

**ADVERTISED
PLAN**



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

699 LA TROBE ST
DOCKLANDS
TOWER SEPARATION STUDY

19 May 2025

Salta Properties

ADVERTISED PLAN

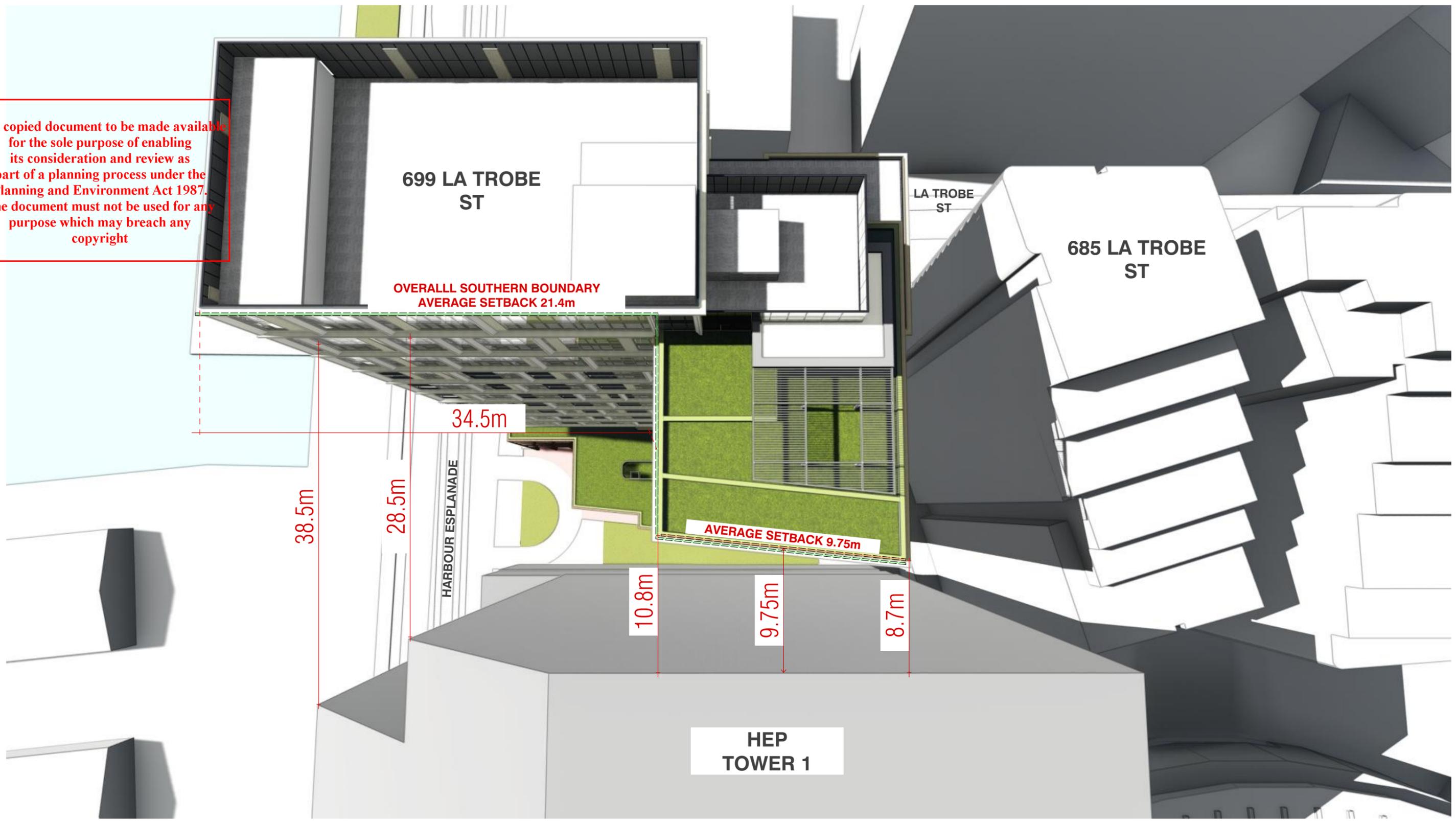
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

1

BUILDING BULK ANALYSIS

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



- ▬ PARTLY AVERAGE SETBACK TO HEP TOWER 1
- ▬ OVERALL SOUTHERN BOUNDARY AVERAGE SETBACK TO HEP TOWER 1

SETBACK VARIETY & DEPTH

FENDER KATSALIDS RETAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS IN RELATION TO ALL THE DESIGN, DRAWINGS, SCHEDULES AND OTHER MATERIALS PREPARED FOR THE PROJECT AND CONTAINED HEREIN. THIS DOCUMENT IS ISSUED FOR GUIDANCE ONLY. IT IS TO BE VIEWED WITH REGARD TO THE SPECIFIC PURPOSE OF THE ISSUE WHICH IS FOR PRELIMINARY FEASIBILITY PURPOSES ONLY. AS AN UNCONTROLLED DOCUMENT, FENDER KATSALIDS ACCEPTS NO RESPONSIBILITY FOR ALTERATIONS BY PERSONS ONCE ISSUED. THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AT THE TIME OF PREPARATION HOWEVER IS NOT GUARANTEED. RECIPIENTS MUST RELY ON THEIR OWN ENQUIRIES TO SATISFY THEMSELVES IN ALL RESPECTS. FENDER KATSALIDS ACCEPTS NO DAMAGES, LIABILITIES OR COSTS, INCLUDING LEGAL COSTS FOR DEFENCE, ARISING FROM THE USE OF THE INFORMATION CONTAINED HEREIN.

