



## Agenda Report for Decision

**Meeting Date: 5 December 2024**

Item Name	Amendments to Ministerial Building Standard 007 (MBS007)	
Presenters	Jodie Evans	
Purpose of Report	Decision	
Item Number	5.3	
Strategic Plan Reference	NA	
Work Plan Reference	NA	
Confidentiality	Not Confidential (Release Immediately)	
Related Decisions	State-wide Bushfire Hazards Overlay Code Amendment	
Conflicts Declared	Nil	
Is the Report author aware of any potential undeclared conflict?		NO

### Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Immediately).
2. Authorise the Chair to sign and send the attached Minute to the Minister for Planning's delegate recommending that proposed variations to Ministerial Building Standard 007 - Modifications to the Building Code of Australia (MBS007) be adopted (**Attachment 1**).

### Background

MBS007 exists to modify how the Building Code of Australia applies to buildings and building work in South Australia.

MBS 007 is the statutory instrument that allows for modifications to the Building Code, including the removal of a national provision, amendment to a technical requirement, extension of an adoption date or change to the area in which the Building Code applies.

The MBS007 was last updated and published on 26 September 2024.

Section 80 of the *Planning, Development and Infrastructure Act 2016* (PDI Act) provides that:

- (4) *The Minister may, after consultation with the Commission, by subsequent notice published in the Gazette, vary or revoke a Ministerial building standard.*

Amendments to the current MBS007 are required to remove some of the bushfire requirements from the National Construction Code (NCC2022). These are matters that more appropriately sit in the Planning and Design Code (the Code) and are linked to the State-wide Bushfire Hazards Overlay Code Amendment.

It is requested that the Commission provide advice to the Minister for Planning's delegate on the proposed changes to MBS007.

## Discussion

NCC2022 includes new bushfire protection requirements for Class 9 buildings (schools, hospitals, child-care centres and aged care facilities) with the view to providing improved safety for occupants who are unable to readily evacuate in the event of a bushfire. These were adopted nationally on 1 May 2023.

The performance requirement provides that a building that is constructed in a *designated bushfire prone area* must be designed and constructed to —

- a) reduce the risk of ignition from a *design bushfire* with an annual exceedance probability not more than 1:100 years or 1: 200 years for a Class 9 building; and
- b) take account of the assessed duration and intensity of the *fire actions* of the *design bushfire*; and
- c) be designed to prevent internal ignition of the building and its contents; and
- d) maintain the structural integrity of the building for the duration of the *design bushfire*.

Several jurisdictions are struggling to implement the new requirements and also considering relocating the requirements in their planning schemes. The requirements of concern include the separation from hazards requirements, separation from classified vegetation requirements and separation from allotment boundaries. Access for firefighting requirements (widths etc) are also best suited to planning schemes, rather than the NCC.

The building policy team have received significant feedback from designers, private certifiers, the Country Fire Service (CFS), Department for Education and Child Development (DECD) and the development sector that the new requirements are hindering the delivery of new schools and childcare centres. In many cases limited allotment size, combined with the new requirements, means that business models are unviable. The NCC provisions are currently hindering developments at Upper Sturt Primary School (additions and alterations), Flinders Hospital (accommodation for overflow patients) and proposed early learning centres at Stirling and Hawthorndene and Hahndorf.

It is proposed to 'switch off' the requirements in South Australia as they relate to Class 9's until the broader piece of work, which includes the Bushfire Code Amendment, associated mapping and Ministerial Building Standard 008 addressing the water supply requirements, has been completed.

This amendment will effectively result in NCC 2019 applying, which requires apartments, hotels and motels to comply with AS 3959. Buildings located in a high bushfire area will require referral to the CFS.

As such, the proposed variations to MBS007 to remove some of the bushfire requirements from the NCC2022, are attached for the Commission's consideration.

**Attachments:**

1. Minute to Minister's Delegate (#22422267)

**Appendices:**

- A. MBS 007 - Modifications to the Building Code of Australia (#22470626)
- B. Gazette Notice (#22463576)
- C. Minister's Delegations (#22418960)

Prepared by: Hayley Pasut

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Endorsed by: Jodie Evans and Marc Voortman

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Date: 18/11/2024

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**TO: MINISTER TO MINISTER'S DELEGATE**

**RE: AMENDMENTS TO MBS 007 (BUSHFIRE PROTECTION REQUIREMENTS)**

## **PURPOSE**

For you to adopt and give notice of amendments to MBS 007 - Modifications to the Building Code of Australia (MBS 007) that will remove some of the bushfire requirements from the National Construction Code (NCC2022) that more appropriately sit in the Planning and Design Code (the Code) and are linked to the State-wide Bushfire Hazards Overlay Code Amendment.

## **BACKGROUND**

MBS007 exists to modify how the Building Code of Australia applies to buildings and building work in South Australia.

MBS 007 is the statutory instrument that allows for modifications to the Building Code, including the removal of a national provision, amendment to a technical requirement, extension of an adoption date or change to the area/s in which the Building Code applies.

The MBS007 was last updated and published on 26 September 2024.

Amendments to the current MBS007 are required to remove some of the bushfire requirements from the National Construction Code (NCC2022). These are matters that more appropriately sit in the Planning and Design Code (the Code) and are linked to the State-wide Bushfire Hazards Overlay Code Amendment.

## **DISCUSSION**

NCC2022 includes new bushfire protection requirements for Class 9 buildings (schools, hospitals, child-care centres and aged care facilities) with the view to providing improved safety for occupants who are unable to readily evacuate in the event of a bushfire. These were adopted nationally on 1 May 2023.

The performance requirement provides that a building that is constructed in a designated bushfire prone area must be designed and constructed to —

- a) reduce the risk of ignition from a design bushfire with an annual exceedance probability not more than 1:100 years or 1: 200 years for a Class 9 building; and
- b) take account of the assessed duration and intensity of the fire actions of the design bushfire; and
- c) be designed to prevent internal ignition of the building and its contents; and
- d) maintain the structural integrity of the building for the duration of the design bushfire.

Several jurisdictions are struggling to implement the new requirements and also considering relocating the requirements in their planning schemes. The requirements of concern include the separation from hazards requirements, separation from classified vegetation requirements

and separation from allotment boundaries. Access for firefighting requirements (widths etc) are also best suited to planning schemes, rather than the NCC.

The building policy team have received significant feedback from designers, private certifiers, the Country Fire Service (CFS), Department for Education and Child Development (DECD) and

the development sector that the new requirements are hindering the delivery of new schools and childcare centres. In many cases limited allotment size, combined with the new requirements, means that business models are unviable.

It is proposed to 'switch off' the requirements in SA as they relate to Class 9's until the broader piece of work, which includes the Bushfire Code Amendment, associated mapping and Ministerial Building Standard 008 which addresses water supply requirements, has been completed.

This amendment will effectively result in NCC 2019 applying, which requires apartments, hotels and motels to comply with AS 3959. Buildings located in a high bushfire area will require referral to the CFS.

A draft of the proposed variations to MBS007 were provided to the Commission at their meeting on 5 December 2024 where they recommended that you adopt the proposed variations as drafted in **Attachment A**.

#### Legislative Provisions

Section 80 of the *Planning, Development and Infrastructure Act 2016* (PDI Act) provides that:

- (4) *The Minister may, after consultation with the Commission, by subsequent notice published in the Gazette, vary or revoke a Ministerial building standard.*

This Minute seeks your approval to give notice of proposed variations to MBS 007 as outlined above.

#### Delegations

By instrument of delegation on 28 August 2024 the Chief Executive of the Department further delegated the power to vary or revoke an existing Ministerial Building Standard to the Director, Building.

It is therefore recommended that you adopt the proposed variations to MBS 007 as drafted in **Attachment A** and that you sign the notice at **Attachment B** to give notice of the variations to MBS 007 in the Government Gazette.

## RECOMMENDATIONS

It is recommended that you:

1. Agree to adopt proposed variations to MBS 007 - Modifications to the Building Code of Australia as drafted in Attachment A.
2. Agree to sign the Gazette Notice at Attachment B to give notice of the variations to MBS 007 - Modifications to the Building Code of Australia.

AGREED / NOT AGREED

AGREED / NOT AGREED



**JODIE EVANS MP**

10 / 12 / 2024



**Craig Holden**  
**Chair, State Planning Commission**  
09 / 12 / 2024

### Attachments:

- A. MBS 007 - Modifications to the Building Code of Australia (22470626)
- B. Gazette Notice (22463576)
- C. Minister's Delegations (22418960)

Contact: Hayley Pasut  
Tel No: [REDACTED]

# **Ministerial Building Standard MBS 007**

## **Modifications to the Building Code of Australia**

December 2024

Amendment 3



**Government of  
South Australia**

Published by:  
Minister for Planning

KNet Ref: 22470626



## 1. SCOPE AND APPLICATION

- 1.1 This Standard is published as a Ministerial Building Standard that forms part of the *Building Rules* under the *Planning, Development and Infrastructure Act 2016* (PDI Act).
- 1.2 The *Building Code*, adopted as part of the *Building Rules* by the PDI Act, is modified in its application to *building work* in South Australia in accordance with the provisions of this Standard.
- 1.3 The *Building Code* (NCC 2022) commenced in the *Building Rules* on 1 May 2023, with the sections relating to livable housing and improved energy efficiency and condensation management deferred in South Australia until 1 October 2024.
- 1.4 Amendment 3 modifies the application of Part G5 (Volume One of the *Building Code*) Construction in bushfire prone areas, removing the requirement for Class 9 buildings to comply. This Amendment is effective from the date of gazette.
- 1.5 The modifications within this Standard must be read as if they are consolidated into the *Building Code*.
- 1.6 Ministerial Building Standard MBS 013 specifies energy efficiency and livable housing design deemed-to-satisfy provisions for additions and/or alterations to existing Class 1 dwellings to support compliance with the requirements of the NCC 2022 modern homes provisions from 1 May 2025.

