



PRESERVING AUSTRALIA'S OLDEST GARDEN SUBURB

P.O. Box 85, HUNTERS HILL, N.S.W. 2110

**SUBMISSION ON A PROPOSAL TO REDEVELOP
THE GLADESVILLE SHOPPING VILLAGE
GLADESVILLE SHOPPING VILLAGE DEVELOPMENTS PTY LTD**

DA 2013-1036

**ADDENDUM 10 NOVEMBER 2013
SEPP 65 COMPLIANCE**

NON COMPLIANCE WITH SEPP 65 – SEPARATION BETWEEN BUILDINGS

Heights of the residential towers

As previously noted in the Trust submission, in the DCP the *maximum height control* for the site is **34 metres** for towers 1,2 and 3 and **26 metres** for Tower 4.

Building Heights

Towers 1 and 2

The north-east end of the towers is approximately **36.5 m** high, or 2.65m above the maximum height. Both towers are **over 9 storeys** high.

Tower 3

The north-east end of the towers is approximately **35 m** high, or 1m above the maximum height. The tower is **over 9 storeys** high.

Tower 4

Tower 4 is approximately **27.8 metres** high, which exceeds the maximum height by 1.8 metres. The tower is **9 storeys** high.

SEPP 65 Residential Flat Design Code – minimum separation

Under SEPP 65 Residential Flat Design Code, minimum separation between habitable rooms and balconies is as follows:

For buildings from 5 to 8 storeys/ up to 25 metres high – 18 metres between habitable rooms/balconies

For buildings 9 storeys and above/ over 25 metres high – 24 metres between habitable rooms/balconies

SEPARATION BETWEEN HABITABLE ROOMS/BALCONIES

Between Towers 1 and 2

Required minimum – 24 metres

Measured separation **18.75m** – **does not comply**

Between Towers 2 and 3

Required minimum – 24 metres

Measured separation **18.75m** – **does not comply**

Between Towers 3 and 4

Required minimum – 24 metres

Measured separation **3.75m** – **does not comply**

Between Towers 3 and Massey Street Home Units

Required minimum – 24 metres

Measured separation **varies from 16.9m, 12.5m and 18.1m** – **does not comply**

Between Towers 4 and Massey Street Home Units

Required minimum – 24 metres

Measured separation **10.6m** – **does not comply**

CONCLUSION

This confirms that the proposal represents a gross overdevelopment of the site. It is *impossible* to fit the 4 proposed towers onto the podium and comply with the minimum set backs. Even if the towers were only 25 metres high, it would still be impossible to fit them onto the site and maintain a required setback from the existing units in Massey Street.

Tony Coote
Vice President
The Hunters Hill Trust