PROJECT
699 LA TROBE ST

DRAWING TITLE
SETBACK VARIETY & DEPTH

SCALE
NOT TO SCALE

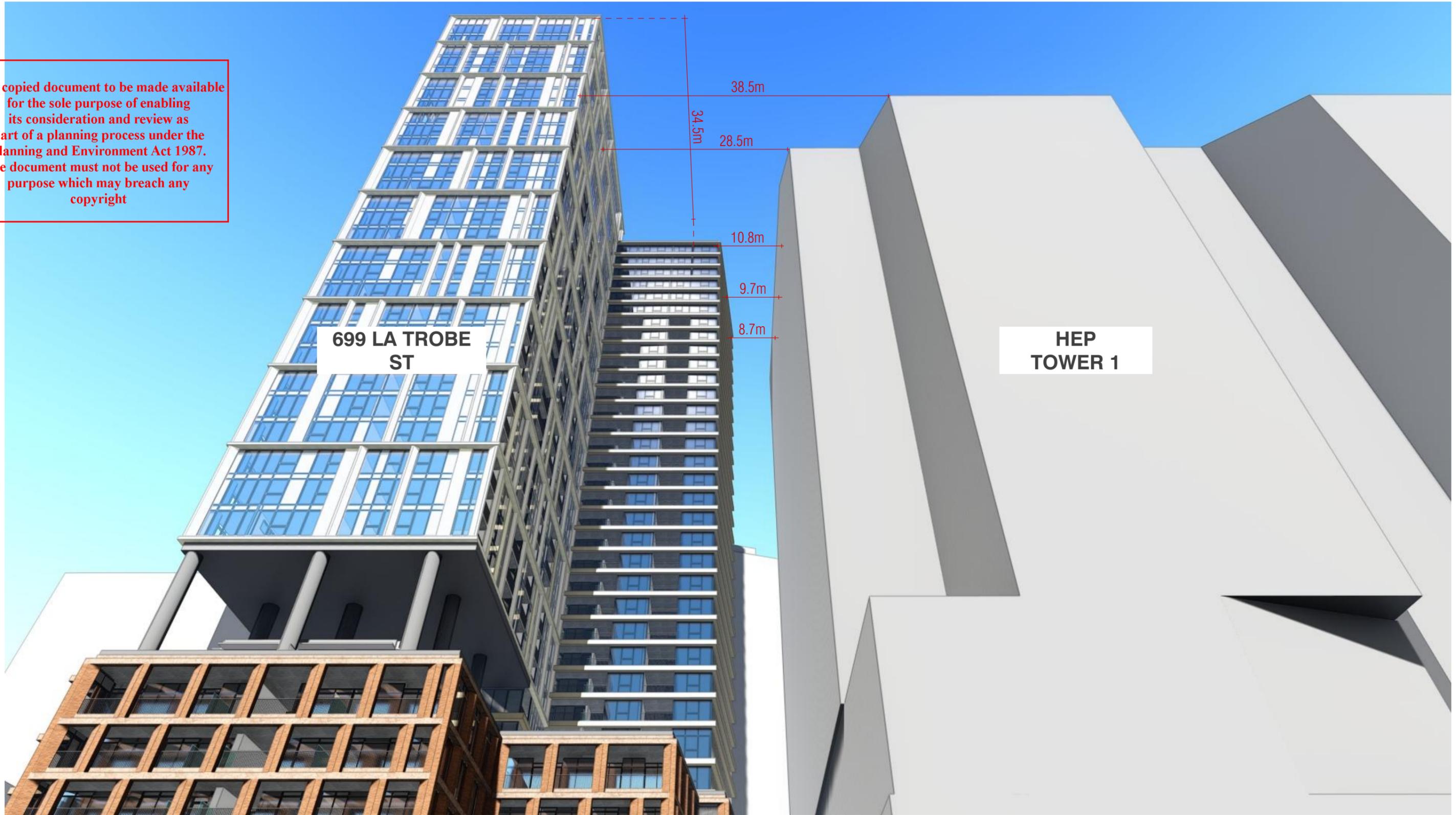
DATE
19/05/2025

DRAWING NUMBER
SK046.2



ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



SETBACK VARIETY & DEPTH

FENDER KATSALIDS RETAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS IN RELATION TO ALL THE DESIGN, DRAWINGS, SCHEDULES AND OTHER MATERIALS PREPARED FOR THE PROJECT AND CONTAINED HEREIN. THIS DOCUMENT IS ISSUED FOR GUIDANCE ONLY. IT IS TO BE VIEWED WITH REGARD TO THE SPECIFIC PURPOSE OF THE ISSUE WHICH IS FOR PRELIMINARY FEASIBILITY PURPOSES ONLY. AS AN UNCONTROLLED DOCUMENT, FENDER KATSALIDS ACCEPTS NO RESPONSIBILITY FOR ALTERATIONS BY PERSONS ONCE ISSUED. THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AT THE TIME OF PREPARATION HOWEVER IS NOT GUARANTEED. RECIPIENTS MUST RELY ON THEIR OWN ENQUIRIES TO SATISFY THEMSELVES IN ALL RESPECTS. FENDER KATSALIDS ACCEPTS NO DAMAGES, LIABILITIES OR COSTS, INCLUDING LEGAL COSTS FOR DEFENCE, ARISING FROM THE USE OF THE INFORMATION CONTAINED HEREIN.

