



This practice direction is issued by the State Planning Commission under section 42 of the *Planning, Development and Infrastructure Act 2016*.

Introduction

Section 42 of the *Planning, Development and Infrastructure Act 2016* (the Act) allows the State Planning Commission (the Commission) to issue practice directions for the purposes of the Act. Generally, practice directions specify procedural requirements or steps in connection with a matter arising under the Act. In certain cases, the Act requires a particular matter to be addressed or dealt with by a practice direction.

This practice direction is being made by the Commission to support the operation of section 71(b), 102(1)(a), 102(1)(c) and 102(1)(d) of the Act and Regulation 19A of the *Planning, Development and Infrastructure (General) Regulations 2017* (the Regulations) with respect to the assessment, approval and publication of building envelope plans referred to in the Planning and Design Code (the Code).

Practice direction

Part 1 – Preliminary

1 – Citation

This practice direction may be cited as the *State Planning Commission Practice Direction 15 (Building Envelope Plans)*.

2 – Commencement of operation

This version of the practice direction comes into operation on the day on which it is published on the SA planning portal.

3 – Object of practice direction

The object of this practice direction is to specify:

- (a) the locations where a building envelope plan can spatially apply.
- (b) when an application for a building envelope plan can be submitted and the information that must be provided to accompany the application.
- (c) criteria for, and assessment of, a building envelope plan; and
- (d) the procedure for the publication of an approved building envelope plan.

4 – Interpretation

In this practice direction, unless the contrary intention appears –

Act means the *Planning, Development and Infrastructure Act 2016*.

activity centre BEP means an Activity Centre Building Envelope Plan, being a building envelope plan that provides for the identification of land for the purposes of an activity centre and/or main street in accordance with the definition of ‘activity centre’ and/or ‘main street’ in Part 8 of the Planning and Design Code, and includes all relevant matters described in Part 3 of this practice direction.

building envelope plan means a building envelope plan as that term is defined in regulation 19A of the Regulations.

Commission means the State Planning Commission.

master planned zone means the Master Planned Neighbourhood Zone, Master Planned Township Zone or the Master Planned Renewal Zone in the Planning and Design Code.

proposed allotment means an allotment shown on a building envelope plan and which has been granted planning consent.

Regulations means the *Planning, Development and Infrastructure (General) Regulations 2017*.

standard BEP means a Standard Building Envelope Plan, being a building envelope plan that provides for matters relating to buildings to be constructed on allotments created by the division of land, and includes all relevant matters described in Part 3 of this practice direction.

Note: Section 12 of the Legislation Interpretation Act 2021 provides that an expression used in an instrument made under an Act has, unless the contrary intention appears, the same meaning as in the Act under which the instrument was made.

Part 2 – Spatial application of building envelope plans

5 – Relevant locations for categories of building envelope plans

A particular category of building envelope plan identified in the left-hand column of the following table may only apply in a zone, subzone or overlay in the Code identified in the right-hand column of the corresponding row:

| Category of BEP | Relevant location |
|---------------------|--|
| standard BEP | A master planned zone |
| activity centre BEP | <ul style="list-style-type: none">the Emerging Activity Centre Subzone in the Master Planned Neighbourhood Zone of the Code; orthe Emerging Main Street Subzone in the Master Planned Neighbourhood Zone of the Code; orthe Emerging Township Activity Centre Subzone in the Master Planned Township Zone of the Code. |

Part 3 – Application for assessment

6 – Timing for application and assessment

- (1) Prior to an application for assessment of a standard BEP being made, all proposed allotments shown:
 - (a) must have been granted planning consent; and
 - (b) may (or may not) have been granted land division consent; and
 - (c) may (or may not) have been created as allotments by means of deposit of a plan of division.
- (2) Prior to an application for assessment of an activity centre BEP being made, all proposed allotments shown:
 - (a) must be included in an application either lodged for, or already granted, planning consent under section 119(1) of the Act; and
 - (b) may (or may not) have been granted land division consent; and
 - (c) may (or may not) have been created as allotments by means of a deposit of a plan of division.

