

Background

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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 Code in accordance with section 71(b) of the *Planning, Development and Infrastructure Act 2016*.

Where can a building envelope plan be used?

A BEP 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. These 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

View [here](#) for more information, fact sheets, forms and Practice Directions.

Related Instructions

Visit the Support Library page – [Fee invoicing and payments](#) to view:

- How to - Make an application fee payment within your application
- How to - Refund an invoice fee amount
- How to - Print application fee payment documents (fee advice and tax invoice)
- How to - Upload a correspondence document and record the date sent.

Issue a building envelope plan fee

On submitting the fee advice for payment, the application's invoice contact is notified by email or post of a "Post decision fee advice" has been generated and payment is required.

1. Open the planning consent.
2. Click on **Related Actions** and then **Determine Additional Fees Post Decision**.

Summary Documents Fees RFIs Public Notification Conditions and Notes Clocks Decision Appeals **Related Actions**

- Upload Documents**
Upload documents associated with consents for the DAP.
- Update Appeal Matters**
Add or Update Appeal Matters for the DAP
- Request Extension Fee**
Create and send a invoice to the applicant for extension of the substantial commencement date
- Determine Additional Fees Post Decision**
Create and send an invoice to the applicant

3. The **Determine Additional Fees** page shows with additional fee options for:
 - a. Urban Trees
 - b. Building Envelope Plan
 - c. Review of Assessment Manager Decision Fee

Only the Building Envelopment Plan Fee can be refunded by the authority which issued the fee advice.

Determine Additional Fees

All fees raised on this application

[Show fees already raised on this application](#)

The Electronic Lodgement fee only needs to be charged once per application, and must be charged on the first consent to be issued through the Portal. Please review the payment history before charging fees to ensure the Electronic Lodgement fee isn't charged twice. Also check the Payment History to ensure the Compliance fees are not charged twice.

Urban Trees

- Urban Tree Canopy Off-set Fee - Large
- Urban Tree Canopy Off-set Fee - Medium
- Urban Tree Canopy Off-set Fee - Small
- Urban Tree Fund Fee

Building Envelope Plan

- Building Envelope Plan Fee
- Publication of Building Envelope Fee

Review of Assessment Manager Decision Fee

- Review of Assessment Manager Decision Fee



- Calculate the Building Envelope Plan 'actual' fee amount, being the base amount plus the rate per allotment.
- Click on **Publication of Building Envelope Plan Fee** to select.

The Publication of Building Envelope Plan fee is payable by the applicant at the time of submitting an application for approval of the building envelope plan.

A Building Envelope Plan only takes effect once it has been published on the SA planning portal by the Chief Executive. Evidence of the Publication Fee payment will be required to support the request for publication.

- Click SUBMIT to complete and notify the applicant to make an additional payment.

Determine Additional Fees

All fees raised on this application

▼ [Show fees already raised on this application](#)

Building Envelope Plan

- Building Envelope Plan Fee
- Publication of Building Envelope Fee

Description	Statutory Amount	Actual	GST Included	Reason for variation
Building Envelope Plan Fee <i>i</i>				<div style="border: 1px solid #0070C0; border-radius: 10px; padding: 5px; background-color: #E6F2FF;"> <p>i Refer to the application Fees and Charges for the current financial year statutory amounts</p> </div>
Publication of Building Envelope Fee				
Total Payable Fees		\$419.20	\$0.00	

CANCEL

SUBMIT