PROJECT
699 LA TROBE ST

DRAWING TITLE
SETBACK VARIETY & DEPTH

SCALE
NOT TO SCALE

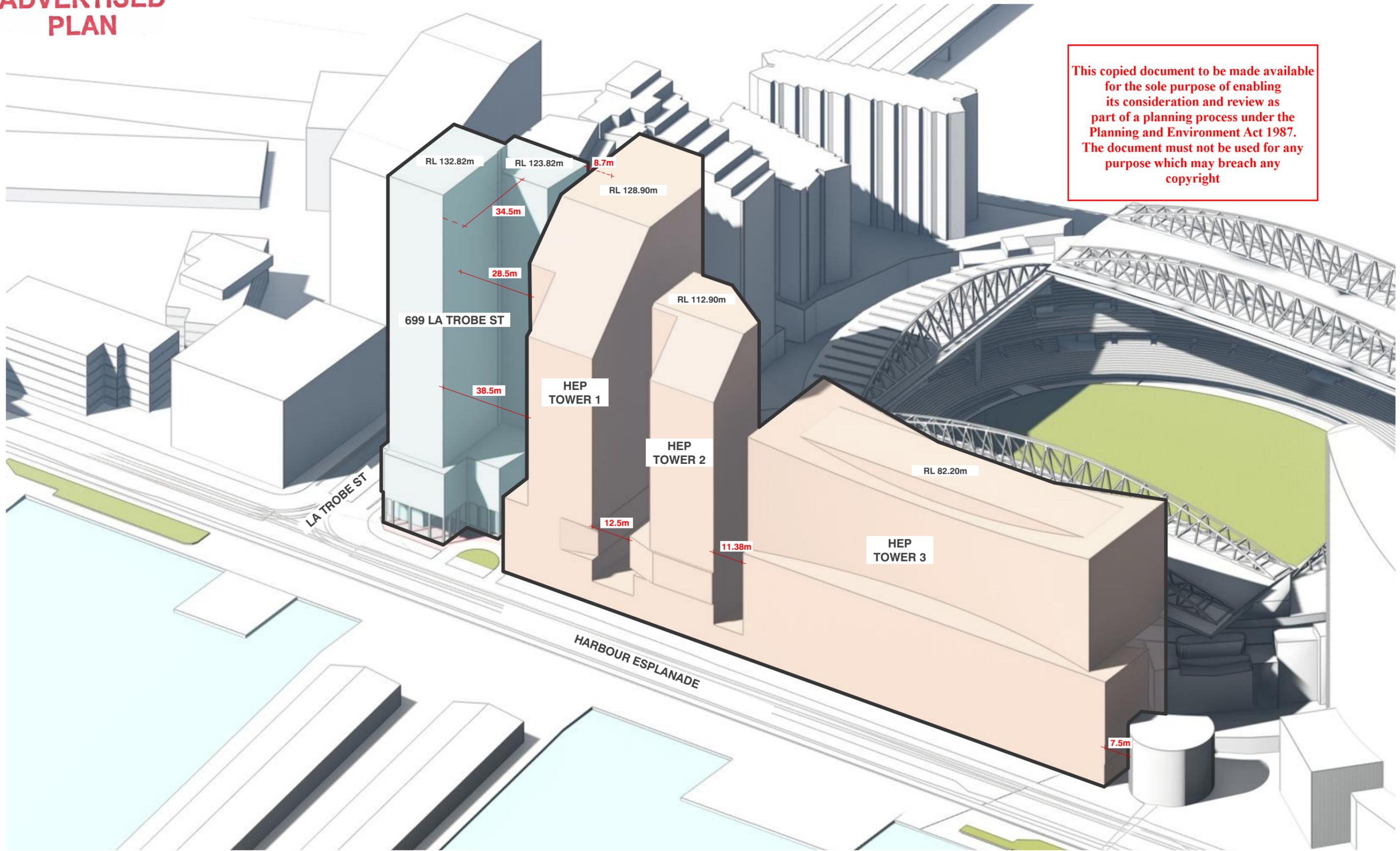
DATE
19/05/2025

DRAWING NUMBER
SK046.3



**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



MASSING ARTICULATION HARBOUR ESPLANADE

FENDER KATSALIDS RETAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS IN RELATION TO ALL THE DESIGN, DRAWINGS, SCHEDULES AND OTHER MATERIALS PREPARED FOR THE PROJECT AND CONTAINED HEREIN. THIS DOCUMENT IS ISSUED FOR GUIDANCE ONLY. IT IS TO BE VIEWED WITH REGARD TO THE SPECIFIC PURPOSE OF THE ISSUE WHICH IS FOR PRELIMINARY FEASIBILITY PURPOSES ONLY. AS AN UNCONTROLLED DOCUMENT, FENDER KATSALIDS ACCEPTS NO RESPONSIBILITY FOR ALTERATIONS BY PERSONS ONCE ISSUED. THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AT THE TIME OF PREPARATION HOWEVER IS NOT GUARANTEED. RECIPIENTS MUST RELY ON THEIR OWN ENQUIRIES TO SATISFY THEMSELVES IN ALL RESPECTS. FENDER KATSALIDS ACCEPTS NO DAMAGES, LIABILITIES OR COSTS, INCLUDING LEGAL COSTS FOR DEFENCE, ARISING FROM THE USE OF THE INFORMATION CONTAINED HEREIN.

PROJECT
699 LA TROBE ST

DRAWING TITLE
MASSING ARTICULATION
HARBOUR ESPLANADE

SCALE
NOT TO SCALE

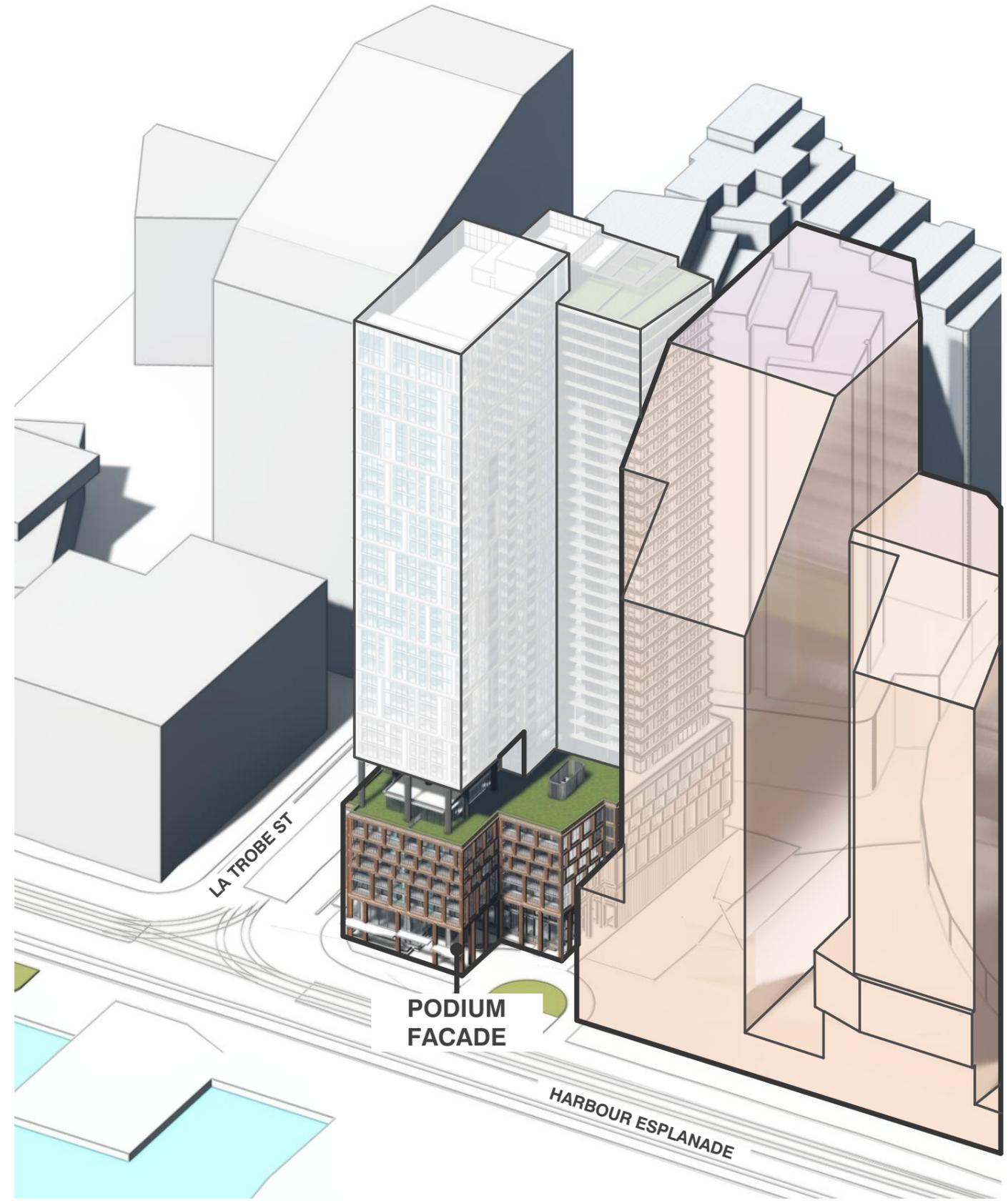
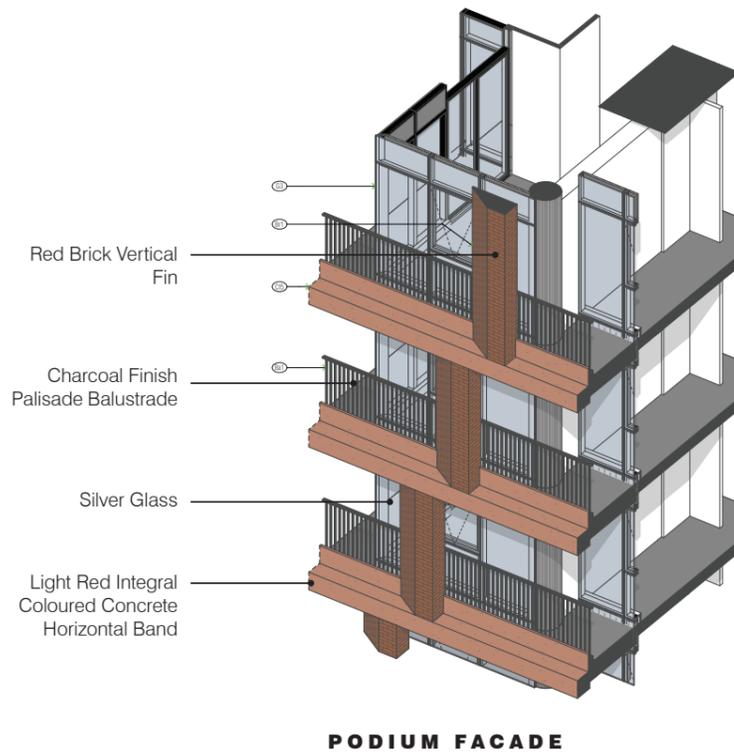
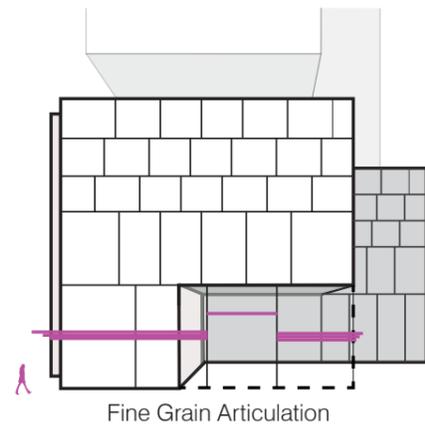
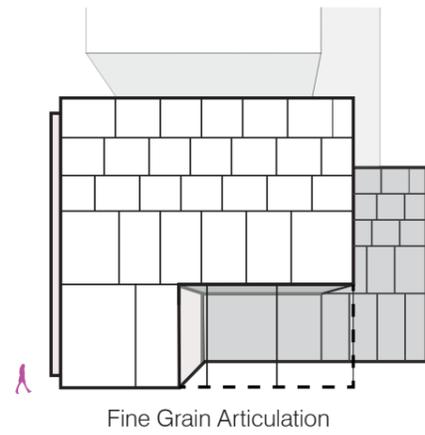
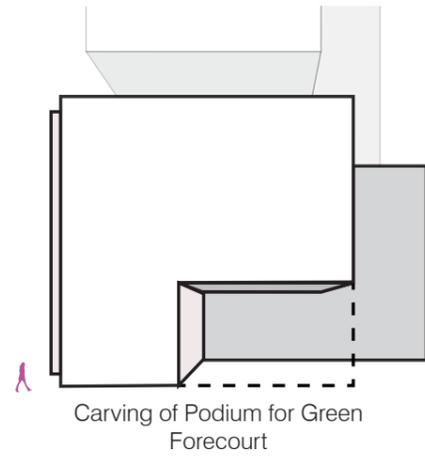
DATE
19/05/2025

