



**[Insert Title – Address]**

[Insert Author], [Insert Month, Year]

## **[INSERT NAME] PLANNING SCHEME**

**Incorporated Document**

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This document is an incorporated document in the **[Insert Name]** Planning Scheme pursuant to section 6(2)(j) of the Planning and Environment Act 1987



[OPTIONAL - Insert Author Logo]

OFFICIAL

## 1.0 INTRODUCTION

This document is an Incorporated Document in the schedules to Clause 45.12 - Specific Controls Overlay (SCO) and Clause 72.04 - Incorporated Documents of the [Insert Name] Planning Scheme (scheme).

The land identified in Clause 2.0 of this document may be used and developed in accordance with the specific controls contained in Clauses 6.0 and 7.0 of this document.

## 2.0 LAND DESCRIPTION

This document applies to [Insert Address] known as 'the land' being all of the land within SCO [Insert Number and Name].

[Insert Map Below] (must clearly identify the land)

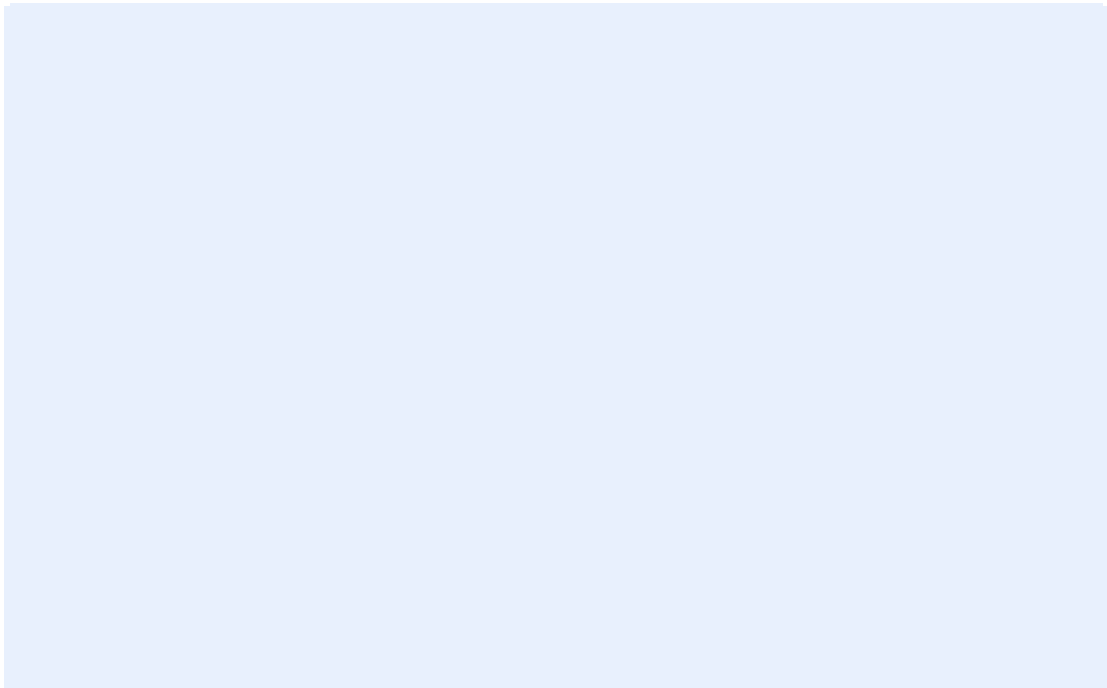


Figure 1 – Map of land subject to this Incorporated Document, outlined in [Red]

## 3.0 APPLICATION OF PLANNING SCHEME PROVISIONS

Despite any provision to the contrary or any inconsistent provision in the scheme, pursuant to Clause 45.12 of the scheme the land identified in the incorporated document may be used and developed in accordance with the specific controls contained in this document.

In the event of any inconsistency between the specific controls contained in this document and general provisions of the scheme, the specific controls contained in this document will prevail.

## 4.0 EXPIRY OF THIS SPECIFIC CONTROL

The development of the land permitted under this Incorporated Document must:

- Commence within [insert no.] years / before [choose date] of the gazettal date of Amendment [insert no.] to this scheme.
- Be completed within [insert no.] years of the gazettal date of Amendment [insert

no.] to this scheme.

The use permitted under this Incorporated Document must commence within [insert no.] years of the gazettal date of Amendment [insert no.] to this scheme.

The Minister for Planning may extend the period for commencement if a request is made in writing before the time for commencement expires or within six months afterwards.

The Minister for Planning may extend the date for the completion of the development if a request is made in writing before the time for completion expires or within 12 months after the time for completion expires and the development is started lawfully before the approval expired.

This Incorporated Document will expire twelve months after the date of the issuing of the Certificate of Occupancy for the last stage of the development or as otherwise agreed in writing by the Minister for Planning.

Upon expiry of the specific control, the land may be used and developed only in accordance with the provisions of the planning scheme in operation at that time.

## 5.0 PURPOSE

The purpose of this incorporated document is to permit the use and development of the land for [insert use / development] generally in accordance with the plans approved in Clause 6.0 of this document and subject to the Clause 7.0 conditions of this document.

## 6.0 DETAILED DEVELOPMENT PLANS:

This document allows the use and development of the land for the purposes of the project set out in the detailed development plans endorsed under the conditions of this incorporated document. Detailed development plans must be generally in accordance with the plans prepared by [Insert Architect Name], titled [Insert Name] and dated [choose date], as follows:

- [List plans]

including any amendment of the plans that may be approved from time to time under the clauses of this document.

## 7.0 CONDITIONS

The following conditions apply to the use and development allowed by this incorporated document:

### Detailed development plans

- [Insert conditions]

### Layout not altered and satisfactory completion

- [Insert conditions]

### Construction management plan

- [Insert conditions]

**END OF DOCUMENT**