## 2. MODIFICATIONS TO NCC 2022

### 2.1 Volume One

In South Australia, the *Building Code* (NCC 2022 Volume One) will be taken to be modified as set out below:

- 2.1.1 Modify **SA B1P4 Buildings in flood areas** to read as follows:

This clause has deliberately been left blank.

**B1P4** does not apply in South Australia.

- 2.1.2 Modify **SA B1D6 Construction of buildings in flood hazard areas** to read as follows:

This clause has deliberately been left blank.

**B1D6** does not apply in South Australia.

- 2.1.3 Modify the Notes after the 'Introduction to this Part' in **Part F8 Condensation management** to read as follows:

**Notes: South Australia Part F8 Condensation management**

From 1 May 2023 to 30 September 2024, **Part F6** of **NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Part F8 of NCC 2022.

**Part F8 of NCC 2022** applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Part F6 of NCC 2019** (Amendment 1), including variations for South Australia, instead of Part F8 of NCC 2022.

2.1.4 Modify clause **G5O1 Objective** to read as follows:

The Objective of this Part is to—

- (a) safeguard occupants from injury from the effects of a bushfire; and
- (b) protect buildings from the effects of a bushfire.

**Application**

G5O1(a) and (b) apply in a *designated bushfire prone area* to—

- (a) a Class 2 or 3 building; or
- (b) a Class 10a building or deck associated with a Class 2 or 3 building.

**Notes**

The provisions relating to Class 9 buildings, and Class 10a buildings associated with, adjacent to or connected to a Class 9 building, do not apply in South Australia.

2.1.5 Modify clause **G5F1 Construction in bushfire prone areas** to read as follows:

A building constructed in a *designated bushfire prone area* is to provide a resistance to bushfires in order to reduce the danger to life and minimise the risk of the loss of the building.

**Application**

G5F1 applies in a *designated bushfire prone area* to—

- (a) a Class 2 or 3 building; or
- (b) a Class 10a building or deck associated with a Class 2 or 3 building.

**Notes**

The provisions relating to Class 9 buildings, and Class 10a buildings associated with, adjacent to or connected to a Class 9 building, do not apply in South Australia.

2.1.6 Modify clause **G5P1 Bushfire Resistance** to read as follows:

A building that is constructed in a *designated bushfire prone area* must be designed and constructed to —

- (a) reduce the risk of ignition from a *design bushfire* with an annual exceedance probability not more than 1:100 years; and
- (b) take account of the assessed duration and intensity of the fire actions of the *design bushfire*; and
- (c) be designed to prevent internal ignition of the building and its contents; and
- (d) maintain the structural integrity of the building for the duration of the *design bushfire*.

**Application**

G5P1 applies in a *designated bushfire prone area* to—

- (a) a Class 2 or 3 building; or
- (b) a Class 10a building or deck associated with a Class 2 or 3 building.

**Notes**

The provisions relating to Class 9 buildings, and Class 10a buildings associated with, adjacent to or connected to a Class 9 building, do not apply in South Australia.

2.1.7 Modify clause **G5P2 Additional bushfire requirements for certain Class 9 buildings** to read as follows:

This clause has deliberately been left blank.

**G5P2** does not apply in South Australia.

2.1.8 Modify the Notes after the 'Limitations' clause in **G5V1 Buildings in bushfire prone areas** to read as follows:

**Notes**

This clause has deliberately been left blank.

**G5V1 'Notes'** does not apply in South Australia.

2.1.9 Modify clause **SA G5D1 Deemed to Satisfy Provisions** to read as follows:

- (1) Where a *Deemed-to-Satisfy Solution* is proposed, *Performance Requirement G5P1* and subject to G5D2, are satisfied by complying with G5D3 to SA G5D5.

2.1.10 Modify clause **SA G5D2 Application of Part** to read as follows:

The *Deemed-to-Satisfy Provisions* of this Part apply in a *designated bushfire prone area* to

- (a) a Class 2 or 3 building; and
- (b) a Class 10a building or deck associated with a Class 2 or 3 building.

2.1.11 Modify clause **G5D4 Protection – certain Class 9 buildings** to read as follows:

This clause has deliberately been left blank.

**G5D4** does not apply in South Australia.

2.1.12 Modify **Specification 43 Bushfire protection for certain Class 9 buildings** to read as follows:

This Specification has deliberately been left blank.

**Specification 43** does not apply in South Australia.

2.1.13 Modify the Notes after the 'Introduction to this Part' in **Part G7 Livable housing design** to read as follows:

**Notes: South Australia Part G7 Livable housing design**

**Part G7** of **NCC 2022** takes effect in South Australia on 1 October 2024.

**Part G7** does not apply to a Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024.

2.1.14 Modify the Notes after the 'Introduction to this Part' in **Part J1 Energy efficiency performance requirements** to read as follows:

**Notes: South Australia Part J1 Energy efficiency performance requirements**

From 1 May 2023 to 30 September 2024, **Section J** of **NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Section J of NCC 2022.

**Part J1** of **NCC 2022** applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Section J** of **NCC 2019** (Amendment 1), including variations for South Australia, instead of Part J1 of NCC 2022.

2.1.15 Modify the Notes after the 'Introduction to this Part' in **Part J2 Energy efficiency** to read as follows:

**Notes: South Australia Part J2 Energy efficiency**

From 1 May 2023 to 30 September 2024, **Section J of NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Section J of NCC 2022.

**Part J2 of NCC 2022** applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Section J of NCC 2019** (Amendment 1), including variations for South Australia, instead of Part J2 of NCC 2022.

- 2.1.16 Modify the Notes after the 'Introduction to this Part' in **Part J3 Elemental provisions for a sole-occupancy unit of a Class 2 building or a Class 4 part of a building** to read as follows:

**Notes: South Australia Part J3 Elemental provisions for a sole-occupancy unit of a Class 2 building or a Class 4 part of a building**

From 1 May 2023 to 30 September 2024, **Section J of NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Section J of NCC 2022.

**Part J3 of NCC 2022** applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Section J of NCC 2019** (Amendment 1), including variations for South Australia, instead of Part J3 of NCC 2022.

- 2.1.17 Modify the Notes after the 'Introduction to this Part' in **Part J4 Building fabric** to read as follows:

**Notes: South Australia Part J4 Building fabric**

From 1 May 2023 to 30 September 2024, **Section J of NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Section J of NCC 2022.

**Part J4 of NCC 2022** applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Section J of NCC 2019** (Amendment 1), including variations for South Australia, instead of Part J4 of NCC 2022.

- 2.1.18 Modify the Notes after the 'Introduction to this Part' in **Part J5 Building sealing** to read as follows:

**Notes: South Australia Part J5 Building sealing**

From 1 May 2023 to 30 September 2024, **Section J of NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Section J of NCC 2022.

**Part J5 of NCC 2022** applies in South Australia from 1 October 2024.



A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Section J of NCC 2019** (Amendment 1), including variations for South Australia, instead of Part J5 of NCC 2022.

- 2.1.19 Modify the Notes after the 'Introduction to this Part' in **Part J6 Air-conditioning and ventilation** to read as follows:

**Notes: South Australia Part J6 Air-conditioning and ventilation**

From 1 May 2023 to 30 September 2024, **Section J of NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Section J of NCC 2022.

**Part J6 of NCC 2022** applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Section J of NCC 2019** (Amendment 1), including variations for South Australia, instead of Part J6 of NCC 2022.

- 2.1.20 Modify the Notes after the 'Introduction to this Part' in **Part J7 Artificial lighting** to read as follows:

**Notes: South Australia Part J7 Artificial lighting**

From 1 May 2023 to 30 September 2024, **Section J of NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Section J of NCC 2022.

**Part J7 of NCC 2022** applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Section J of NCC 2019** (Amendment 1), including variations for South Australia, instead of Part J7 of NCC 2022.

- 2.1.21 Modify the Notes after the 'Introduction to this Part' in **Part J8 Heated water supply and swimming pool and spa pool plant** to read as follows:

**Notes: South Australia Part J8 Heated water supply and swimming pool and spa pool plant**

From 1 May 2023 to 30 September 2024, **Section J of NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Section J of NCC 2022.

**Part J8 of NCC 2022** applies in South Australia from 1 October 2024.

A Class 2 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **Section J of NCC 2019** (Amendment 1), including variations for South Australia, instead of Part J8 of NCC 2022.

- 2.1.22 Modify the Notes after the 'Introduction to this Part' in **Part J9 Energy monitoring and on-site distributed energy resources** to read as follows:

**Notes: South Australia Part J9 Energy monitoring and on-site distributed energy resources**

**Part J9 of NCC 2022 applies in South Australia from 1 October 2023.**

## 2.2 Volume Two

In South Australia, the *Building Code* (NCC 2022 Volume Two) will be taken to be modified as set out below:

### 2.2.1 Modify **SA H1P2 Buildings in flood areas** to read as follows:

This clause has deliberately been left blank.

**H1P2** does not apply in South Australia.

### 2.2.2 Modify **H1D10 Flood hazard areas** to read as follows:

This clause has deliberately been left blank.

**H1D10** does not apply in South Australia.

### 2.2.3 Modify the Notes under **H4D9 Condensation management** to read as follows:

**Notes: South Australia H4D9 Condensation management**

From 1 May 2023 to 30 September 2024, **P2.4.7**, **V2.4.7** and **Part 3.8.7 of NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of **H4P7**, **H4V5** and **H4D9** of NCC 2022.

