

MELBOURNE PLANNING SCHEME

**Incorporated Document
November 2002**

**Rialto South Tower Communications Facility
Melbourne, November 2002**

**This document is an incorporated document in the Melbourne Planning Scheme
pursuant to Section 6(2)(j) of the Planning and Environment Act 1987**

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INTRODUCTION:

This document is an incorporated document in the schedule to Clause 81 of the Melbourne Planning Scheme.

The land identified in the document may be developed and used in accordance with the specific controls contained in the document. The specific controls may exclude other controls in the Scheme.

If there is any inconsistency between the specific controls and the general provisions of the Scheme, the specific controls will prevail.

ADDRESS OF THE LAND:

South Tower of the Rialto Towers building at 525 Collins Street, Melbourne.

THIS DOCUMENT ALLOWS:

Use and development of the rooftop of the Rialto South Tower for the purposes of a Utility Installation (Communications Tower), generally in accordance with the plans (Drawing Nos 4744 TP – 01, 02 and 03) prepared by Perrott Lyon Mathieson Pty Ltd dated April 2001.

THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

1. The use and development shown on the endorsed plans must not be altered or modified without the consent of the Responsible Authority.
2. Prior to commencement of development the following must be submitted to the satisfaction of the Responsible Authority:
 - 2.1 A schedule of all external materials, colour and finishes;
 - 2.2 A reflectivity assessment report of all visibly reflective material. Such materials shall be of a type that does not reflect more than 15% of visible light;
 - 2.3 An acoustic report, prepared by a suitably qualified expert, of the proposed structure including recommendations for any necessary modifications which must be made to the design of the tower to reduce any adverse noise conditions.
- 3 The development shall comply with the principles for design, siting, construction and operation, where relevant, in the Incorporated Document Code of Practice for Telecommunications Facilities in Victoria – March 1999.

4. Notwithstanding other provisions of these conditions, the use and development permitted by this incorporated document will expire if the development has not commenced within two years of the date of approval of the amendment. The time for completion is specified as two years from the date of commencement.

The time within which the development is to be commenced or completed may, on application made before or within 3 months after the expiry date of this approval, be extended by the Responsible Authority.

END OF DOCUMENT