DRAWING NUMBER
SK046.4



ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

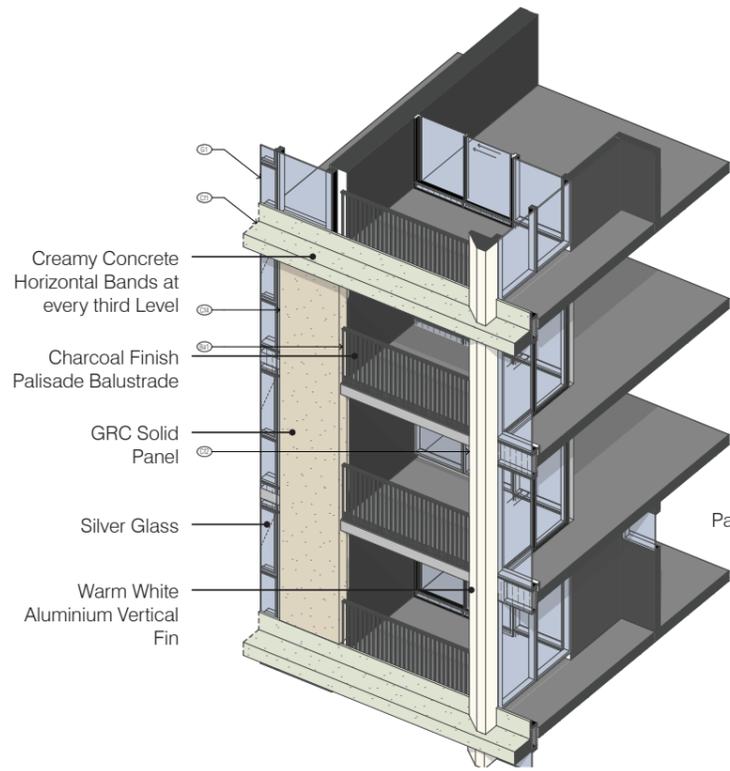


ARCHITECTURAL VARIETY - PODIUM

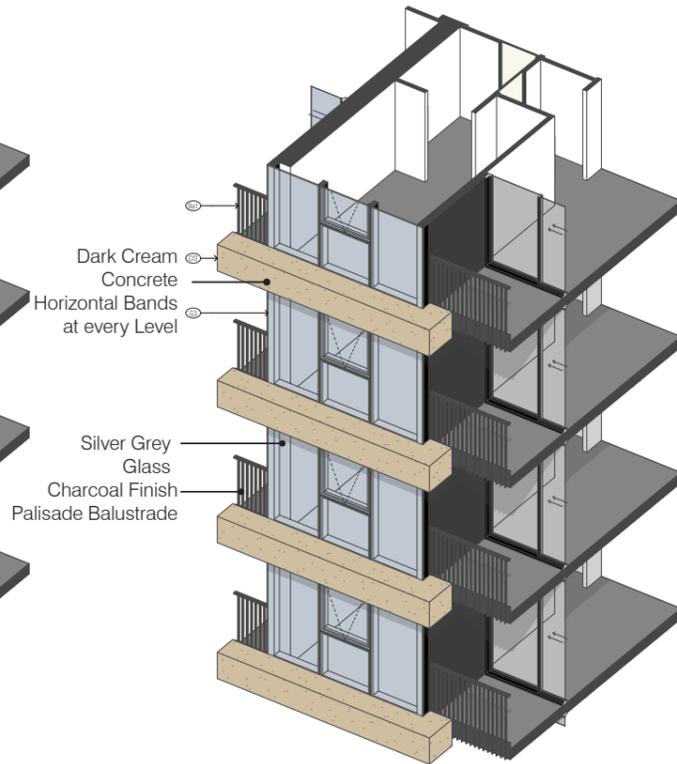
FENDER KATSALIDS RETAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS IN RELATION TO ALL THE DESIGN, DRAWINGS, SCHEDULES AND OTHER MATERIALS PREPARED FOR THE PROJECT AND CONTAINED HEREIN. THIS DOCUMENT IS ISSUED FOR GUIDANCE ONLY. IT IS TO BE VIEWED WITH REGARD TO THE SPECIFIC PURPOSE OF THE ISSUE WHICH IS FOR PRELIMINARY FEASIBILITY PURPOSES ONLY. AS AN UNCONTROLLED DOCUMENT, FENDER KATSALIDS ACCEPTS NO RESPONSIBILITY FOR ALTERATIONS BY PERSONS ONCE ISSUED. THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AT THE TIME OF PREPARATION HOWEVER IS NOT GUARANTEED. RECIPIENTS MUST RELY ON THEIR OWN ENQUIRIES TO SATISFY THEMSELVES IN ALL RESPECTS. FENDER KATSALIDS ACCEPTS NO DAMAGES, LIABILITIES OR COSTS, INCLUDING LEGAL COSTS FOR DEFENCE, ARISING FROM THE USE OF THE INFORMATION CONTAINED HEREIN.