**H4P7**, **H4V5** and **H4D9** of NCC 2022 apply in South Australia from 1 October 2024.

**Concessions:**

- (1) A Class 1 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **P2.4.7**, **V2.4.7** and **Part 3.8.7 of NCC 2019** (Amendment 1).
- (2) An *alteration and/or addition* to an existing Class 1 building the subject of a *development application lodged* prior to 1 May 2025 may comply with **P2.4.7**, **V2.4.7** and **Part 3.8.7 of NCC 2019** (Amendment 1), including variations for South Australia.

### 2.2.4 Modify the Notes after the 'Introduction to this Part' in **Part H6 Energy efficiency** to read as follows:

**Notes: South Australia Part H6 Energy efficiency**

From 1 May 2023 to 30 September 2024, **Part 2.6** and **Part 3.12** of **NCC 2019** (Amendment 1), including variations for South Australia, may apply instead of Part H6 of NCC 2022.

**Part H6** of **NCC 2022** applies in South Australia from 1 October 2024.

**Concessions:**

- (1) A Class 1 building that is the subject of a *development application lodged* prior to 1 October 2024 may comply with **P2.6.1**, **P2.6.2**, **A2.2(3)**, **A2.4(3)** (as applicable) and **Part 3.12** of **NCC 2019** (Amendment 1).
- (2) An *alteration and/or addition* to an existing Class 1 building the subject of a *development application lodged* prior to 1 May 2025 may comply with **P2.6.1**, **P2.6.2**, **A2.2(3)**, **A2.4(3)** (as applicable) and **Part 3.12** of **NCC 2019** (Amendment 1).
- (3) A Class 1 building that is the subject of an application for *building consent* lodged prior to 1 January 2027, on a *small* or *irregular allotment* for which an application for land division was lodged prior to 1 January 2024, may comply with:
  - (a) **P2.6.1**, **P2.6.2**, **A2.2(3)**, **A2.4(3)** (as applicable), **Part 3.12.0(a)** of **NCC 2019** (Amendment 1) and **H6P2 – Energy usage** of **NCC 2022**; or
  - (b) achieve an energy rating, including the separate heating and cooling load limits, using *house energy rating software*, of greater than or equal to 6 stars and comply with **H6P2 – Energy usage** of **NCC 2022**.
- (4) A Class 1 building to be constructed on an existing *small* or *irregular allotment* as of 1 October 2024 may comply with:
  - (a) **P2.6.1**, **A2.2(3)**, **A2.4(3)** (as applicable), **Part 3.12.0(a)** of **NCC 2019** (Amendment 1) and **H6P2 – Energy usage** of **NCC 2022**; or
  - (b) achieve an energy rating, including separate heating and cooling load limits, using *house energy rating software*, of greater than or equal to 6 stars and comply with **H6P2 – Energy usage** of **NCC 2022**.
- (5) A Class 1 building to be used as *workers' accommodation* or *tourist accommodation* may comply with **P2.6.1**, **P2.6.2**, **A2.2(3)**, **A2.4(3)** (as applicable) and **Part 3.12** of **NCC 2019** (Amendment 1).
- (6) A Class 1 building that is the subject of an application for *building consent* lodged prior to 1 May 2026 within the Master Planned Neighbourhood Zone in the Mount Barker District Council may comply with:
  - (a) **P2.6.1**, **A2.2(3)**, **A2.4(3)** (as applicable), **Part 3.12.0(a)** of **NCC 2019** (Amendment 1) and **H6P2 – Energy usage** of **NCC 2022**; or



- (b) Achieve an energy rating, including the separate heating and cooling load limits, using *house energy rating software*, of greater than or equal to 6 stars and comply with **H6P2 – Energy usage of NCC 2022**.
- (7) A Class 1 building that is *manufactured off site* and with a *floor area* equal to or less than 60sqm may comply with the **P2.6.1, 3.12.0.1(a)(i), (ii) and (iii) of NCC 2019 (Amendment 1) and H6P2 – Energy usage of NCC 2022**.
- Note: SA3.12.0.1(a)(iv) and (v), SA3.12.0.1(b) and (c) and SA Table 3.12.0.1 cannot be used.*
- (8) A Class 1 building that is *manufactured off site* and located in *Climate Zone 4*, a local government area listed in **Table A**, or an area not located within a local government area, may comply with the **3.12.0.1(a)(i), (ii) and (iii) of NCC 2019 (Amendment 1) and H6P2 – Energy usage of NCC 2022**.
- Note: SA3.12.0.1(a)(iv) and (v), SA3.12.0.1(b) and (c) and SA Table 3.12.0.1 cannot be used.*

**Table A**

Ceduna Council	Kangaroo Island Council	Peterborough Council
Cleve Council	Karoonda East Murray Council	Southern Mallee Council
Coorong District Council	Kimba Council	Streaky Bay Council
Elliston Council	Lower Eyre Peninsula Council	Tatiara Council
Flinders Ranges Council	Mid Murray Council	Tumby Bay Council
Franklin Harbour Council	Mount Remarkable Council	Wudinna District Council
Goyder Council	Orroroo Carrieton Council	

- 2.2.5 Modify the Notes after the 'Introduction to this Part' in **Part H8 Livable housing design** to insert the following:

**Notes: South Australia Part H8 Livable housing design**

**Part H8 of NCC 2022** takes effect in South Australia on 1 October 2024.

**Concessions:**

- (1) Subject to (2), **Part H8** does not apply to a Class 1a building if:
- (a) The Class 1a building was the subject of a *development application lodged* before 1 October 2024, or
  - (b) The Class 1a building was the subject of an application for *building consent* lodged prior to 1 January 2027 on a *small or irregular allotment* for which an application for land division was lodged prior to 1 January 2024, or

- (c) The *allotment* on which the Class 1a building is to be constructed was a *small* or *irregular allotment* existing as of 1 October 2024, or
  - (d) The Class 1a building is *manufactured off site* and the *floor area* is equal to or less than 60sqm, or
  - (e) The Class 1a building is used as *workers' accommodation* or *tourist accommodation*;
  - (f) The building work comprises an *alteration* and/or *addition* to a Class 1a building for which a *development application* is *lodged* prior to 1 May 2025.
- (2) Class 1a buildings subject to (1)(b), (c), (d) and (e) must still comply with *Part 6-Reinforcement of bathroom and sanitary compartment walls* of the *Livable Housing Design Standard*.

2.2.6 Modify clause H8D2 in **Part H8 Livable housing design** to insert (5), (6) and (7) as follows:

- (5) **Clause 2.2 Threshold** of the *ABCB Standard for Livable Housing Design* is varied in South Australia as follows:

The threshold of an entrance door that is subject to **Clause 2.1** must—

- (a) be level; or
- (b) have a sill height not more than 5 mm if the lip is rounded or bevelled; or
- (c) have a ramped threshold that—
  - (i) does not extend internally beyond the depth of the door jamb; and
  - (ii) has a gradient not steeper than 1:8; and
  - (iii) is at least as wide as the minimum clear opening width of the entrance door; and
  - (iv) does not intrude into the minimum dimensions of a landing area that is required by **Clause 2.3**; or
- (d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC, for external entrance doors containing a raised door or sill—
  - (i) have no lip or upstand greater than 15 mm within the sill profile; and
  - (ii) have no more than 5 mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

- (6) **Clause 4.1** of the *ABCB Standard for Livable Housing Design* is varied in South Australia as follows:

There must be at least one compliant *sanitary compartment* located on either:

- (a) the ground or entry level; or
- (b) the lowest level containing a *habitable* room within a Class 1a building.

(7) **Clause 5.2** of the *ABCB Standard for Livable Housing Design* is varied in South Australia as follows:

- (a) At least one shower must have a hobless and step-free entry.
- (b) An *enclosed shower area* that is hobless and step-free must have:
  - (i) a water bar with a maximum height of 5 mm installed above and sealed to the waterstop at the shower area entry; or
  - (ii) a linear drain at the shower area entry.
- (c) An *unenclosed shower area* that is hobless and step-free must comply with AS 3740 or Part 10.2 of the **ABCB Housing Provisions**.

**Note:**

*Enclosed shower areas* and *unenclosed shower areas* that are hobless and step-free must be waterproofed in accordance with AS 3740 or **Part 10.2** of the **ABCB Housing Provisions**.

Figures of hobless and step-free showers that incorporate a shower screen door have been provided in Appendix A and are for informative purposes only.

2.2.7 Modify **S42C4 (1) Additional Deemed-to-Satisfy Provisions when using house energy rating software** as follows:

- (1) To comply with **H6P1**, in addition to **S42C2**, a building must comply with **Section 13** of the **ABCB Housing Provisions** clauses—
  - (a) **13.2.2**, for building *fabric* thermal insulation; and
  - (b) **13.2.3(7)** and **13.2.5(5)**, for thermal breaks; and
  - (c) **13.2.3(5)**, for compensating for a loss of ceiling insulation, other than where the *house energy rating software* has compensated for a loss of ceiling insulation; and
  - (d) **13.2.6(4)**, **13.2.6(5)(a)(i)** and **13.2.6(6)** for slab edge insulation; and
  - (e) **Part 13.4**, for building sealing.