7 – Form of building envelope plans

- (1) A standard BEP **must** include or show the following matters:

| Required matters |
|--|
| Details of consent for all proposed allotments granted planning consent |
| Distance of setback of any proposed building on a proposed allotment, from the primary and secondary street boundaries, side boundaries, and the rear boundary of the proposed allotment (shown in metres to at least one decimal place) |
| Height and length of any boundary walls for any proposed building on a proposed allotment (shown in metres to at least one decimal place) |
| The north point |
| The scale of the plan |
| The position of any existing buildings intended to be retained on an existing or proposed allotment |
| The location of any regulated tree which is either wholly or partially within a proposed allotment (including any tree protection zone applicable to such tree) |
| Existing trees and vegetation to be retained |
| All existing registered easements |

(2) A standard BEP **may** include or show the following optional matters:

| Optional matters |
|--|
| Building height for any proposed building on a proposed allotment (nominated in building levels and metres) |
| Private open space (shown in square metres) for each proposed allotment |
| Location and width of any vehicle access point intended to service a proposed allotment (shown in metres to at least one decimal place) |
| Location and size (shown in square metres) of land on a proposed allotment intended to be utilised or made available for stormwater management infrastructure |
| Finished floor levels for any proposed building on a proposed allotment |
| The contours of the present surface of the ground above some known datum level sufficient to determine the intended level or gradient of all proposed allotments (and where the land is to be filled or graded, both existing contours or levels and proposed contours or levels must be shown) |
| Where land is intended to be filled or graded, the length and height (in metres) of any retaining walls located within the relevant site |
| Location, size and/or dimensions (as necessary) of any other items relevant to the assessment of a standard BEP under the Code, including (but not limited to) activity centres, public open spaces, high frequency public transit services associated with, adjacent to or servicing proposed allotments. |

(3) An activity centre BEP **must** include or show the following matters:

| Required matters |
|---|
| Details of the application for, or authorisation already given for, planning consent for all proposed allotments |
| Boundaries of the land proposed to be identified as an activity centre |
| Where located in the Emerging Main Street Subzone and in relation to a neighbourhood activity centre or larger centre, the location and extent of the proposed main street |
| Layout and alignment of any proposed or existing public roads |
| The north point |
| The scale of the plan |
| The location of any regulated tree which is either wholly or partially within the boundaries of the land proposed to be identified as an activity centre (including any tree protection zone applicable to such tree) |
| All existing registered easements |

- (4) All building envelope plans must be drawn in accordance with the following rule of scale:
- (a) if the area of the smallest proposed allotment is 2,000 square metres or under, a scale of not less than 1:1,000;
 - (b) if the area of the smallest proposed allotment is over 2,000 square metres and under 10,000 square metres, a scale of not less than 1:2,500; or
 - (c) if the area of the smallest proposed allotment is 10,000 square metres or over, a scale so that such proposed allotment will be delineated by no less than 3cm² on the building envelope plan.

8 – Criteria for assessment and approval of building envelope plans

For the purpose of an assessment under Regulation 19A, a standard BEP or an activity centre BEP must be assessed on its merits against any relevant desired outcomes or performance outcomes within any applicable zone, subzone or overlay, and any relevant general development policies, in the Code.

9 – Publication of building envelope plans

- (1) The Chief Executive may publish a building envelope plan on the SA planning portal in accordance with the Act and the Regulations.
- (2) Where a varied or amended building envelope plan is published by the Chief Executive in accordance with the Regulations, the latest published version of the building envelope plan will apply for the purposes of the Code, the Regulations and the Act.
- (3) For the purpose of the Regulations and this practice direction, the SA planning portal is taken to refer to the website at the address plan.sa.gov.au.

Issued by the State Planning Commission

Note: This practice direction commences operation in accordance with clause 2 'Commencement of operation'.

Version 4: Commences operation on 5 December 2025

Version 3: Commenced operation on 27 June 2024

Version 2: Commenced operation on 27 May 2021

Version 1: Commenced operation on 19 March 2021