ADVERTISED PLAN

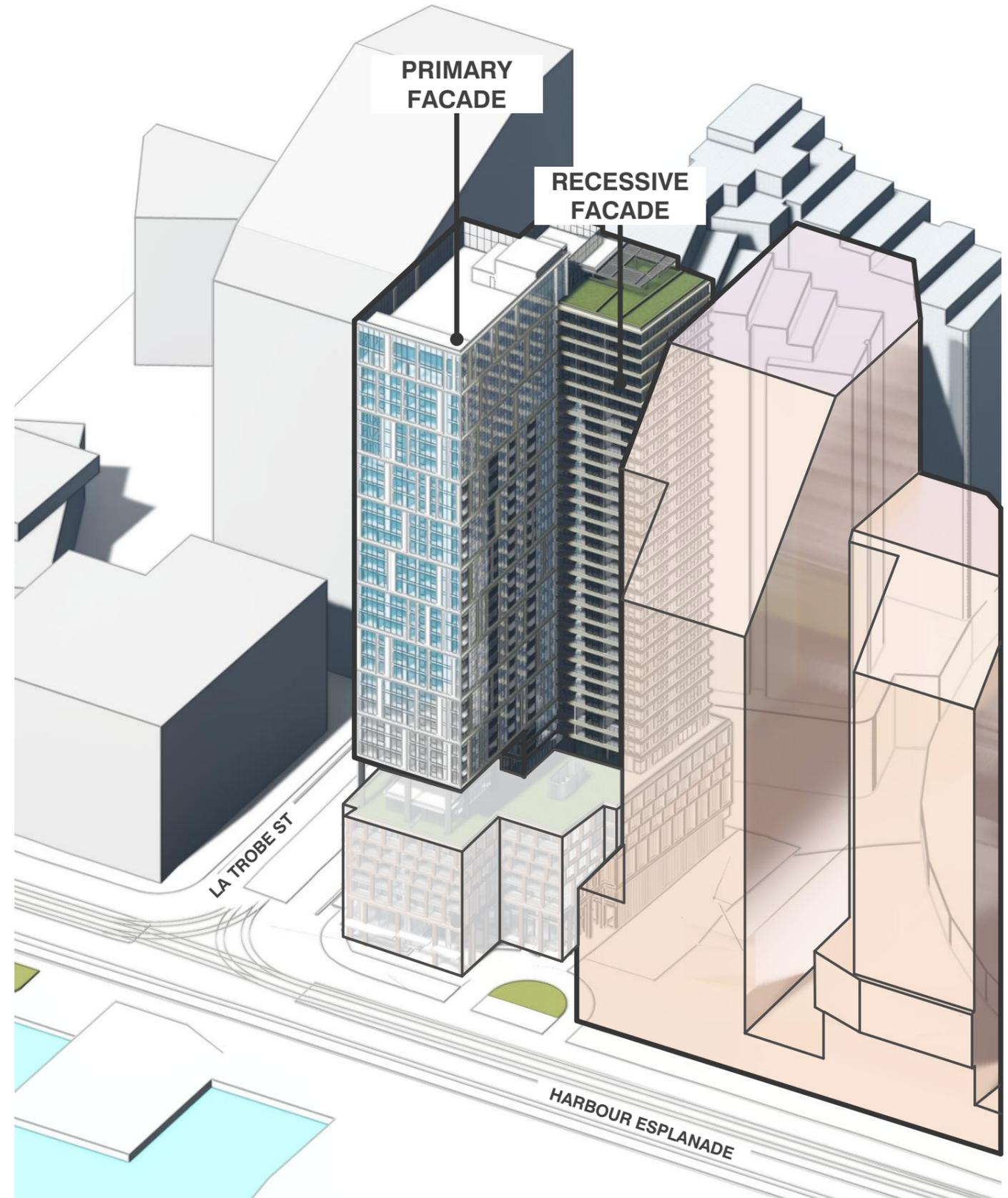
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



PRIMARY FACADE



RECESSIVE FACADE



ARCHITECTURAL VARIETY - TOWER

FENDER KATSALIDS RETAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS IN RELATION TO ALL THE DESIGN, DRAWINGS, SCHEDULES AND OTHER MATERIALS PREPARED FOR THE PROJECT AND CONTAINED HEREIN. THIS DOCUMENT IS ISSUED FOR GUIDANCE ONLY. IT IS TO BE VIEWED WITH REGARD TO THE SPECIFIC PURPOSE OF THE ISSUE WHICH IS FOR PRELIMINARY FEASIBILITY PURPOSES ONLY. AS AN UNCONTROLLED DOCUMENT, FENDER KATSALIDS ACCEPTS NO RESPONSIBILITY FOR ALTERATIONS BY PERSONS ONCE ISSUED. THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AT THE TIME OF PREPARATION HOWEVER IS NOT GUARANTEED. RECIPIENTS MUST RELY ON THEIR OWN ENQUIRIES TO SATISFY THEMSELVES IN ALL RESPECTS. FENDER KATSALIDS ACCEPTS NO DAMAGES, LIABILITIES OR COSTS, INCLUDING LEGAL COSTS FOR DEFENCE, ARISING FROM THE USE OF THE INFORMATION CONTAINED HEREIN.

BIMcloud: ksprrbim01 - BIMcloud22010 699 La Trobe Street BTR100 BIM MODELS/3D_TP-DA-CENTRAL MODELS/22010 General

PROJECT
699 LA TROBE ST

DRAWING TITLE
ARCHITECTURAL VARIETY - TOWER

SCALE
NOT TO SCALE

DATE
19/05/2025

DRAWING NUMBER
SK046.6



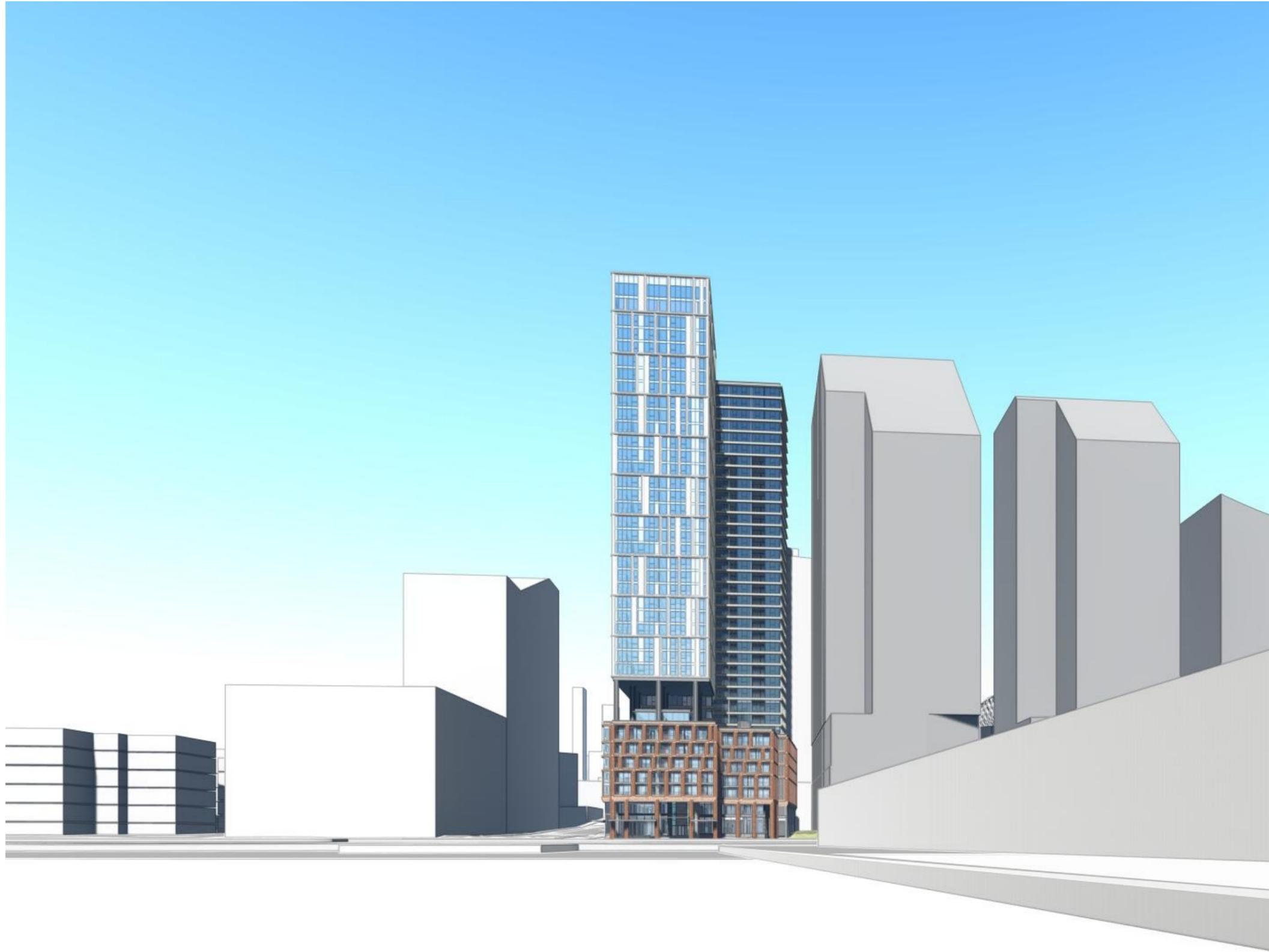
ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