## 2.3 Housing Provisions

In South Australia, the *Building Code* (NCC 2022 Housing Provisions) will be taken to be modified as set out below:

2.3.1 Modify clause **SA 9.2.8(a) Open carports** to read as follows:

A Class 10a carport or verandah is exempt from complying with **9.2.4(1)** if—

- a) it has—
  - (i) two or more sides open and not less than one third of its perimeter open and, for the purpose of this clause, a side is considered to be open if the roof

covering adjacent to that side is not less than 500mm from another building or allotment boundary; or

- (ii) any part of the *external wall* of the Class 1 building located less than 2m from the allotment boundary or less than 4m from another Class 1 building on the same allotment is *fire-resisting* to the underside of a *non-combustible* roof covering or to the underside of a *non-combustible* ceiling lining (see **SA Figure 9.2.8a**, **SA Figure 9.2.8b** and **SA Figure 9.2.8c**); and

2.3.2 Modify clause **SA 10.2.1 Wet areas** to read as follows:

Building elements in *wet areas* within a building must—

- a) be *waterproof* or *water resistant* in accordance with **10.2.2** to **10.2.6**, except that—
  - (i) in any room containing a washing machine, the wall area from finished floor level to a minimum of 75mm above and 75mm each side of the washing machine tap outlets must be *water resistant*; and
  - (ii) where a *vessel* is inset into a bench top in a kitchen, bar area, kitchenette or domestic food and beverage preparation area—
    - (A) wall junctions and joints within 150mm above the *vessel* must be *water resistant* for the extent of the *vessel*; and
    - (B) the perimeter edges of the *vessel* must be *water resistant* for the extent of the *vessel* (see **SA Figures 10.2.1a**, **10.2.1b** and **10.2.1c**); and
    - (C) penetrations in horizontal surfaces for tap and spout outlets in kitchens, bar areas, kitchenettes or domestic food and beverage preparation areas, must be *waterproof*; and
- b) have the wet area construction practices in accordance with
  - (i) **clauses 10.2.7 to 10.2.32**, or
  - (ii) **AS 3740**, and
- c) have *floor wastes* provided in accordance with **SA 10.2.33**; and
- d) where *floor wastes* are provided for drainage of floors in bathrooms and laundries, the floors, floor/wall junction and penetration must be *waterproof*.

2.3.3 Modify clause **SA 10.2.33 Provision of floor wastes** to read as follows:

- (1) The floor of a *wet area* containing a *vessel* must be graded to a *floor waste* to permit drainage of water.
- (2) A floor need not be graded to a *floor waste* as required by (1) if—
  - (a) all *vessels* are provided with in-built overflow protection or have a permanent open trapped connection to the plumbing and drainage system (such as a WC pan); or

- (b) the *floor waste* is provided solely for the connection of plumbing fixtures and all *vessels* in the *wet area* are provided with in-built overflow protection or have permanent open trapped connection to the plumbing and drainage system (such as a WC pan).
- (3) A floor of a *wet area* that is graded without ponding to a *floor waste* within the shower area will satisfy (1).
- (4) The fall of the floor surface graded to a *floor waste* in accordance with (1) or (3) must be in accordance with **10.2.12**.

### 3. INTERPRETATION

**Addition** means an extension or increase in floor area, number of storeys, or height of an existing dwelling.

**Allotment** has the same meaning as defined in the PDI Act except for:

- a development lot and common property created by division under the *Community Titles Act 1996*
- a lot, development lot and common property created by strata division under the *Community Titles Act 1996*
- a unit and common property created by division under the *Strata Titles Act 1988*.

**Alteration** means any change to an existing dwelling involving building work within the curtilage of the existing walls floor and roof or the relocation of a building on land that is required by the *Regulations* to comply with the *Building Rules*. An alteration can include:

- rearrangement of any space by constructing walls or partitions or by changing ceiling height
- addition or elimination of any door or window in a wall providing lateral load resistance
- change in roofing material
- work or actions that reduce the load-bearing capacity of a primary building element
- installation of additional equipment or fixtures, work or actions that impose additional loads on a primary building element.
- relocation of an existing dwelling that is re-erected, moved from one allotment to another or relocated on the same allotment.

**Building Code** has the same meaning as defined in the PDI Act.

**Building consent** has the same meaning as defined in the PDI Act.

**Building work** has the same meaning as defined in the PDI Act.

**Climate Zone** has the same meaning as defined in the *Building Code*.

**Deemed-to-Satisfy Provisions** has the same meaning as defined in the Building Code.

**Deemed-to-Satisfy Solution** has the same meaning as defined in the Building Code. **Designated bushfire prone area** has the same meaning as defined in the *Building Code*.

**Design bushfire** has the same meaning as defined in the *Building Code*.

**Development application** means an application for *building consent* or *planning consent*.

**Enclosed shower area** has the same meaning as defined in the *Building Code*.

**External wall** has the same meaning as defined in the *Building Code*.

**Fabric** has the same meaning as defined in the *Building Code*.

**Fire-resisting** has the same meaning as defined in the *Building Code*.

**Floor area** has the same meaning as defined in the *Building Code*.

**Floor waste** has the same meaning as defined in the *Building Code*.

**Habitable room** has the same meaning as defined in the *Building Code*.

**House energy rating software** has the same meaning as defined in the *Building Code*.

**Irregular allotment** means an *allotment* with an area less than 300sqm and which is unable to contain a minimum 9m x 15m rectangle beyond the *primary street setback*.

**Lodged** means an application has been lodged electronically via the SA planning portal, lodged with the relevant authority at the principal office of the relevant authority, or lodged with an accredited professional in such manner as the accredited professional may require as per regulations 29(1) and 29(2) of the *Planning, Development and Infrastructure (General) Regulations 2017*.

**Manufactured off site** means a transportable building or a tiny house without wheels

**Non-combustible** has the same meaning as defined in the *Building Code*.

**Performance requirement** has the same meaning as defined in the Building Code.

**Planning and Design Code** has the same meaning as defined in the PDI Act.

**Planning consent** has the same meaning as defined in the PDI Act.

**Primary street frontage** has the same meaning as the *Planning and Design Code*.

**Primary street setback** has the same meaning as the *Planning and Design Code*.

**Sanitary compartment** has the same meaning as defined in the *Building Code*.

**Small allotment** means an *allotment* with the *primary street frontage* less than or equal to 10m.

**Tourist accommodation** has the same meaning as Part 7 - Land Use Definitions of the *Planning and Design Code*.

**Unenclosed shower area** has the same meaning as defined in the *Building Code*.

**Vessel** has the same meaning as defined in the *Building Code*.

**Waterproof** has the same meaning as defined in the *Building Code*.

**Water resistant** has the same meaning as defined in the *Building Code*.

**Wet area** has the same meaning as defined in the *Building Code*.

**Workers' accommodation** has the same meaning as Part 7- Land Use Definitions of the *Planning and Design Code*.

#### **4. EXPLANATORY INFORMATION (INFORMATIVE ONLY)**

The majority of the modifications within this Standard relate to the transitional concessions provided for the implementation of the Building Code (NCC 2022) livable housing design and upgraded energy efficiency and condensation provisions in South Australia.

Additional modifications have been made to correct issues associated with the South Australian variations for flood prone areas, wet areas and the fire safety concession for carports/verandahs.

Notes provide additional mandatory instructions pursuant to clause A1G4(3)(g) of the Building Code (NCC 2022). The amended Notes contained in this Standard may be relied upon for determining the applicable provisions in South Australia.

Copies of NCC 2022 can be downloaded or is available online from the Australian Building Codes Board's website at [ncc.abcb.gov.au](http://ncc.abcb.gov.au).



## APPENDIX A (INFORMATIVE ONLY)

Figures A1, A2 and A3 illustrate hobless and step-free showers that incorporate a water bar and a shower screen door with a proprietary door seal.

Figures A4, A5 and A6 illustrate hobless and step-free showers that incorporate a linear grated drain and a shower screen door without a proprietary door seal.

Figures A1 to A6 are for informative purposes only.

