the variance on the basis that the delegate is satisfied:</p> <p>7.3.1.1 that:</p> <p>(a) the provisions of the Building Rules are inappropriate to the particular building or building work, or the proposed building work fails to conform with the Building Rules only in minor respects; and</p> <p>(b) the variance is justifiable having regard to the objects of the Planning and Design Code or the performance requirements of the Building Code or a Ministerial building standard (as the case may be) and would achieve the objects of this Act as effectively, or more effectively, than if the variance were not to be allowed; or</p> <p>7.3.1.2 in a case where the consent is being sought after the development has occurred - that the variance is justifiable in the circumstances of the particular case.</p>		
s118(4)	<p>7. Building Consent</p> <p>7.4 The power pursuant to Section 118(4) of the PDI Act, to at the request or with the agreement of the applicant, refer proposed building work to the Commission for an opinion on whether or not it complies with the performance requirements of the Building Code or a Ministerial building standard.</p>	AO-B, BS, DDES, MDS, SAO-B	
s118(6)	<p>7. Building Consent</p> <p>7.5 The power pursuant to Section 118(6) of the PDI Act if an inconsistency exists between the Building Rules and the Planning Rules in relation to a State heritage place or a local heritage place, to, in determining an application for building consent, ensure, so far as is reasonably practicable, that standards of building soundness, occupant safety and amenity are achieved in respect of the development that are as good as can reasonably be achieved in the circumstances.</p>	AO-B, BS, DDES, MDS, SAO-B	
s118(7)	<p>7. Building Consent</p>	BS, DDES, MDS, SAO-B	

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Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
	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.		
s118(8)	7. Building Consent 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 7.7.2 such compliance is certified by a building certifier.	AO-B, BS, DDES, MDS, SAO-B	
s118(10)	7. Building Consent 7.8 The power pursuant to Section 118(10) of the PDI Act to refuse to grant a consent in relation to any development if, as a result of that development, the type or standard of construction of a building of a particular classification would cease to conform with the requirements of the Building Rules for a building of that classification	AO-B, BS, DDES, MDS, SAO-B	
s118(11)	7. Building Consent 7.9 The power pursuant to Section 118(11) of the PDI Act, if a relevant authority decides to grant building consent in relation to a development that is at variance with the Building Rules, to, subject to the regulations, in giving notice of the relevant authority's decision on the application for that consent, specify (in the notice or in an accompanying document): 7.9.1 the variance; and 7.9.2 the grounds on which the decision is being made.	AO-B, BS, DDES, MDS, SAO-B	
s119(1)(b)	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.	AO-B, AO-P, ATSO-DS, BS, CO-BP, DCSO, DDES, EPSO-DES,	

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Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
		MDS, SAO-B, SAO-P	
s119(3)	8. Application and Provision of Information 8.2 The power pursuant to Section 119(3) of the PDI Act to request an applicant: 8.2.1 to provide such additional documents, assessments or information (including calculations and technical details) as the delegate may reasonably require to assess the application; 8.2.2 to remedy any defect or deficiency in any application or accompanying document or information required by or under the PDI Act; 8.2.3 to consult with an authority or body prescribed by the regulations; 8.2.4 to comply with any other requirement prescribed by the regulations.	AO-B, AO-P, ATSO-DS, BS, CO-BP, DCSO, DDES, EPSO-DES, MDS, SAO-B, SAO-P	
s119(6)	8. Application and Provision of Information 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 8.3.1 subject to Section 119(6)(b)(ii) of the PDI Act, refuse the application; and 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).	AO-B, AO-P, BS, CO-BP, DDES, MDS, SAO-B, SAO-P	
s119(7)	8. Application and Provision of Information 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.	This power remains with the Assessment Manager - no further sub-delegation	
s119(9)	8. Application and Provision of Information 8.5 The power pursuant to Section 119(9) of the PDI Act to: 8.5.1 permit an applicant:	AO-B, AO-P, BS, CO-BP, DDES,	