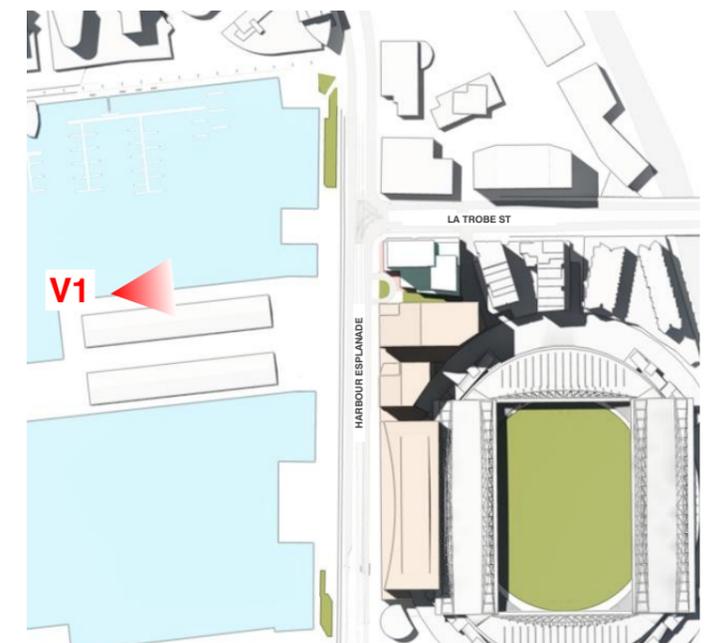
2

VISUAL ANALYSIS

ADVERTISED PLAN



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



KEY PLAN

VIEW 01

FENDER KATSALIDS RETAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS IN RELATION TO ALL THE DESIGN, DRAWINGS, SCHEDULES AND OTHER MATERIALS PREPARED FOR THE PROJECT AND CONTAINED HEREIN. THIS DOCUMENT IS ISSUED FOR GUIDANCE ONLY. IT IS TO BE VIEWED WITH REGARD TO THE SPECIFIC PURPOSE OF THE ISSUE WHICH IS FOR PRELIMINARY FEASIBILITY PURPOSES ONLY. AS AN UNCONTROLLED DOCUMENT, FENDER KATSALIDS ACCEPTS NO RESPONSIBILITY FOR ALTERATIONS BY PERSONS ONCE ISSUED. THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AT THE TIME OF PREPARATION HOWEVER IS NOT GUARANTEED. RECIPIENTS MUST RELY ON THEIR OWN ENQUIRIES TO SATISFY THEMSELVES IN ALL RESPECTS. FENDER KATSALIDS ACCEPTS NO DAMAGES, LIABILITIES OR COSTS, INCLUDING LEGAL COSTS FOR DEFENCE, ARISING FROM THE USE OF THE INFORMATION CONTAINED HEREIN.

BIMcloud: Raaprdm01 - BIMcloud22010 699 La Trobe Street BTR00 BIM MODELS/00_TP-DA-CENTRAL MODELS/22010 General

PROJECT
699 LA TROBE ST

DRAWING TITLE
VIEW 01

SCALE
NOT TO SCALE

DATE
19/05/2025

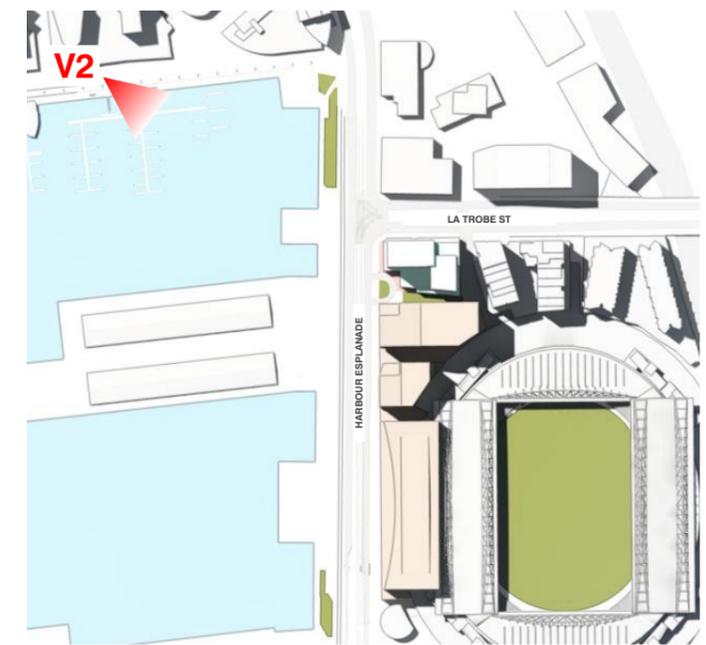
DRAWING NUMBER
SK046.8



ADVERTISED PLAN



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



KEY PLAN

VIEW 02

FENDER KATSALIDS RETAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS IN RELATION TO ALL THE DESIGN, DRAWINGS, SCHEDULES AND OTHER MATERIALS PREPARED FOR THE PROJECT AND CONTAINED HEREIN. THIS DOCUMENT IS ISSUED FOR GUIDANCE ONLY. IT IS TO BE VIEWED WITH REGARD TO THE SPECIFIC PURPOSE OF THE ISSUE WHICH IS FOR PRELIMINARY FEASIBILITY PURPOSES ONLY. AS AN UNCONTROLLED DOCUMENT, FENDER KATSALIDS ACCEPTS NO RESPONSIBILITY FOR ALTERATIONS BY PERSONS ONCE ISSUED. THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AT THE TIME OF PREPARATION HOWEVER IS NOT GUARANTEED. RECIPIENTS MUST RELY ON THEIR OWN ENQUIRIES TO SATISFY THEMSELVES IN ALL RESPECTS. FENDER KATSALIDS ACCEPTS NO DAMAGES, LIABILITIES OR COSTS, INCLUDING LEGAL COSTS FOR DEFENCE, ARISING FROM THE USE OF THE INFORMATION CONTAINED HEREIN.

