# DESIGNATED AUTHORITY APPROVAL OF BUILDING ENVELOPE PLAN

# & REQUEST FOR PUBLICATION

## Regulation 19A of the *Planning, Development and Infrastructure (General) Regulations 2017*

TO: Chief Executive of the Department

via email to: [**PlanSA@sa.gov.au**](mailto:PlanSA@sa.gov.au)

**IN REGARD TO:**

|  |  |
| --- | --- |
| Building Envelope Plan | Date submitted to designated authority: Click here to enter text. |
| Plan reference: Click here to enter text. | Plan date/version: Click here to enter text. |
| Number of allotments subject to Building Envelope Plan: Click here to enter text. | |
| Proposed allotments granted consent per Application Number: Click here to enter text. | |

**APPLICANT:**

|  |
| --- |
| Name: Click here to enter text. |
| Postal address: Click here to enter text. |
| Email: Click here to enter text. |
| Phone: Click here to enter text. |

**LOCATION OF PROPOSED BUILDING ENVELOPE PLAN:**

|  |  |  |
| --- | --- | --- |
| Lot no.: Click here to enter text. | Street name: Click here to enter text. | |
| Suburb: Click here to enter text. | | |
| Hundred: Click here to enter text. | CT: Click here to enter text. | Plan Parcel: Click here to enter text. |

**DESIGNATED AUTHORITY DECISION:**

|  |  |
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| **BEP Decision** (approved//varied) | **BEP Decision date** |
| Click here to enter text. | Click here to enter text. |

I Click here to enter text., being the designated authority as defined in Regulation 19A(5)(d) of the *Planning, Development and Infrastructure (General) Regulations 2017* (the Regulations) have approved the attached Building Envelope Plan (plan reference Click here to enter text. dated Click here to enter text.) under Regulation 19A(1). I submit the approved Building Envelope Plan to the Chief Executive of the Department for publication on the SA planning portal, under Regulation 19A(3).

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| **FROM THE DESIGNATED AUTHORITY:** Assessment Manager for the Click here to enter text. Assessment Panel/Joint Planning Board | |
| Date: Click here to enter text. | Signed: |

**PLEASE NOTE:**

A building envelope plan, or a variation to a building envelope plan, does not have effect for the purposes of the Planning and Design Code until the building envelope plan, or the varied building envelope plan—

1. is submitted to the Chief Executive; and
2. is published by the Chief Executive on the SA planning portal.

**Required Attachments**

* Building Envelope Plan
* Copy of receipt of fee payment – Fee for consideration and publication of BEP
* Copy of Approved Land Division Plan and Decision Notice
* Completed Checklist (page 2)

**Building Envelope Plan Checklist**

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| --- | --- |
| A building envelope plan **must** include or show the following particulars: | Satisfied |
| 1. details of consent for all proposed allotments, granted under section 102(1)(a) of the Act or section 33(1)(a) of the Development Act 1993 (as relevant) |  |
| 1. 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); |  |
| 1. height and length of any boundary walls for any proposed building on a proposed allotment (shown in metres to at least one decimal place); |  |
| 1. the north point; |  |
| 1. the scale of the plan; |  |
| 1. the position of any existing buildings intended to be retained on a proposed allotment; |  |
| 1. 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); |  |
| 1. existing trees and vegetation to be retained; and |  |
| 1. all existing registered easements |  |

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| A building envelope plan **must** be drawn in accordance with the following rule of scale: | Check appropriate |
| 1. if the area of the smallest proposed allotment is 2,000 square metres or under, a scale of not less than 1:1,000; |  |
| 1. 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 |  |
| 1. 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. |  |