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	8.5.1.1 to vary an application;	MDS, SAO-B, SAO-P	
s119(10)	8. Application and Provision of Information 8.6 The power pursuant to Section 119(10) of the PDI Act to grant a permission under Section 119(9) of the PDI Act unconditionally or subject to such conditions as the delegate thinks fit.	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	
s119(12)	8. Application and Provision of Information 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.	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	
s119(14)	8. Application and Provision of Information 8.8 The power pursuant to Section 119(14) of the PDI Act to if an applicant withdraws an application to determine to refund the application fee.	DDES, MDS, MFS	
s120(1)	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.	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	
s120(3)	9. Outline Consent 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: 9.2.1 grant any consent contemplated by the outline consent; and 9.2.2 not impose a requirement that is inconsistent with the outline consent.	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	
s121(7)	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).	This power remains with the Assessment Manager - no	

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Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
		further sub-delegation	
s122(1)	<p>11. Referrals to Other Authorities or Agencies</p> <p>11.1 The power pursuant to Section 122(1) of the PDI Act, where an application for consent to, or approval of, a proposed development of a prescribed class is to be assessed by a relevant authority, to:</p> <p>11.1.1 refer the application, together with a copy of any relevant information provided by the applicant, to a body prescribed by the regulations (including, if so prescribed, the Commission); and</p> <p>11.1.2 not make a decision until the relevant authority has received a response from that prescribed body in relation to the matter or matters for which the referral was made where the regulations so provide, subject to Section 122 of the PDI Act.</p>	AO-B, AO-P, BS, CO-BP, DDES, MDS, SAO-B, SAO-P	
s122(5)(b)	<p>11. Referrals to Other Authorities or Agencies</p> <p>11.2 The power pursuant to Section 122(5)(b) of the PDI Act, acting by direction of a prescribed body:</p> <p>11.2.1 to refuse the application; or</p> <p>11.2.2 consent to or approve the development and impose such conditions as the prescribed body thinks fit, (subject to any specific limitation under another Act as to the conditions that may be imposed by the prescribed body) where the regulations so provide.</p>	AO-B, AO-P, BS, CO-BP, DDES, MDS, SAO-B, SAO-P	
s122(7)	<p>11. Referrals to Other Authorities or Agencies</p> <p>11.3 The power pursuant to Section 122(7) of the PDI Act, if the relevant authority is directed by a prescribed body to refuse an application and the refusal is the subject of an appeal under the PDI Act, to apply for the relevant authority to be joined as a party to the proceedings.</p>	DDES, MDS	
s122(10)	11. Referrals to Other Authorities or Agencies	AO-B, AO-P, BS, CO-BP, DDES,	

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	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.	MDS, SAO-B, SAO-P	
s123(2)	12. Preliminary Advice and Agreement 12.1 The power pursuant to Section 123(2) of the PDI Act, if: 12.1.1 a proposed development is referred to a prescribed body under Section 123(1) of the PDI Act; and 12.1.2 the prescribed body agrees to consider the matter under Section 123 of the PDI Act after taking into account any matter prescribed by the regulations; and 12.1.3 the prescribed body agrees, in the manner prescribed by the regulations, that the development meets the requirements (if any) of the prescribed body (including on the basis of the imposition of conditions), to, subject to Section 123(4) of the PDI Act if an application for planning consent with respect to the development is lodged with 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).	AO-B, AO-P, BS, CO-BP, DDES, MDS, SAO-B, SAO-P	
s123(4)	12. Preliminary Advice and Agreement 12.2 The power pursuant to Section 123(4) of the PDI Act to determine an agreement under Section 123 of the PDI Act is no longer appropriate due to the operation of Section 132 of the PDI Act.	AO-B, AO-P, BS, CO-BP, DDES, MDS, SAO-B, SAO-P	
s124(1)	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).	AO-B, AO-P, BS, CO-BP, DDES, MDS, SAO-B, SAO-P	

