Council intended that delegated powers and functions will be exercised in accordance with the following policy:

The powers and functions that are delegated will be exercised in such a way as to ensure that the following matters[[1]](#footnote-1) are submitted for consideration by the Council Assessment Panel:

* Development applications that are ‘non-complying’ (other than applications that are of a minor nature);
* All applications that are the subject of a Category 3 representation or an unresolved Category 2 representation;
* All applications that have previously been the subject of a briefing to the Council Assessment Panel (unless the Panel directs otherwise);
* All applications involving a new building or an extension to an existing building in the Park Lands or Institutional Districts (other than applications of a minor nature);
* All applications for new buildings in the Capital City, City Frame and Mainstreet (Adelaide) (other than applications of a minor nature);
* All applications for new dwellings in North Adelaide;
* Determination of advice to the State Commission Assessment Panel in relation to applications being assessed or determined by the Commission, other than applications:
	+ of a minor nature,
	+ that involve the same proposal or substantially the same proposal as has been considered for a Section 37AA pre-lodgement agreement; or
	+ applications where Council is the vendor of land the subject of the application or the proponent individually or jointly)[[2]](#footnote-2);
* Any matter requested by the Development Assessment Panel or any member of the Panel, however where in the opinion of the Manager, Planning Assessment a matter requested by a member of the Panel relates to a development of a minor nature, the Manager may seek confirmation from Panel members and determine the application under delegation in the event the request is not confirmed by at least one member of the Panel;
* Matters which, in the opinion of the relevant officer, warrant consideration by the Panel because they are contentious, controversial or otherwise of significance;
* Any other matter which the Chief Executive Officer or relevant Manager/officer considers requires a CAP decision;
* All applications proposing variations to a development authorisation previously determined by the Panel (other than applications determined to be of a minor nature by the Manager, Planning Assessment).

In accordance with Section 20(3) of the *Development Act 1993*, a power of function delegated to the Council Assessment Panel may be further delegated to an officer or employee of the Corporation should the Council Assessment Panel so resolve.

*In addition, a power or function delegated to the Chief Executive officer may be further delegated by the Chief Executive Officer to the relevant officer or employee of the Corporation, and will be recorded in a written instrument of Sub-Delegation.*

1. In determining or assessing applications that fall within the various delegations listed, the delegation includes the authority to the Panel to determine the appropriateness or otherwise of issuing a staged approval for any development. [↑](#footnote-ref-1)
2. At its meeting of 11 September 2006, Council instructed that staff are to ensure that Council exercises a design discretion in its role as vendor/proponent of strategic property projects. [↑](#footnote-ref-2)