BIMcloud: Naaprbim01 - BIMcloud22010 699 La Trobe Street BTR00 BIM MODELS/00_TP-DA-CENTRAL MODELS/22010 General

PROJECT
699 LA TROBE ST

DRAWING TITLE
VIEW 02

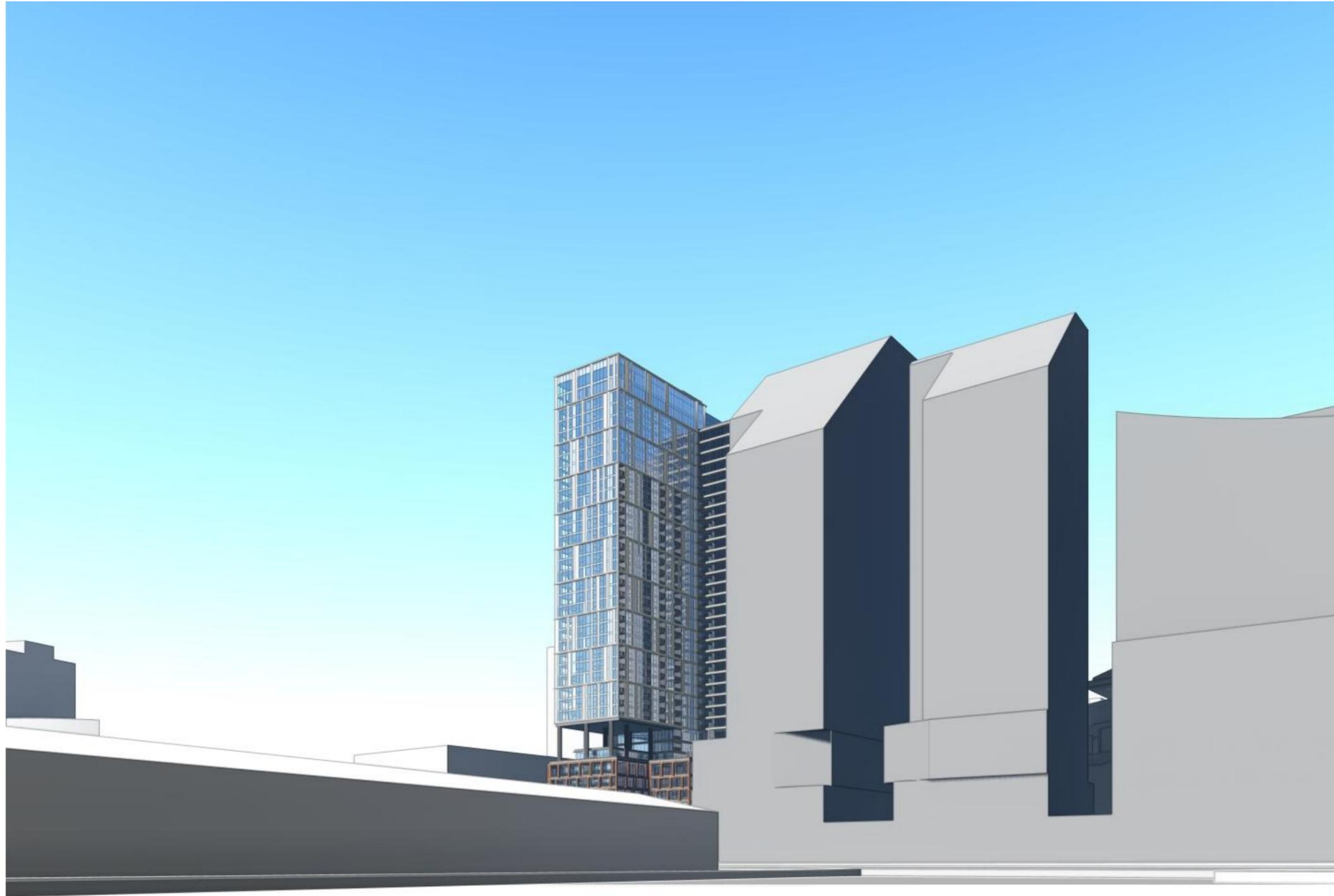
SCALE
NOT TO SCALE

DATE
19/05/2025

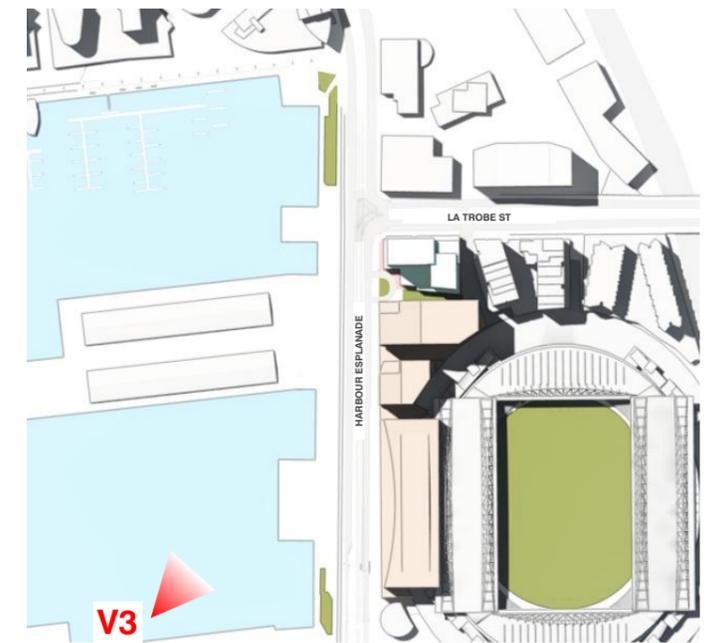
DRAWING NUMBER
SK046.9



ADVERTISED PLAN



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



KEY PLAN

VIEW 03

FENDER KATSALIDS RETAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS IN RELATION TO ALL THE DESIGN, DRAWINGS, SCHEDULES AND OTHER MATERIALS PREPARED FOR THE PROJECT AND CONTAINED HEREIN. THIS DOCUMENT IS ISSUED FOR GUIDANCE ONLY. IT IS TO BE VIEWED WITH REGARD TO THE SPECIFIC PURPOSE OF THE ISSUE WHICH IS FOR PRELIMINARY FEASIBILITY PURPOSES ONLY. AS AN UNCONTROLLED DOCUMENT, FENDER KATSALIDS ACCEPTS NO RESPONSIBILITY FOR ALTERATIONS BY PERSONS ONCE ISSUED. THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AT THE TIME OF PREPARATION HOWEVER IS NOT GUARANTEED. RECIPIENTS MUST RELY ON THEIR OWN ENQUIRIES TO SATISFY THEMSELVES IN ALL RESPECTS. FENDER KATSALIDS ACCEPTS NO DAMAGES, LIABILITIES OR COSTS, INCLUDING LEGAL COSTS FOR DEFENCE, ARISING FROM THE USE OF THE INFORMATION CONTAINED HEREIN.