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Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
s124(5)	13. Proposed Development Involving Creation of Fortifications 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: 13.2.1 if the proposed development consists only of the creation fortifications - refuse the application; or 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	AO-B, AO-P, BS, CO-BP, DDES, MDS, SAO-B, SAO-P	
s124(6)	13. Proposed Development Involving Creation of Fortifications 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.	AO-B, AO-P, BS, CO-BP, DDES, MDS, SAO-B, SAO-P	
s124(7)	13. Proposed Development Involving Creation of Fortifications 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.	DDES, MDS	
s125(6)	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.	DDES, MDS, SAO-P	
s125(7)	14. Time Within Which Decision Must be Made 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.	DDES, MDS, SAO-P	
s126(1)	15. Determination of Application	AO-B, AO-P, ATSO-DS, BS,	

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	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).	DDES, EPSO-DES, MDS, SAO-B, SAO-P	
s126(3)	15. Determination of Application 15.2 The power pursuant to Section 126(3) of the PDI Act to, on the delegate's own initiative or on the application of a person who has the benefit of any relevant development authorisation, extend a period prescribed under Section 126(2) of the PDI Act.	AO-B, AO-P, BS, CO-BP, DDES, MDS, SAO-B, SAO-P	
s127(1)	16. Conditions 16.1 The power pursuant to Section 127(1) of the PDI Act to make a decision subject to such conditions (if any) as the delegate thinks fit to impose in relation to the development.	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	
s127(2)(c)	16. Conditions 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.	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	
s127(4)	16. Conditions 16.3 The power pursuant to Section 127(4) of the PDI Act, subject to Sections 127(6) and (8) of the PDI Act, if a development authorisation provides for the killing, destruction or removal of a regulated tree or a significant tree, to apply the principle that the development authorisation be subject to a condition that the prescribed number of trees (of a kind determined by the delegate) must be planted and maintained to replace the tree (with the cost of planting to be the responsibility of the applicant or any person who acquires the benefit of the consent and the cost of maintenance to be the responsibility of the owner of the land).	This power remains with the Assessment Manager - no further sub-delegation	
s127(6)	16. Conditions 16.4 The power pursuant to Section 127(6) of the PDI Act to, on the application of the applicant, determine that a payment of an amount calculated in accordance with the regulations be	This power remains with the Assessment Manager - no	

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Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
	made into the relevant fund in lieu of planting 1 or more replacement trees under Section 127(4) of the PDI Act.	further sub-delegation	
s127(8)(b)	<p>16. Conditions</p> <p>16.5 The power pursuant to Section 127(8)(b) of the PDI Act to:</p> <p>16.5.1 determine that it is appropriate to grant an exemption under Section 127(8)(b) of the PDI Act in a particular case after taking into account any criteria prescribed by the regulations and provided the Minister concurs in the granting of the exemption;</p> <p>16.5.2 to seek the Minister's concurrence to grant an exemption under Section 127(8)(b) of the PDI Act.</p>	This power remains with the Assessment Manager - no further sub-delegation	
s128(2)(d)	<p>17. Variation of Authorisation</p> <p>17.1 The power pursuant to Section 128(2)(d) of the PDI Act to approve an application for a variation to a development authorisation previously given under the PDI Act, which seeks to extend the period for which the relevant authorisation remains operative.</p>	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	
s134(1)	<p>18. Requirement to Up-grade</p> <p>18.1 The power pursuant to Section 134(1) of the PDI Act to form the opinion that the building is unsafe, structurally unsound or in an unhealthy condition.</p>	AO-B, BS, SAO-B	
s134(1)	<p>18. Requirement to Up-grade</p> <p>18.2 The power pursuant to Section 134(1) of the PDI Act, if:</p> <p>18.2.1 an application for a building consent relates to:</p> <p>18.2.1.1 building work in the nature of an alteration to a building constructed before the date prescribed by regulation for the purposes of Section 134(1) of the PDI Act; or</p> <p>18.2.1.2 a change of classification of a building; and</p> <p>18.2.2 the building is, in the opinion of the delegate, unsafe, structurally unsound or in an unhealthy condition,</p>	AO-B, BS, SAO-B	

