



*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**

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### **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**

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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**

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### **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**

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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