SCHEDULE [NUMBER] TO CLAUSE 43.06 BUILT FORM OVERLAY

**24/02/2025**

Shown on the planning scheme map as BFO[number].

[NAME OF BUILT FORM AREA]

Insert the name of the activity centre, precinct or place, or if applying to part of an activity centre, precinct or place, the name of that part.

1. Development objectives

**24/02/2025**

If no development objectives are specified, insert “None specified.”

or

[Insert up to five development objectives]

Objectives must not duplicate the purposes, outcomes or standards specified in the overlay or the schedule and should be unique to the area the schedule applies to.

See clause 43.06-1 for relevant provisions.

2.0 Development framework

**24/02/2025**

[Insert a development framework]

The development framework may consist of maps, plans, character statements and tables.

If the development framework specifies building typologies and future character, insert the following:

“The building typologies and future character for each part of the land is set out in the following table:

Table [*Insert table number*]

|  |  |
| --- | --- |
| **Building typology** | **Future character** |
| Insert description of building typology.  | Insert statement of future character for the corresponding building typology. |

See clause 43.06-2 for relevant provisions.

3.0 Master plan requirements

**24/02/2025**

 Land to which the master plan requirements apply

Land may be specified by a map or a written description.

If no land is specified, insert “None specified.”

or

[Specify the land to which the master plan requirements of clause 43.06-3 apply]

See clause 43.06-3 for relevant provisions.

 Requirement before a permit is granted

If no requirements are specified, insert “None specified.”

or

[Insert a statement specifying the use, subdivision or buildings or works for which a permit may be granted before a master plan has been prepared to the satisfaction of the responsible authority]

Different requirements may be specified for all or any land to which the master plan requirements apply.

See clause 43.06-3 for relevant provisions.

 Requirements for a master plan

If no requirements are specified, insert “None specified.”

or

[Insert a statement specifying the matters that must be described in a master plan]

Different requirements may be specified for all or any land to which the master plan requirements apply.

See clause 43.06-3 for relevant provisions.

4.0 Public benefit uplift framework

**24/02/2025**

If no public benefit uplift framework is specified, insert “None specified.”

or

[Insert the mandatory standard that may be exceeded if a public benefit is provided].

The schedule may also set out the public benefits and how they are to be calculated.

See clause 43.06-5 for relevant provisions.

5.0 Buildings and works

**24/02/2025**

 Permit requirement

If no permit requirements or exemptions are specified, insert “None specified.”

or

[Insert requirement for a permit to construct a fence]

and/or

[Insert permit exemption]

See clause 43.06-6 for relevant provisions.

6.0 Outcomes and standards

**24/02/2025**

If the outcomes and standards in the overlay and the schedule prevail over any inconsistent provisions in the planning scheme, insert: “The outcomes and standards in this overlay and this schedule prevail over any inconsistent provision in this planning scheme.”

See clause 43.06-4 for relevant provisions.

6.1 Outcomes that do not apply

If all outcomes apply, insert “None specified”.

or

Specify the outcomes that do not apply.

Examples:

*“The outcome in clause 43.06-7.1 does not apply.”*

*“The outcomes in clauses 43.06-7.1, 43.06-7.2 and 43.06-7.3 do not apply.”*

See clause 43.06-4 for relevant provisions.

6.2 Standards

Any standard specified in this schedule is in addition to any standard in clause 43.06-7 for the corresponding outcome, unless specified otherwise below.

A schedule may do any of the following:

* Specify that a standard in the overlay does not apply.
* Specify an additional standard.
* Vary, replace or make mandatory a standard in the overlay.
* Specify decision guidelines for an outcome.

See clause 43.06-4 for relevant provisions.

If the schedule does any of the above, insert a sub-sub section number and heading (using the heading of the corresponding clause in the overlay) and the applicable text as shown in the examples below:

Examples of sub-sub sections:

“*6.2-1 Building typology and future character*

*\*Standard BF01 does not apply.*

***\*Standard***

*[Insert applicable plans, maps, text or tables]*

***\*Decision guidelines***

*[Insert decision guidelines]”*

*\*Delete if not applicable*

“*6.2-2 Building heights*

*\*Standard BF02 does not apply.*

***\*Standard***

*[Insert applicable plans, maps, text or tables]*

***\*Decision guidelines***

*[Insert decision guidelines]”*

*\*Delete if not applicable*

6.3 Other outcomes and standards

If no additional outcomes and standards are specified, insert “None specified.”

or

Insert:

“6.3-1 [*Insert name of outcome*]

Outcome

[Insert outcome]

**\*Standard BF##**

[Insert standard]

\*Decision guidelines

[Insert decision guidelines]”

*\*Delete if not applicable*

See clause 43.06-4 for relevant provisions.

**7.0 Subdivision**

**24/02/2025**

 **Permit requirements**

If no permit exemptions are specified, insert “None specified.”

or

[Insert permit exemption]

See clause 43.06-8 for relevant provisions.

 **Subdivision requirements**

If no requirements are specified, insert “None specified.”

or

[Insert specific requirements relating to the subdivision of land]

See clause 43.06-8 for relevant provisions.

 **Public open space contribution requirement**

|  |  |
| --- | --- |
| **Type or location of subdivision** | **Amount of contribution for public open space** |
| Insert type or location of subdivision or “None specified” | Clause 43.06-8 specifies what type of contribution may be specified. |

See clause 43.06-8 for relevant provisions.

8.0 Application requirements

**24/02/2025**

If no application requirements are specified, insert “None specified.”

or

[Insert application requirements]

See clause 43.06-9 for relevant provisions.

9.0 Notice and review

**24/02/2025**

If no notice and review requirements are specified, insert “None specified.”

or

If the exemption from notice and review in clause 43.06-10 does not apply to an application, insert “An application for [inset application broken into specific paragraphs based on the application class: use of land, construct a building or construct or carry out works and/or subdivision] is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act [as relevant].”

Note: The notice and review exemption in the overlay applies to applications unless specified otherwise in this schedule.

See clause 43.06-10 for relevant provisions.

10.0 Decision guidelines

**24/02/2025**

If no decision guidelines are specified, insert “None specified.”

or

[Insert decision guidelines]

Ensure that decision guidelines do not duplicate decision guidelines in the overlay or clause 65.

See clause 43.06-11 for relevant provisions.

11.0 Mandatory permit conditions

**24/02/2025**

If no mandatory permit conditions are specified, insert “None specified.”

or

[Insert conditions that the responsible authority must include in deciding to grant a permit under the overlay or for land to which a master plan will apply]

See clause 43.06-12 for relevant provisions.

12.0 Signs

**24/02/2025**

If no requirements are specified, insert “None specified.”

or

[Insert additional requirements for the development of land for a signs]

Note: The schedule must not specify a sign category for the purposes of clause 52.05.

See clause 43.06-13 for relevant provisions.

13.0 Transitional provisions

If no transitional provisions are specified, insert “None specified.”

**24/02/2025**

or

[Insert transitional provisions]

See clause 43.06-14 for relevant provisions.