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Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
	to require that building work that conforms with the requirements of the Building Rules be carried out to the extent reasonably necessary to ensure that the building is safe and conforms to proper structural and health standards.		
s134(2)	18. Requirement to Up-grade 18.3 The power pursuant to Section 134(2) of the PDI Act, when imposing a requirement under Section 134(1) of the PDI Act, to specify (in reasonable detail) the matters under Section 134(1)(b) of the PDI Act that must, in the opinion of the delegate, be addressed.	AO-B, BS, SAO-B	
s134(3)	18. Requirement to Up-grade 18.4 The power pursuant to Section 134(3) of the PDI Act to impose a requirement under Section 134(1) of the PDI Act: 18.4.1 subject to Section 134(3)(b) of the PDI Act - on the basis that the relevant matters must be addressed as part of the application before the relevant authority will grant building consent; and 18.4.2 in cases prescribed by the regulations - as a condition of the building consent that must be complied with within a prescribed period after the building work to which the application for consent relates is completed	AO-B, BS, SAO-B	
s134(4)	18. Requirement to Up-grade 18.5 The power pursuant to Section 134(4) of the PDI Act if: 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 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, 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).	AO-B, BS, SAO-B	

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Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
s134(5)	<p>18. Requirement to Up-grade</p> <p>18.6 The power pursuant to Section 134(5) of the PDI Act to impose a requirement under Section 134(4) of the PDI Act:</p> <p>18.6.1 subject to Section 134(5)(b) of the PDI Act - on the basis that the building work or other measures to achieve compliance with the relevant performance requirements must be addressed before the relevant authority will grant building consent; and</p> <p>18.6.2 in cases prescribed by the regulations - as a condition of the building consent that must be complied with within a prescribed period after the building work to which the application for consent relates is completed.</p>	AO-B, BS, SAO-B	
s143(1)	<p>20. Cancellation of Development Authorisation</p> <p>20.1 The power pursuant to Section 143(1) of the PDI Act to, on the application of a person who has the benefit of the authorisation, cancel a development authorisation previously given by the relevant authority.</p>	DDES, MDS	
s143(2)	<p>20. Cancellation of Development Authorisation</p> <p>20.2 The power pursuant to Section 143(2) of the PDI Act to make a cancellation under Section 143(1) of the PDI Act subject to such conditions (if any) as the delegate thinks fit to impose.</p>	DDES, MDS	
s235(1)	<p>21. Professional Advice to be Obtained in Relation to Certain Matters</p> <p>21.1 The power pursuant to Section 235(1) of the PDI Act, to, in the exercise of a prescribed function, rely on a certificate of a person with prescribed qualifications.</p>	AO-B, AO-P, ATSO-DS, BS, CO-BP, DDES, DWES, EPSO-DES, MDS, MES, SAO-B, SAO-P	
s235(2)	<p>21. Professional Advice to be Obtained in Relation to Certain Matters</p> <p>21.2 The power pursuant to Section 235(2) of the PDI Act to seek and consider the advice of a person with prescribed qualifications, or a person approved by the Minister for that purpose, in</p>	AO-B, AO-P, BS, CO-BP, DDES, DWES, MDS,	