BIMcloud: fknprdbim01 - BIMcloud:22010 699 La Trobe Street BTR100 BIM MODELS:SD_TP-DA-CENTRAL MODELS:22010 General

PROJECT
699 LA TROBE ST

DRAWING TITLE
VIEW 03

SCALE
NOT TO SCALE

DATE
19/05/2025

DRAWING NUMBER
SK046.10



ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

3

AMENITY ANALYSIS

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



AMENITY & ASPECT - TYPICAL PODIUM LEVEL

FENDER KATSALIDS RETAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS IN RELATION TO ALL THE DESIGN, DRAWINGS, SCHEDULES AND OTHER MATERIALS PREPARED FOR THE PROJECT AND CONTAINED HEREIN. THIS DOCUMENT IS ISSUED FOR GUIDANCE ONLY. IT IS TO BE VIEWED WITH REGARD TO THE SPECIFIC PURPOSE OF THE ISSUE WHICH IS FOR PRELIMINARY FEASIBILITY PURPOSES ONLY. AS AN UNCONTROLLED DOCUMENT, FENDER KATSALIDS ACCEPTS NO RESPONSIBILITY FOR ALTERATIONS BY PERSONS ONCE ISSUED. THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AT THE TIME OF PREPARATION HOWEVER IS NOT GUARANTEED. RECIPIENTS MUST RELY ON THEIR OWN ENQUIRIES TO SATISFY THEMSELVES IN ALL RESPECTS. FENDER KATSALIDS ACCEPTS NO DAMAGES, LIABILITIES OR COSTS, INCLUDING LEGAL COSTS FOR DEFENCE, ARISING FROM THE USE OF THE INFORMATION CONTAINED HEREIN.

PROJECT
699 LA TROBE ST

DRAWING TITLE
AMENITY & ASPECT - TYPICAL
PODIUM LEVEL

SCALE
NOT TO SCALE

DATE
19/05/2025

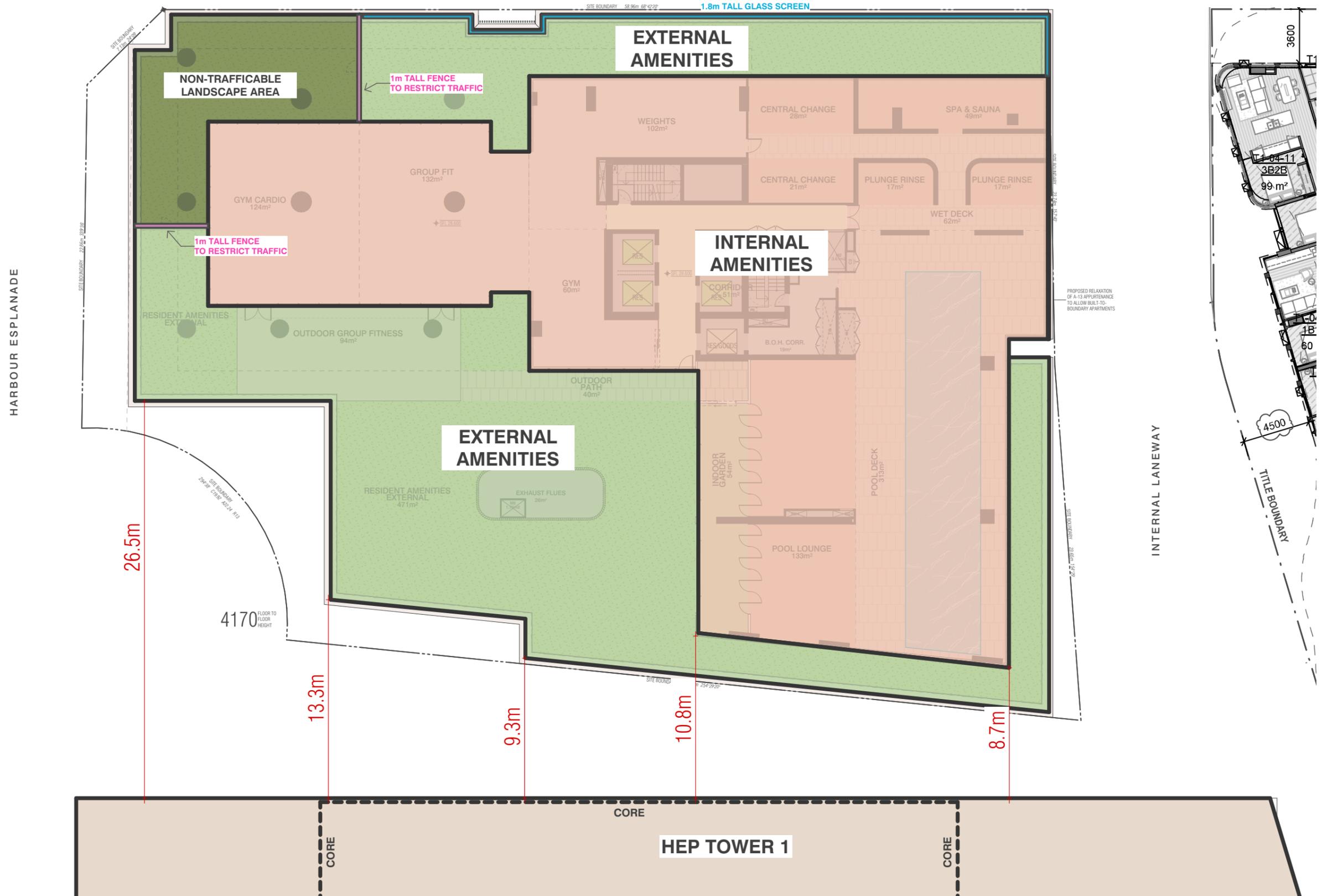
DRAWING NUMBER
SK046.12



ADVERTISED PLAN

LA TROBE STREET

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



AMENITY & ASPECT - LEVEL 7

FENDER KATSALIDS RETAINS THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS IN RELATION TO ALL THE DESIGN, DRAWINGS, SCHEDULES AND OTHER MATERIALS PREPARED FOR THE PROJECT AND CONTAINED HEREIN. THIS DOCUMENT IS ISSUED FOR GUIDANCE ONLY. IT IS TO BE VIEWED WITH REGARD TO THE SPECIFIC PURPOSE OF THE ISSUE WHICH IS FOR PRELIMINARY FEASIBILITY PURPOSES ONLY. AS AN UNCONTROLLED DOCUMENT, FENDER KATSALIDS ACCEPTS NO RESPONSIBILITY FOR ALTERATIONS BY PERSONS ONCE ISSUED. THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AT THE TIME OF PREPARATION HOWEVER IS NOT GUARANTEED. RECIPIENTS MUST RELY ON THEIR OWN ENQUIRIES TO SATISFY THEMSELVES IN ALL RESPECTS. FENDER KATSALIDS ACCEPTS NO DAMAGES, LIABILITIES OR COSTS, INCLUDING LEGAL COSTS FOR DEFENCE, ARISING FROM THE USE OF THE INFORMATION CONTAINED HEREIN.

PROJECT
699 LA TROBE ST

DRAWING TITLE
AMENITY & ASPECT - LEVEL 7

SCALE
NOT TO SCALE

DATE
19/05/2025

DRAWING NUMBER
SK046.13



ADVERTISED PLAN

LA TROBE STREET

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



AMENITY & ASPECT - TYPICAL TOWER LEVEL