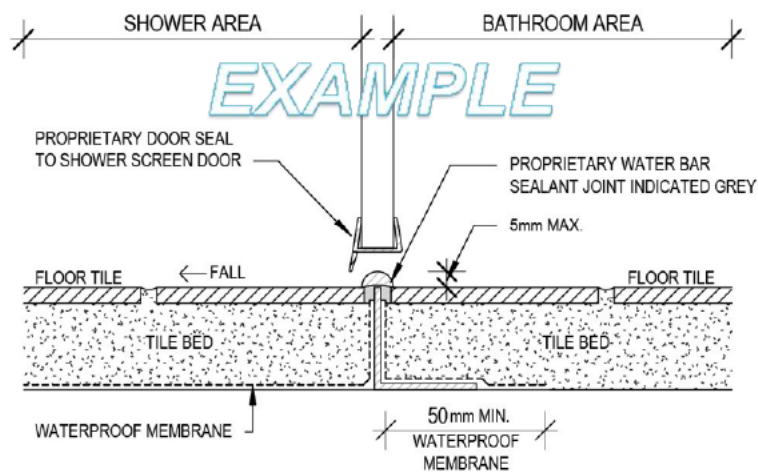


Figure A1

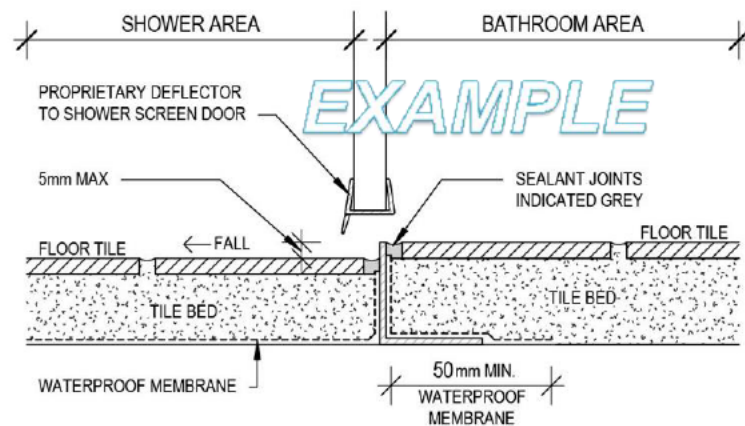


Figure A2

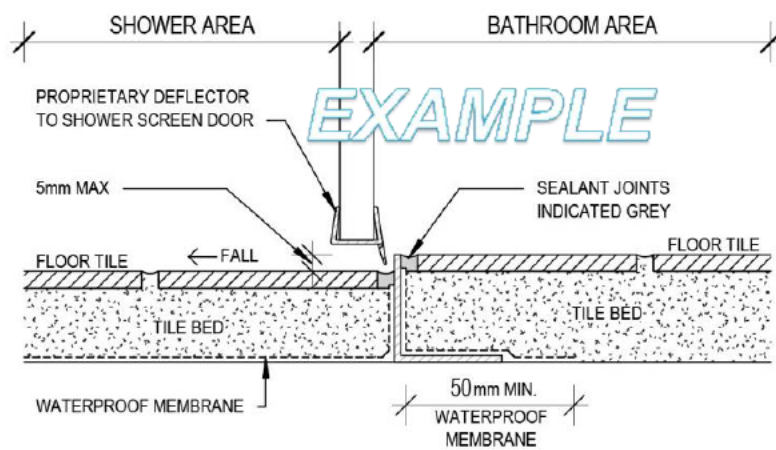


Figure A3

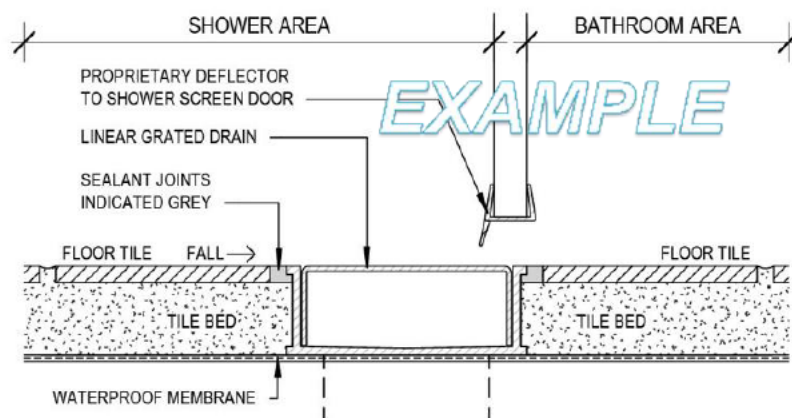


Figure A4

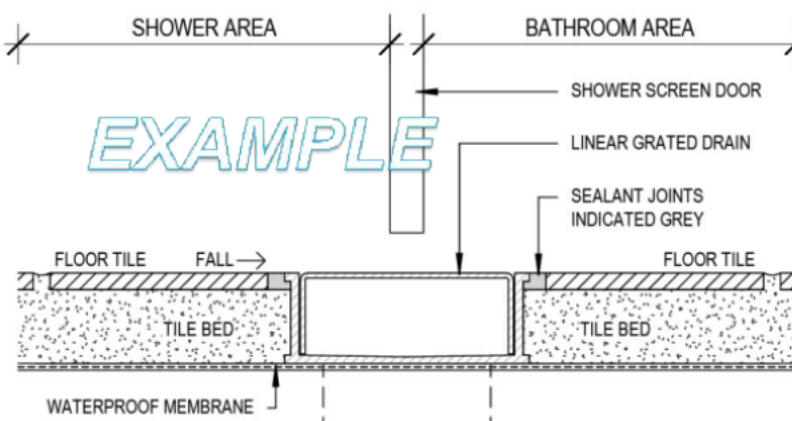


Figure A5

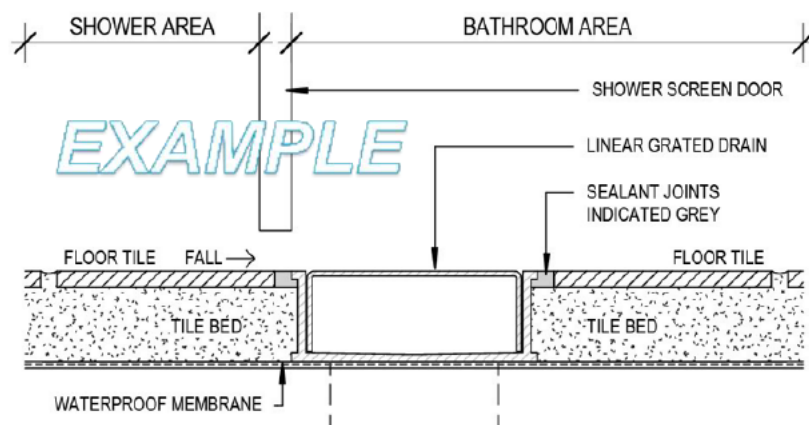


Figure A6

Source: Queensland Development Code Mandatory Part 4.5 – Livable dwellings and grading to floor wastes

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PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

SECTION 80

*Alterations to the Building Rules—Ministerial Building Standards*

**Preamble**

1. The *Planning, Development and Infrastructure Act 2016* (the Act) defines the Building Rules as meaning (amongst other things) the *Building Code*, being the Building Code of Australia published by the Australian Building Codes Board from time to time, and *Ministerial building standards* published by the Minister under the Act.
2. Under section 80(1) of the Act, the Minister may, after consultation with the State Planning Commission (the Commission), publish *Ministerial building standards* that:
  - a. relate to any aspect of building work (including the regulation, control, restriction or prohibition of building work);
  - b. relate to any aspect of the design, construction, quality, safety, health, amenity, sustainability, adaptive re-use or maintenance of buildings; or
  - c. modify the Building Code as it applies under the Act (including pursuant to section 79(1)(b)).
3. Under section 80(4) of the Act, the Minister may, after consultation with the Commission, vary or revoke a *Ministerial building standard*.
4. Pursuant to section 80 of the Act, notice of publishing, varying, or revoking a *Ministerial building standard* must be placed in the *Government Gazette* before they can take effect.

**NOTICE**

PURSUANT to section 80(1) of the Act, I, Jodie Evans, Director, Building, give notice, having consulted with the Commission, that the following Ministerial building standard that modifies the Building Code (including further modifications to modifications that are made under section 79(1)(a) of the Act) has been varied and is to commence from the date of this notice:

*Ministerial Building Standard MBS 007 – Modifications to the Building Code of Australia* (Amendment 3) dated 10 December 2024 as published on the PlanSA portal.



Jodie Evans  
**Director, Building**  
**Planning and Land Use Services**  
*As delegate of the Minister for Planning*

10 December 2024

**INSTRUMENT OF FURTHER DELEGATION*****PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016***

**I, David Reynolds**, being the officer holding the position of Chief Executive of the Department, hereby:

- 1) **REVOKE** the previous Instrument of Further Delegation signed on 26 June 2024.
- 2) **DELGATE**, pursuant to section 241(2)(c) of the *Planning, Development and Infrastructure Act 2016* (the Act) and the Instrument of Delegation executed by the Minister for Planning under that Act on 19 June 2024, each of the powers and functions under the section of the Act and its statutory instruments identified in Column 1 of Schedule 1 to this instrument to the person or persons for the time being holding, acting in or assigned to the position within the Department as specified in the corresponding line of Column 3 of Schedule 1, subject to the following:
  - a. those conditions (if any) specified in Column 4 of Schedule 1 of this Instrument of Further Delegation; and
  - b. the condition that delegates should not exercise their delegated powers and functions under this Instrument of Further Delegation where the delegate forms the opinion that the decision is or may be:
    - i. controversial;
    - ii. of political sensitivity or importance; or
    - iii. finely balanced.
- 2) **DESIGNATE** that this instrument will be effective on and from the day on which it is signed.

**Interpretation of this Instrument of Further Delegation**

- 1) The terms in this Instrument of Further Delegation have the same meaning as under the Act.
- 2) The descriptions in Column 2 of Schedule 1 of this Instrument are for administrative use only and do not form part of this delegation. All delegates exercising delegated powers or functions should refer to the statutory power or function delegated when exercising that power or function.
- 3) A reference to a business unit or directorate in this Instrument of Further Delegation is a reference to the relevant named business unit or directorate within the organisational structure of the Department.

- 4) A reference to a position, business unit or directorate that no longer exists is a reference to the position, business unit or directorate who performs the functions previously performed by the position, business unit or directorate named in this Instrument of Further Delegation.
- 5) A reference to:
  - a. "PO" in this instrument will be taken to be a reference to a Professional Officer of the relevant classification in the Professional Officers Stream;
  - b. "ASO" in this instrument will be taken to be a reference to an Administrative Services Officer of the relevant classification in the Administrative Services Stream;
  - c. "MAS" in this instrument will be taken to be a reference to a Manager Administrative Services in the Administrative Services Stream;as described in the relevant enterprise agreement applying from time to time to South Australian public sector employees, but as limited to a business unit or directorate of the Department, where noted in this Instrument of Further Delegation.
- 6) A reference to a PO, ASO or MAS "and higher" will be taken to mean the relevant position classification referred to, and all other positions of higher classification within the Professional Officers Stream or the Administrative Services Stream.
- 7) A reference to a position designated as "PO3" will also be deemed to be a reference to an "ASO7" for the purposes of this instrument of further delegation.
- 8) A reference to "PLUS" is a reference to the business unit known as "Planning and Land Use Services" within the Department.