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Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
	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.	MES, SAO-B, SAO-P	
cl12(7) sch8	<p>22. General Transitional Schemes for Panels</p> <p>22.1 The power pursuant to Clause 12(7) of Schedule 8 of the PDI Act, to</p> <p>22.1.1 adopt any findings or determinations of a council development assessment panel under the repealed Act that may be relevant to an application made before the relevant day under the repealed Act; and</p> <p>22.1.2 adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application made before the relevant day under the repealed Act; and</p> <p>22.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the relevant day; and</p> <p>22.1.4 deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act; and</p> <p>22.1.5 deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act.</p> <p>(Only applicable to assessment panels appointed by a council or a joint planning board)</p>	DDES, MDS	
cl13(5) sch8	<p>23. Regional Assessment Panels</p> <p>23.1 The power pursuant to Clause 13(5) of Schedule 8 of the PDI Act to:</p> <p>23.1.1 adopt any findings or determinations of a council development assessment panel or a regional development assessment panel under the repealed Act that may be relevant to an application made before the relevant day under the repealed Act; and</p> <p>23.1.2 adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application made before the relevant day under the repealed Act; and</p> <p>23.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the relevant day; and</p>	The head delegation does not apply to The Barossa Council	

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	<p>23.1.4 deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act; and</p> <p>23.1.5 deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act.</p> <p>(Relevant to regional assessment panels only)</p>		
cl18(2) sch8	<p>24. Continuation of Processes</p> <p>24.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:</p> <p>24.1.1 adopt any findings or determinations of a relevant authority under the repealed Act that may be relevant to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and</p> <p>24.1.2 adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and</p> <p>24.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the designated day; and</p> <p>24.1.4 deal with any requirement or grant any variation imposed or proposed in connection with an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and</p> <p>24.1.5 take any other step or make any other determination authorised by the regulations, or that is reasonably necessary to promote or ensure a smooth transition on account of the transfer of functions, powers or duties under Clause 18 of Schedule 8 of the PDI Act.</p>	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	
s119(9)	<p>8. Application and Provision of Information</p> <p>8.5 The power pursuant to Section 119(9) of the PDI Act to:</p> <p>8.5.1 permit an applicant:</p> <p>8.5.1.2 to vary any plans, drawings, specifications or other documents that accompanied an application,</p> <p>(provided that the essential nature of the proposed development is not changed);</p>	AO-B, AO-P, BS, CO-BP, DDES, MDS, SAO-B, SAO-P	

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Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
s119(9)	8. Application and Provision of Information 8.5 The power pursuant to Section 119(9) of the PDI Act to: 8.5.2 permit an applicant to lodge an application without the provision of any information or document required by the regulations;	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	
s119(9)	8. Application and Provision of Information 8.5 The power pursuant to Section 119(9) of the PDI Act to: 8.5.3 to the extent that the fee is payable to the relevant authority waive payment of whole or part of the application fee, or refund an application fee (in whole or in part);	DDES, MDS, MFS	
s119(9)	8. Application and Provision of Information 8.5 The power pursuant to Section 119(9) of the PDI Act to: 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.	AO-B, AO-P, ATSO-DS, BS, CO-BP, DCSO, DDES, EPSO-DES, MDS, SAO-B, SAO-P	ATSO-DS, EPSO-DES and DCSO are limited to returning or forwarding any document to the applicant or to any other person only, and do not have the sub-delegation to determine not to finalise the matter until any specified matter is resolved, rectified or addressed.

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r25(7)(c)	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	AO-B, AO-P, ATSO-DS, BS, CO-BP, DDES, DWES, EPSO-	

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	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.	DES, MDS, MES, SAO-B, SAO-P	
r31(1)	<p>26. Verification of Application</p> <p>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:</p> <p>26.1.1 determine the nature of the development; and</p>	AO-B, AO-P, ATSO-DS, BS, CO-BP, DDES, EPSO-DES, MDS, SAO-B, SAO-P	
r31(1)	<p>26. Verification of Application</p> <p>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:</p> <p>26.1.2 if the application is for planning consent - determine:</p> <p>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</p> <p>26.1.2.2 the category or categories of development that apply for the purposes of development assessment; and</p>	AO-B, AO-P, ATSO-DS, BS, CO-BP, DDES, EPSO-DES, MDS, SAO-B, SAO-P	
r31(1)	<p>26. Verification of Application</p> <p>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:</p> <p>26.1.3 determine whether the relevant authority is the correct entity to assess the application under the PDI Act; and</p>	AO-B, AO-P, ATSO-DS, BS, CO-BP, DDES, EPSO-DES, MDS, SAO-B, SAO-P	

