

## Building Envelope Plans

### What is a Building Envelope Plan?

A “building envelope plan” (BEP) is defined in the *Planning, Development and Infrastructure (General) Regulations 2017* (PDI Regulations) and the Planning and Design Code (the Code), and refers to a plan that is prepared for the purposes of a land division (whether the land has been or is to be divided) within a master planned zone.

A BEP provides a basis to assess matters relating to buildings to be constructed on allotments within prescribed parameters including setbacks from boundaries, building height, floor levels and the like. The BEP acts as policy content that is to be used when assessing development applications for buildings when referred to in the Planning and Design Code in accordance with section 71(b) of the *Planning, Development and Infrastructure Act 2016*.

### When should a building envelope plan be prepared?

The preparation of a BEP is optional for applicants. BEPs are subject to assessment by the relevant authority and cannot be made until all proposed allotments shown in the relevant BEP:

- have been granted planning consent under the *Planning, Development and Infrastructure Act 2016*
- may (or may not) have been granted land division consent under section 102(1)(c) or section 102(1)(d) of the Act
- may (or may not) have been created as allotments by means of deposit of a plan of division.

Preparing a BEP in connection with a proposed land division provides additional clarity about assessment requirements as and when new allotments are created, however, the BEP could be prepared anytime after the division of land such that it informs the subsequent assessment of buildings (e.g. scale and siting).

### Where can a building envelope plan be used?

A building envelope plan can only be used in certain circumstances, being areas identified as a **master planned zone** under the PDI Regulations.

Master planned zones are identified in the PDI Regulations include the Code zones listed below, but can also include other areas identified by the State Planning Commission in a practice direction issued for the purposes of the regulations:

- Master Planned Neighbourhood Zone
- Master Planned Renewal Zone
- Master Planned Township Zone

At this stage (19 March 2021), there are no other areas identified as master planned zones but this may change from time to time and should be verified by viewing the [Practice Direction 15: Building Envelope Plans 2021](#) which is available on the SA planning portal.

## How does the building envelope support construction?

A BEP is called up in master planned zones as a relevant consideration when assessing development applications for buildings. Policy requirements such as building height, street setbacks, positioning of boundary walls, and side and rear boundary setbacks will typically recognise a relevant BEP in the deemed-to-satisfy/designated performance feature criteria.

Further, master planned zones the Code identify some dwelling types as accepted development (i.e. no planning consent required) in Table 1 subject to meeting relevant criteria such as being constructed within the envelope of an approved BEP.

The accepted development classification is available in the following zones and for the following development types:

Zone	Class of Development
Master Planned Neighbourhood Zone	Detached dwelling
Master Planned Renewal Zone	Detached dwelling, row dwelling, semi-detached dwelling
Master Planned Township Zone	Detached dwelling

## Are there any requirements that apply to the preparation of a BEP?

A BEP must be prepared in accordance with the *State Planning Commission Practice Direction 15 (Building Envelope Plans) 2021* and the PDI Regulations.

The Practice Direction contains detailed instructions about the preparation of BEPs and their assessment against relevant content of the Code including applicable zone, subzone or overlay policies, and any relevant general development policies.

The practice direction can be accessed via the link above.

## Approval of building envelope plans

An applicant that prepares a BEP may apply to a designated authority to approve the BEP.

The designated authority may be the Commission or an assessment manager depending on the circumstances and location of the proposal.

## Can an approved BEP be varied?

An approved BEP can be varied by the relevant planning authority upon application by the person of body that prepared the approved BEP.

The varied BEP is subject to the same processes as initial approval of the BEP.

## **When does a BEP, or a varied BEP, take effect?**

A BEP only takes effect for the purposes of the Code once it has been published on the SA planning portal by the Chief Executive, being a body prescribed in the PDI Regulations for the purpose of incorporating material into the Code (and other designated instruments).

Submitting a BEP for publication involves verification that the BEP is not inconsistent with Practice Direction 15, so it is important that BEPs adhere to those requirements and specifications.

A BEP that is determined to be inconsistent with the practice direction may not be published on the SA planning portal at the discretion of the Chief Executive.

## **Need more help?**

To find out more visit [www.plan.sa.gov.au](http://www.plan.sa.gov.au), email [PlanSA@sa.gov.au](mailto:PlanSA@sa.gov.au) or call the PlanSA Service Desk on 1800 752 664.