SIGNED THIS 28 DAY OF August 2024



.....  
David Reynolds

Chief Executive

Department for Housing and Urban Development

SCHEDULE 1			
COLUMN 1 Power/Function	COLUMN 2 Description of power or function	COLUMN 3 Delegated To	COLUMN 4 Conditions and limitations on delegation (where applicable)
<b><i>Planning, Development and Infrastructure Act 2016</i></b>			
<b>Part 1</b>	<b>Preliminary</b>		
<b>Section 5</b>	<b>Planning regions and Greater Adelaide</b>		
5(5)	In relation to the making or varying of planning regions and the Greater Adelaide area, to seek the advice of the Commission, to give notice to any council directly affected, to give consideration to any submission made by a council and to consult with any other person or body as seen fit.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> <li>• PO2 and higher within the Planning directorate</li> </ul>	
5(7)	To publish the proclamation on the SA planning portal.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> <li>• PO2 and higher within the Planning directorate</li> </ul>	
5(10)	To deposit a plan defining an area in the General Registry Office.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	
<b>Section 6</b>	<b>Subregions</b>		



6(1)	To publish a notice to establish a subregion in the Gazette and on the SA planning portal.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Manager, Planning &amp; Design Code</li> <li>Manager, Strategic Planning</li> </ul>	
6(3)	To seek the advice of the commission relating to establishing, varying or abolishing a subregion, to give notice of to any council directly affected, to give consideration to any submission made by any council and to consult with any other person or body as seen fit.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Manager, Planning &amp; Design Code</li> <li>Manager, Strategic Planning</li> </ul>	
6(5)	To deposit a plan defining an area in the General Registry Office.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Manager, Strategic Planning</li> </ul>	
<b>Part 4</b>	<b>Community Engagement and Information Sharing</b>		
<b>Division 1</b>	<b>Community Engagement</b>		
<b>Section 47</b>	<b>Publication</b>		
47	To publish an up-to-date copy of the Community Engagement Charter on the SA planning portal.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Manager, Planning &amp; Design Code</li> <li>Manager, Strategic Planning</li> <li>PO2 and higher</li> </ul>	
<b>Division 2</b>	<b>Online planning services and information</b>		
<b>Section 54</b>	<b>Protected information</b>		
54(1)	To take into account the advice of the Commission, and to issue a direction by a notice published in the Gazette with respect to prohibiting, restricting or limiting access to any document, instrument or material on the SA planning portal.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Deputy Director, Development</li> </ul>	



54(4)	To vary or revoke a direction under 54(1) by a subsequent notice published in the Gazette.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Deputy Director, Development</li> </ul>	
<b>Part 5</b>	<b>Statutory Instruments</b>		
<b>Division 2</b>	<b>Planning instruments</b>		
<b>Section 71</b>	<b>Incorporation of material and application of instrument</b>		
71(e)	Other than in the case of a regional plan, the discretion to determine, dispense or regulate any matter or thing provided for in a designated instrument (where that designated instrument provides that any matter or thing is to be determined, dispensed with or regulated according to the Minister).	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Manager, Planning &amp; Design Code</li> <li>Manager, Strategic Planning</li> <li>Manager, Code Amendments</li> </ul>	Where the Planning and Design Code contemplates amendments to the spatial application of Overlays using this section.
<b>Section 73</b>	<b>Preparation and amendment</b>		
73(10)(a)	To form the opinion that the matter is significant, and to consult with the Commission regarding the preparation or amendment of a designated instrument.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Manager, Planning &amp; Design Code</li> <li>Manager, Strategic Planning</li> </ul>	
73(10)(b)	To consult with the Commission where an agreement under section 73(9) exists.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Manager, Planning &amp; Design Code</li> <li>Manager, Strategic Planning</li> </ul>	
<b>Section 74</b>	<b>Parliamentary Scrutiny</b>		

74(2)	To refer a designated instrument or an amendment to a designated instrument (along with the report prepared by the Commission) to the Environment, Resources and Development (ERD) Committee within 28 days of it taking effect.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> </ul>	Any documentation referred to the ERD Committee must be provided to the Minister to note simultaneously with the referral.
74(10)	To consult with the Commission before making an amendment under section 74(9)(a)	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Manager, Planning &amp; Design Code</li> <li>Manager, Strategic Planning</li> </ul>	
<b>Section 75</b>	<b>Complying changes—Planning and Design Code</b>		
75(1)	To seek the advice of the Commission when initiating or agreeing to an amendment to the Planning and Design Code.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Manager, Planning &amp; Design Code</li> <li>Manager, Strategic Planning</li> </ul>	
<b>Section 76</b>	<b>Minor or operational amendments</b>		
76(1)	To, by notice in the Gazette, amend a designated instrument pursuant to this section.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Director, Land and Built Environment</li> <li>Manager, Planning &amp; Design Code</li> <li>Manager, Strategic Planning</li> </ul>	
76(2)	To, by notice in the Gazette, amend a designated instrument pursuant to this section.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Director, Land and Built Environment</li> <li>Manager, Planning &amp; Design Code</li> <li>Manager, Strategic Planning</li> </ul>	

76(3)	To, by notice in the Gazette, amend the Planning and Design Code pursuant to this section.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Director, Land and Built Environment</li> <li>• Manager, Strategic Planning</li> </ul>	
76(4)	To consult with the Commission before making an amendment pursuant to sections 76(1), 76(2) or 76(3).	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Land and Built Environment</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	
<b>Section 77</b>	<b>Publication</b>		
77	To publish designated instruments on the SA planning portal and ensuring the portal is maintained with up-to-date copies.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> </ul>	
<b>Section 78</b>	<b>Early commencement</b>		
78(3)	To consult with the Commission before acting under section 78(1).	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> </ul>	
<b>Division 3</b>	<b>Building related instruments</b>		
<b>Section 79</b>	<b>Building Code</b>		
79(2)	To publish modifications to the Building Code in the Gazette which may specify a date from which the alteration will take effect.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Building</li> </ul>	
<b>Section 80</b>	<b>Ministerial building standards</b>		
80(1)	To consult with the Commission and to establish Ministerial building standards by a notice published in the Gazette.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Building</li> </ul>	

80(2)	To publish a Ministerial building standard that relates to adaptive re-use of buildings.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Building</li> </ul>	
80(4)	To vary or revoke a Ministerial building standard under section 80(1) by subsequent notice published in the Gazette.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Building</li> </ul>	
<b>Section 81</b>	<b>Publication</b>		
81	To ensure an up-to-date copy of the Building Code and any Ministerial building standard is published on the SA planning portal.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Land &amp; Built Environment</li> <li>Director, Building</li> </ul>	
<b>Part 6</b>	<b>Relevant Authorities</b>		
<b>Division 2</b>	<b>Assessment Panels</b>		
<b>Section 84</b>	<b>Panels established by Minister</b>		
84(1)(j)	To, by subsequent notice in the Gazette, vary a notice to constitute an assessment panel.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Deputy Director, Development</li> <li>Director, Business Services</li> <li>Manager, Governance and Legislation</li> </ul>	Limited only to the power to vary a notice with respect to a regional assessment panel.
<b>Division 4</b>	<b>Accredited Professionals</b>		
<b>Section 90</b>	<b>Removal from acting</b>		
90(1)	To remove an accredited professional in relation to a particular development.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Deputy Director, Development</li> <li>Director, Land and Built Environment</li> <li>Director, Building</li> </ul>	

<b>Division 5</b>	<b>Determination of relevant authority</b>		
<b>Section 90</b>	<b>Relevant authority—panels</b>		
93(1)(e)	To publish a notice in the Gazette for matters that will be assessed by a combined assessment panel as the relevant authority.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> </ul>	
<b>Section 94</b>	<b>Relevant authority—Commission</b>		
94(1)(g)	To determine when requested by a council or a joint planning board that the Commission will act as the relevant authority for a proposed development.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	
94(1)(h)	To call in a proposed development for assessment on a ground set out in section 94(2).	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	
<b>Part 7</b>	<b>Development Assessment – General Scheme</b>		
<b>Division 2</b>	<b>Planning Consent</b>		
<b>Section 111</b>	<b>Impact assessment by Minister—procedural matters</b>		
111(2)(d)(i)	To determine the form of an application under this section.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	

111(2)(d)(iii)	To require plans, drawings, specifications or other documents to accompany an application under this section.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	
111(3)	To require the proponent to provide such additional documents, assessments or information (including calculations and technical requirements)	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	
111(4)	To determine whether or not planning consent will be granted under this Act in relation to proposed development in a case where this section applies.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	
<b>Section 113</b>	<b>EIS process</b>		
113(2)	To consult with the proponent and to require the proponent to prepare the EIS or to determine to arrange for the preparation of the EIS.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Crown and Impact Assessment</li> <li>• Manager, Commission Assessment</li> </ul>	

113(4)(g)(ii)	To require certain particulars be included in an EIS.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Crown and Impact Assessment</li> <li>• Manager, Commission Assessment</li> </ul>	
113(5)(a)	<p>To refer the EIS to:</p> <ul style="list-style-type: none"> <li>- the Environment Protection Authority;</li> <li>- the Minister who is responsible for the administration of the Act in question;</li> <li>- the relevant council; or</li> <li>- other authorities or bodies as seen fit.</li> </ul>	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Crown and Impact Assessment</li> <li>• Manager, Commission Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	
113(5)(b)	To ensure copies of the EIS are available for inspection at a particular place, to give notice that interested persons may make submissions and to publish a copy of the EIS on the SA planning portal.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Crown and Impact Assessment</li> <li>• Manager, Commission Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	
113(6)	To undertake, or require the proponent to undertake, any other consultation as seen fit.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Crown and Impact Assessment</li> <li>• Manager, Commission Assessment</li> </ul>	

113(7)	To give the proponent copies of all submissions within the specified time limit.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Crown and Impact Assessment</li> <li>• Manager, Commission Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	
113(9)(d)	To specify other comments or matters to be addressed in the Assessment Report as seen fit.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Crown and Impact Assessment</li> <li>• Manager, Commission Assessment</li> </ul>	
<b>Section 114</b>	<b>Amendment of EIS</b>		
114(2)(a)	To direct a proponent to undertake a review of the EIS (and to make any appropriate amendments).	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Crown and Impact Assessment</li> <li>• Manager, Commission Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	
114(2)(b)	To invite interested persons to make written submissions on the amendment and to subsequently consider those submissions.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Crown and Impact Assessment</li> <li>• Manager, Commission Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	
<b>Section 115</b>	<b>Decision by Minister</b>		