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Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
r31(1)	<p>26. Verification of Application</p> <p>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:</p> <p>26.1.4 if the relevant authority is the correct entity to assess the application (or any part of the application):</p> <p>26.1.4.1 check that the appropriate documents and information have been lodged with the application; and</p> <p>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</p> <p>26.1.4.3 provide an appropriate notice via the SA planning portal; and</p>	<p>AO-B, AO-P, ATSO-DS, BS, CO-BP, DDES, EPSO-DES, MDS, SAO-B, SAO-P</p>	
r31(1)	<p>26. Verification of Application</p> <p>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:</p> <p>26.1.5 if the relevant authority is not the correct entity to assess the application (or any part of the application):</p> <p>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</p> <p>26.1.5.2 provide an appropriate notice via the SA planning portal.</p>	<p>AO-B, AO-P, ATSO-DS, BS, CO-BP, DDES, EPSO-DES, MDS, SAO-B, SAO-P</p>	
r33(4)	<p>27. Application and Further Information</p> <p>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.</p>	<p>AO-B, AO-P, ATSO-DS, BS, CO-BP, DCSO, DDES, EPSO-</p>	

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Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
		DES, MDS, SAO-B, SAO-P	
r35(3)	<p>28. Amended Applications</p> <p>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.</p>	AO-B, AO-P, ATSO-DS, BS, CO-BP, DDES, EPSO-DES, MDS, SAO-B, SAO-P	
r35(4)	<p>28. Amended Applications</p> <p>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.</p>	AO-B, AO-P, ATSO-DS, BS, CO-BP, DDES, EPSO-DES, MDS, SAO-B, SAO-P	
r38(1)	<p>29. Withdrawing/Lapsing Applications</p> <p>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:</p> <p>29.1.1 any agency to which the application has been referred under Division 2 of the General Regulations; and</p> <p>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.</p>	AO-B, AO-P, ATSO-DS, BS, CO-BP, DDES, EPSO-DES, MDS, SAO-B, SAO-P	
r38(3)	<p>29. Withdrawing/Lapsing Applications</p> <p>29.2 The power pursuant to Regulation 38(3) of the General Regulations before taking action to lapse an application under Regulation 38(2) of the General Regulations, to:</p> <p>29.2.1 take reasonable steps to notify the applicant of the action under consideration; and</p>	AO-B, AO-P, ATSO-DS, BS, CO-BP, DDES, EPSO-DES,	

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	29.2.2 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.	MDS, SAO-B, SAO-P	
r40	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.	DDES, MDS	
r42(1)	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.	AO-B, AO-P, ATSO-DS, BS, CO-BP, DCSO, DDES, EPSO-DES, MDS, SAO-B, SAO-P	
r45(1)	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: 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 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 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, 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.	AO-B, BS, SAO-B	
r45(2)	32. Building Matters	AO-B, BS, SAO-B	

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Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
	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.		
r45(3)	32. Building Matters 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.	AO-B, BS, SAO-B	
r45(4)	32. Building Matters 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: 32.4.5 refer the application to the Commission; and 32.4.6 not grant consent unless the Commission concurs in the granting of the consent.	AO-B, BS, SAO-B	
r45(5)	32. Building Matters 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.	AO-B, BS, SAO-B	
r46(6)	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	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	

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	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 33.1.4 to obtain a response from the prescribed body for the purposes of Section 122 of the PDI Act.		
r46(7)	33. Preliminary Advice and Agreement (Section 123) 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.	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	
r46(8)	33. Preliminary Advice and Agreement (Section 123) 33.3 The power pursuant to Regulation 46(8) of the General Regulations, if: 33.3.1 an application is lapsed by a relevant authority under Regulation 38 of the General Regulations; and 33.3.2 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.	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	
r46(9)	33. Preliminary Advice and Agreement (Section 123) 33.4 The power pursuant to Regulation 46(9) of the General Regulations, if: 33.4.1 an applicant seeks to rely on an agreement under Section 123 of the PDI Act in connection with the application; and 33.4.2 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.	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	

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Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
r48	<p>34. Notification of Application of Tree-damaging Activity to Owner of Land</p> <p>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:</p> <p>34.1.1 give the owner notice of the application within 5 business days after the application is made; and</p> <p>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.</p>	This power remains with the Assessment Manager - no further sub-delegation	
r49(3)	<p>35. Public Inspection of Applications</p> <p>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.</p>	AO-B, AO-P, ATSO-DS, BS, CO-BP, DCSO, DDES, EPSO-DES, MDS, SAO-B, SAO-P	
r50(5)	<p>36. Representations</p> <p>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:</p> <p>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</p> <p>36.1.2 who has indicated an interest in appearing before the delegate, an opportunity (at a time determined by the delegate) to appear personally or by representative before the delegate to be heard in support of the representation that has been made under Regulation 50(1) of the General Regulations.</p>	DDES, MDS	
r51(1)	<p>37. Response by Applicant</p> <p>36.1 The power pursuant to Regulation 51(1) of the General Regulations to allow a response to a representation by the applicant to be made within such longer period as the delegate may allow.</p>	AO-P, DDES, MDS, SAO-P	

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Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
r57(4)(a)	38. Notice of Decision (Section 126(1)) 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.	AO-B, AO-P, ATSO-DS, BS, CO-BP, DDES, EPSO-DES, MDS, SAO-B, SAO-P	
r60	39. Consideration of Other Development Authorisations 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.	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	
r61(4)(c)	40. Certificate of Independent Technical Expert in Certain Cases 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.	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	
r63(1)	41. Urgent Work 41.1 The power pursuant to Regulation 63(1) of the General Regulations to, 41.1.1 determine a telephone number determined for the purposes of Regulation 63(1)(a) of the General Regulations; and 41.1.2 determine the email address for the purposes of Regulation 63(1)(b) of the General Regulations.	AO-B, BS, DDES, MDS, SAO-B	
r63(2)	41. Urgent Work 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.	AO-B, BS, DDES, MDS, SAO-B	

PLANNING, DEVELOPMENT AND INFRASTRUCTURE (GENERAL) REGULATIONS 2017

Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
r63(3)	41. Urgent Work 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.	AO-B, BS, DDES, MDS, SAO-B	
r65(1)	41. Variation of Authorisation (Section 128) 41.1 The power pursuant to Regulation 65(1) 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.	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	
r76(2)	43. Advice from Commission 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.	AO-P, DDES, MDS, SAO-P	
r78(3)	44. Underground Mains Area 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.	AO-P, DDES, DWES, MDS, MES, SAO-P	
cl2(d)(ii)(B)	46. Plans for Residential Alterations, Additions and New Dwellings 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.	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	
cl2(d)(ii)(D)	46. Plans for Residential Alterations, Additions and New Dwellings	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	

PLANNING, DEVELOPMENT AND INFRASTRUCTURE (GENERAL) REGULATIONS 2017

Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
	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.		
cl4(3)	<p>47. Plans for Building Work</p> <p>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:</p> <p>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</p> <p>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, to require the application to be accompanied by such details, particulars, plans, drawings, specifications and other documents (in addition to the other documents required to accompany the application) as the delegate reasonably requires to show that the entire building will, on completion of the building work, comply with the requirements of the PDI Act and the General Regulations for a building of the classification applied for or with so many of those requirements as will ensure that the building is safe and conforms to a proper structural standard.</p>	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	

PLANNING, DEVELOPMENT AND INFRASTRUCTURE (FEES, CHARGES AND CONTRIBUTIONS) REGULATIONS 2019

Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
r5(1)	<p>48. Calculation or Assessment of Fees</p> <p>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):</p> <p>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</p>	AO-B, AO-P, ATSO-DS, CO-BP, DCSO, DDES, EPSO-DES, MDS, SAO-B, SAO-P	