115(8)	To, on application of a person who has the benefit of the development authorisation under section 115, vary that development authorisation.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	
<b>Section 117</b>	<b>Testing and monitoring</b>		
117(2)(a)	<p>To give notice to require a person to:</p> <ul style="list-style-type: none"> <li>- carry out specified tests and monitoring relevant to the development and to produce a report with the results; and/or</li> <li>- comply with the requirements of a specified audit program.</li> </ul>	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	
117(2)(b)	After giving notice under section 117(2)(a), to cause the person to carry out specified tests and monitoring.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	
117(4)	To recover as a debt any reasonable costs incurred in carrying out tests and monitoring specified in the notice given under subsection 117(2)(b).	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	
<b>Division 4</b>	<b>Procedural matters and assessment facilitation</b>		
<b>Section 119</b>	<b>Application and provision of information</b>		

119(1)(a)	To determine the form in which an application to a relevant authority must be made.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	
119(9)(c)	<p>The power to waive payment of whole or part of an application fee, or refund an application fee (in whole or in part).</p> <p><i>Note: Prior to exercising this power, delegates should take note of the Chief Executive's Internal Fee Waiver and Refund Delegation Policy 2022 (as varied from time to time).</i></p>	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• Team Leaders within the Planning directorate.</li> </ul>	
<b>Section 121</b>	<b>Design review</b>		
121(4)	<p>To establish a design panel under a scheme for the purposes of this section.</p> <p><i>Note: Refer to section 2.3.4(a) of the Local Design Review Scheme.</i></p>	<ul style="list-style-type: none"> <li>• Government Architect</li> </ul>	
<b>Section 126</b>	<b>Determination of application</b>		
126(1)	The function of giving notice of the decision in accordance with the regulations.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• PO1 and higher within the Planning directorate</li> </ul>	
<b>Division 5</b>	<b>Conditions</b>		
<b>Section 127</b>	<b>Conditions</b>		

127(8)(b)	To concur with the granting of an exemption from the requirements relating to regulated and significant trees.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	
<b>Part 8</b>	<b>Development Assessment - Essential Infrastructure</b>		
<b>Division 1</b>	<b>Development assessment—standard designs</b>		
<b>Section 129</b>	<b>Development assessment—standard designs</b>		
129(2)	To adopt a design standard that has been recommended by the Commission and relates to any infrastructure or class of infrastructure (a standard infrastructure design).	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> </ul>	
<b>Division 2</b>	<b>Essential infrastructure—alternative assessment process</b>		
<b>Section 130</b>	<b>Essential infrastructure—alternative assessment process</b>		
130(16)	To grant an extension of time for the Commission to provide a report to the Minister.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	

130(18)	To approve or refuse a development after a report has been received from the Commission.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	<p>Other than in relation to a variation to an existing approval:</p> <ul style="list-style-type: none"> <li>• PO4 limited to development not exceeding \$10 million in value and where no council objections have been received.</li> <li>• PO3 limited to development not exceeding \$4million in value.</li> </ul>
130(19)	To make an approval given under subsection (19) subject to such conditions as the decision maker sees fit.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	

130(20)	To approve a person for the purposes of certifying building works for a development approved under this section.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	
130(24)	To issue a further development authorisation to that issued pursuant to section 130, if necessary for the purposes of any other Act.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	
<b>Part 9</b>	<b>Development assessment—Crown development</b>		
<b>Section 131</b>	<b>Development assessment—Crown development</b>		
131(17)	To grant an extension of time for the Commission to provide a report regarding a Crown development to the Minister.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	

131(19)	To approve or refuse a development after a report has been received from the Commission.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	<p>Other than in relation to a variation to an existing approval:</p> <ul style="list-style-type: none"> <li>• PO4 limited to development not exceeding \$10 million in value and where no council objections have been received.</li> <li>• PO3 limited to development not exceeding \$4million in value.</li> </ul>
131(20)	To make an approval given under subsection (19) subject to such conditions as the decision maker sees fit.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	

131(21)	To approve a person for the purposes of certifying building works for a development approved under this section.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	
131(24)	To issue a further development authorisation given under this section, if necessary for the purposes of any other Act.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	
131(29)	To consult with the Adelaide Park Lands Authority before making a recommendation to the Governor to make a regulation that relates to the Institutional District of the City of Adelaide.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	
<b>Part 10</b>	<b>Development Assessment and Approval—Related Provisions</b>		
<b>Division 2</b>	<b>Buildings</b>		
<b>Section 134</b>	<b>Requirement to up-grade</b>		



134(6)	To grant an exemption from the operation of subsection (4) requiring 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.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Director, Land and Built Environment</li> <li>Director, Building</li> </ul>	
<b>Part 12</b>	<b>Mining—special provisions</b>		
<b>Section 160</b>	<b>Mining tenements to be referred in certain cases to Minister</b>		
160(4)	To determine whether the operations to be conducted in pursuance of a mining production tenement are of major social, economic or environmental importance.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Deputy Director, Development</li> <li>Manager, Commission Assessment</li> <li>Manager, Crown and Impact Assessment</li> </ul>	
160(5)	To advise the appropriate Authority on the steps that should be taken in order to recognise and address actual or potential adverse effects on the environment.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Deputy Director, Development</li> <li>Manager, Commission Assessment</li> <li>Manager, Crown and Impact Assessment</li> </ul>	
<b>Part 13</b>	<b>Infrastructure Frameworks</b>		
<b>Division 1</b>	<b>Infrastructure delivery schemes</b>		
<b>Section 163</b>	<b>Initiation of scheme</b>		
163(10)	To undertake consultation for the purposes of preparing a draft outline for a proposed designated growth zone.	<ul style="list-style-type: none"> <li>Executive Director, PLUS</li> <li>Director, Planning</li> <li>Director, Housing Infrastructure Planning and Development Unit</li> </ul>	

163(11)	To publish the draft outline of a basic infrastructure scheme in the Gazette and on the SA planning portal.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> </ul>	
163(12)	To publish advice received on the SA planning portal after seeking advice from the Commission	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	
<b>Section 166</b>	<b>Consideration of proposed scheme</b>		
166(9)	To publish a report prepared in accordance with section 166(8) on the SA planning portal subject to any qualifications or redactions that are necessary to prevent the disclosure of confidential or commercially sensitive information as specified in subsection	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	This delegation does not extend to the power to determine whether or not to proceed with the Scheme
<b>Section 167</b>	<b>Adoption of scheme</b>		
167(3)	To publish the final outline of the scheme in the Gazette and on the SA planning portal.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> </ul>	
167(5)	To vary an outline of a scheme.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	

167(10)	To include or address any other matter in a scheme as the decision maker sees fit.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	
167(7)	To undertake the required steps prescribed in this subsection for the purposes of varying an outline of the scheme.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	
167(9)	To publish in the Gazette and on the SA planning portal a variation of an outline of a scheme made pursuant to subsection (5).	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	
<b>Section 168</b>	<b>Role of scheme coordinator in relation to delivery of scheme</b>		
168(1)(d)	To request advice from the scheme coordinator on matters relating to the delivery of the scheme.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	
<b>Section 169</b>	<b>Funding arrangements</b>		
169(7)(c)	To publish a copy of a funding arrangement report on the SA planning portal.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	

<b>Section 173</b>	<b>Creation of charge</b>		
173(3)	To prepare and deliver a notice to the Register-General for the purpose of imposing a charge over land within a designated growth area in accordance with the provisions of this subsection.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> </ul>	
173(6)(a)	To vary the terms and conditions of a charge imposed under this section after consulting with the land owner.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	
173(7)	To consult with the Registrar-General to determine the manner in which a variation made under section 173(6) will be effected.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	
173(8)	To cancel a charge by notice to the Registrar-General when payments made under the charge have been paid in full.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> </ul>	
<b>Section 174</b>	<b>Ranking of charge</b>		
174(1)	To consent to the registration of an instrument affecting a property where a charge exists over the property.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> </ul>	
<b>Section 175</b>	<b>Enforcement of charge</b>		

175(1)(a)	To inform a person of a breach and give the person at least 1 month to remedy the breach by notice in the Gazette.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> </ul>	
175(1)(b)	To proceed have the land to which the charge relates sold when the breach is not remedied.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> </ul>	
175(2)	To set a reserve price for the purposes of a sale under this section.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> </ul>	
175(3)	To call off the auction where the outstanding amount of the charge and the costs incurred by the Minister in proceeding under this section are paid.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> </ul>	
175(5)	To sell the land by private contract for the best price where an auction fails or is not required under section 175(4).	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> </ul>	
<b>Section 177</b>	<b>Contributions by constituent councils</b>		
177(4)	To consult with council and a scheme coordinator regarding the share required from each council within a contribution area.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	

177(5)	To request information from a council to enable the determination of the shares in accordance with this section.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	
177(6)	To give notice to a council of the determination made under this section in respect to a council's share and to publish a notice in the Gazette.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	
177(7)	To give notice to the LGA of a proposal to make a regulation under this section and to specify the period in which a submission may be made.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	
<b>Section 181</b>	<b>Costs of councils</b>		
181(4)	To give notice to the LGA (which includes the period in which a submission must be made) of a proposal to make a regulation relating to scheme contributions and related costs of councils.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Strategic Planning</li> </ul>	
<b>Section 184</b>	<b>Winding up</b>		
184(1)	To publish a notice in the Gazette and on the SA planning portal advising that a scheme has been wound up.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> </ul>	
184(2)	To publish a notice in the Gazette and on the SA planning portal advising that a scheme has been wound up.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> </ul>	

<b>Division 2</b>	<b>Infrastructure powers</b>		
<b>Section 189</b>	<b>Acquisition of land</b>		
189(1)	To provide consent to a designated entity to acquire land for the purchase associated with infrastructure works under and in accordance with the <i>Lands Acquisition Act 1969</i> .	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> </ul>	
<b>Section 191</b>	<b>Step in powers</b>		
191(3)	To transfer by way of a notice published in the Gazette any assets, rights or liabilities that have been established or accrued as part of a major infrastructure project to the Chief Executive.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> </ul>	
<b>Part 14</b>	<b>Land management agreements</b>		
<b>Section 192</b>	<b>Land management agreements</b>		
192(1)	To enter into an agreement relating to the development, management, preservation or conservation of land with the owner of the land.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> </ul>	Limited to the power to enter into an agreement where the Minister has previously approved the relevant agreement being entered into.