PLANNING, DEVELOPMENT AND INFRASTRUCTURE (FEES, CHARGES AND CONTRIBUTIONS) REGULATIONS 2019

Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
	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).		
r5(2)	48. Calculation or Assessment of Fees 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.	AO-B, AO-P, ATSO-DS, CO- BP, DCSO, DDES, EPSO- DES, MDS, SAO-B, SAO-P	
r5(3)	48. Calculation or Assessment of Fees 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.	AO-B, AO-P, ATSO-DS, CO- BP, DCSO, DDES, EPSO- DES, MDS, SAO-B, SAO-P	
r7	47. Waiver or Refund of Fee 47.1 The power pursuant to Regulation 7 of the Fees Regulations to, as the delegate considers appropriate to do so: 47.1.1 waive the payment of the fee, or the payment of part of the fee; or 47.1.2 refund the whole or a part of the fee.	DDES, MDS, MFS	

PLANNING AND DESIGN CODE

Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
PD Code	49 Procedural Matter 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	AO-P, DDES, MDS, SAO-P	

PLANNING AND DESIGN CODE

Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
	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.		
PD Code	50. Procedural Referrals 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.	AO-P, DDES, MDS, SAO-P	
PD Code	50. Procedural Referrals 50.2 The power pursuant to and in accordance with the PD Code to form the opinion and deem: 50.2.1 alteration to an existing access or public road junction; 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.	AO-P, DDES, DWES, MDS, MES, SAO-P	
PD Code	50. Procedural Referrals 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.	AO-P, DDES, MDS, SAO-P	
PD Code	50. Procedural Referrals 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.	AO-P, DDES, DWES, MDS, MES, SAO-P	
Part 9.4	51. Referral Body: Minister Responsible for the Administration of the Aquaculture Act 2001 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.	AO-P, DDES, MDS, SAO-P	

STATE PLANNING COMMISSION PRACTICE DIRECTION - 3 (NOTIFICATION OF PERFORMANCE ASSESSED DEVELOPMENT APPLICATIONS) 2019

Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
cl6(4)	52. Responsibility to Undertake Notification 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.	DDES, MDS	
cl8	53. Preparing for Notification 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: 53.1.1 give notice of the anticipated commencement date and of the notification period to the applicant; and 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 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.	AO-B, AO-P, ATSO-DS, CO-BP, DCSO, DDES, EPSO-DES, MDS, SAO-B, SAO-P	
cl10(2)	54. Notice on Land 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.	AO-B, AO-P, ATSO-DS, BS, CO-BP, DCSO, DDES, EPSO-DES, MDS, SAO-B, SAO-P	

STATE PLANNING COMMISSION PRACTICE DIRECTION (APPOINTMENT OF ADDITIONAL MEMBERS TO ASSESSMENT PANEL) 2019

Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
cl4(6)	55. Qualifications and Experience of Additional members	DDES, MDS	

STATE PLANNING COMMISSION PRACTICE DIRECTION (APPOINTMENT OF ADDITIONAL MEMBERS TO ASSESSMENT PANEL) 2019

Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
	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.		The sub-delegate must present his/her recommendation to the Barossa Assessment Panel for approval and appointment of the additional member.
cl4(7)	55. Qualifications and Experience of Additional members 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.	This power remains with BAP - delegation does not apply.	

STATE PLANNING COMMISSION PRACTICE DIRECTION (SCHEME TO AVOID CONFLICTING REGIMENS) 2019

Provision	Powers and Functions Delegated by the Barossa Assessment Panel to the Assessment Manager	Sub-Delegate	Conditions and Limitations
cl5(1)	56. Scheme Provisions 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.	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	
cl5(3)	56. Scheme Provisions 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.	AO-B, AO-P, BS, DDES, MDS, SAO-B, SAO-P	