192(1)	To amend, rescind or approve a waiver in respect to any existing agreement entered into by the Minister under this section with the owner of the land.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Business Services</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Governance and Legislation</li> <li>• Team Leader, Strategic Projects</li> </ul>	
192(15)	To make an application to the Registrar-General to rescind or amend a Land Management Agreement where a note has been made under this section.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Business Services</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Governance and Legislation</li> <li>• Team Leader, Strategic Projects</li> </ul>	
<b>Section 193</b>	<b>Land management agreements – development applications</b>		
193(1)	To amend, rescind or approve a waiver in respect to any existing agreement entered into by the Minister under this section.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Business Services</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Governance and Legislation</li> <li>• Team Leader, Strategic Projects</li> </ul>	

193(15)	To make an application to the Registrar-General to rescind or amend a Land Management Agreement where a note has been made under this section.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Business Services</li> <li>• Director, Housing Infrastructure Planning and Development Unit</li> <li>• Manager, Governance and Legislation</li> <li>• Team Leader, Strategic Projects</li> </ul>	
<b>Part 15</b>	<b>Funds and Off-set schemes</b>		
<b>Division 1</b>	<b>Planning and Development Fund</b>		
<b>Section 195</b>	<b>Application and Management of Fund</b>		
195	To use money standing to the credit of the Planning and Development Fund for any of the purposes described in section 195.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Government Architect</li> </ul>	<p>Limited to funding agreements where the Minister has previously approved the relevant funding agreement being entered into.</p> <p>Includes approval of variation to project scope, payment rhythm and completion date within existing funding agreements.</p>

<b>Part 17</b>	<b>Authorised Officers</b>		
<b>Section 210</b>	<b>Appointment of authorised officers</b>		
210(1)	To appoint an authorised officer for the purposes of the Act.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Land and Built Environment</li> <li>• Director, Building</li> </ul>	
210(2)	To impose conditions on the appointment of an authorised officer.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Land and Built Environment</li> <li>• Director, Building</li> </ul>	
210(5)	To revoke the appointment of an authorised officer and to vary or revoke any conditions of appointment	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Land and Built Environment</li> <li>• Director, Building</li> </ul>	
<b>Part 20</b>	<b>Miscellaneous</b>		
<b>Section 235</b>	<b>Professional advice to be obtained in relation to certain matters</b>		
235(2)	To approve a person for the purpose of considering advice for matters arising under the Act.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Manager, Commission Assessment</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> </ul>	
235(3)	To impose conditions on the approval of a person under section 235(2) and to vary or withdraw an approval.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Manager, Commission Assessment</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> </ul>	

<b>COLUMN 1</b> Power/Function	<b>COLUMN 2</b> Description of power or function	<b>COLUMN 3</b> Delegated To	<b>COLUMN 4</b> Conditions and limitations on delegation (where applicable)
<b><i>Planning, Development and Infrastructure (General) Regulations 2017</i></b>			
<b>Part 7</b>	<b>Assessment—Processes and Assessment Facilitation</b>		
<b>Division 2</b>	<b>Referrals</b>		
<b>Regulation 46</b>	<b>Building Matters</b>		
46(2)	To determine the form in which an application to a prescribed body (refer section 123) must be made and to determine such plans, drawings, specifications or other documents that must accompany the prescribed form.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	
<b>Division 3</b>	<b>Determination of application</b>		
<b>Regulation 56</b>	<b>Issue of building consent by other parties</b>		

56	To provide the documents specified in this regulation to the relevant council to which a building consent issued by the Minister has been made.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO2 and higher within the Planning directorate</li> </ul>	
<b>Regulation 57</b>	<b>Notice of decision (section 126(1))</b>		
57(1)	To determine the form in which a notice of a decision is made under Part 7 of the Act must be given and to publish the notice in the Gazette.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	
<b>Part 8</b>	<b>Impact Assessed Development</b>		
<b>Regulation 68</b>	<b>Procedural matters (section 111(2))</b>		
68(1)(1)	To request that a relevant authority make available to the Minister on the SA planning portal all relevant documentation in respect to an application which is subject to section 111(2)(a) of the Act.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	

68(2)	To determine any fees that should be retained by the relevant authority.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	
<b>Regulation 73</b>	<b>Notification of decision</b>		
73(2)(b)	To notify an applicant and the council for the relevant area of a decision on a proposed development made under Part 7 Division 2 Subdivision 4 of the Act.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	
73(2)	To provide notice to the Environment Protection Authority where the development or project relates to a prescribed activity of environmental significance.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	

73(3)(b)	To give notification of a decision made under Part 7 Division 2 Subdivision 4 of the Act in such manner as the decision maker sees fit.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	
<b>Part 9</b>	<b>Special Provisions Relating to Land Division</b>		
<b>Division 7</b>	<b>Certificate in respect of division of land</b>		
<b>Regulation 88</b>	<b>Division of land by strata title</b>		
88(2)	To approve and to publish a document to be recognised as a model for binding arrangements in relation to the division of land by strata plan.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	
<b>Part 11A</b>	<b>Essential infrastructure</b>		
<b>Regulation 104A</b>	<b>Essential infrastructure—alternative assessment process</b>		
104A(2)	To determine the form that an application lodged under section 130(2) must be in.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	



<b>Regulation 104B</b>	<b>Lapse of approval</b>		
104B(3)	To extend the period of an approval given under section 130.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO4/ASO7 within the Planning directorate</li> </ul>	
<b>Part 12</b>	<b>Crown Development</b>		
<b>Regulation 107</b>	<b>General scheme</b>		
107(1)	To determine the form that an application lodged under section 131(2) must be in.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	
<b>Regulation 108</b>	<b>Lapse of approval</b>		
108(3)	To extend the period when an approval made under section 131 will lapse.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO4/ASO7 within the Planning directorate</li> </ul>	

<b>Part 14</b>	<b>Land Management Agreements</b>		
<b>Regulation 111</b>	<b>Register of land management agreements (section 193)</b>		
111	To establish and maintain a register of land management agreements that includes any information considered appropriate.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Land and Built Environment</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Team Leader, Strategic Projects</li> </ul>	
<b>Part 17</b>	<b>Rights of review and appeal</b>		
<b>Regulation 116</b>	<b>Rights of review and appeal</b>		
116	To determine and publish on the SA planning portal the form in which an application for review to an assessment panel must be made.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> </ul>	
<b>Regulation 125</b>	<b>Declaration of commercial competitive interest</b>		
125(1)	To determine and publish in the Gazette the form in which a disclosure of a commercial competitive interest under section 208(3) must be made.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> </ul>	
<b>Schedule 4</b>	<b>Exclusions from definition of Development - General</b>		
<b>Clause 16</b>	<b>Solar photovoltaic panels</b>		
16(3)	To recognise schemes for the purposes of installing photovoltaic systems.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Building</li> </ul>	

<b>Schedule 8</b>	<b>Plans</b>		
<b>Clause 4</b>	<b>Plans for building work</b>		
4(1)(j)	To designate a building or class of buildings and to designate the use of a building product or a kind of building product by notice published in the Gazette and subsequently in the same notice, to require particular details relating to the product.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Building</li> </ul>	
4(7)	To determine and publish a list of roof truss information in the Gazette for the purposes of clause 4(1)(i).	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Building</li> </ul>	
<b>Schedule 13</b>	<b>State Agency Development Exempt from Approval</b>		
<b>Clause 2</b>	<b>General</b>		
2(1)(b)	To nominate a person for the purposes of certifying work as complying with the Building Rules.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> <li>• PO3 and higher within the Planning directorate</li> </ul>	
(2)(3)	To identify and publish in the Gazette a site for the purposes of clause (1)(b)(iv) to clause (1)(b)(iv).	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	
<b>Clause 5</b>	<b>Certain development within the Park Lands</b>		

5(b)	To nominate a person for the purposes of certifying work as complying with the Building Rules.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Crown and Impact Assessment</li> </ul>	
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COLUMN 1 Power/Function	COLUMN 2 Description of power or function	COLUMN 3 Delegated To	COLUMN 4 Conditions and limitations on delegation (where applicable)
<b><i>Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017</i></b>			
<b>Part 3</b>	<b>Development Plan Amendments</b>		
<b>Regulation 8</b>	<b>Adoption of DPAs</b>		
8	To consult with the Commission on a Development Plan Amendment prepared by a council under section 25 of the repealed Act.	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> </ul>	

COLUMN 1 Power/Function	COLUMN 2 Description of power or function	COLUMN 3 Delegated To	COLUMN 4 Conditions and limitations on delegation (where applicable)
<b><i>Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019</i></b>			
<b>Part 3</b>	<b>General</b>		
<b>Regulation 7</b>	<b>Waiver or refund of fee</b>		
7	<p>To waive or refund part of a fee or a whole fee.</p> <p><i>Note: Prior to exercising this power, delegates should take note of the Chief Executive's Internal Fee Waiver and Refund Delegation Policy 2022 (as varied from time to time).</i></p>	<ul style="list-style-type: none"> <li>• Executive Director, PLUS</li> <li>• Director, Planning</li> <li>• Deputy Director, Development</li> <li>• Director, Land &amp; Built Environment</li> <li>• Director, Business Services</li> <li>• Manager, Planning &amp; Design Code</li> <li>• Manager, Crown &amp; Impact Assessment</li> <li>• Manager, Commission Assessment</li> <li>• Manager, Land Tenure</li> <li>• Manager, Governance and Legislation</li> <li>• Team Leaders within the Planning directorate</li> </ul>	