

Universal Property Group  
137 Gilba Road  
GIRRAWEE NSW 2145

4 June 2025

The Assessment Officer  
NSW Department of Planning, Housing & Infrastructure  
4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2150

**Re: Objection against SSD-77211717 – Lot 303 Croatia Avenue, Edmondson Park**

Dear Sir / Madam,

Bathla Group is the registered proprietor and consent holder for the mixed-use apartment precinct currently the subject of an active and approved Development Application for 164–170 Croatia Avenue, Edmondson Park (Lots 25 & 26 DP 228850).

Our approved scheme was carefully designed to meet the Apartment Design Guide (ADG) and Liverpool Development Control Plan (LDGP) requirements for solar access, residential amenity and neighbourhood character.

Having reviewed the plans and modelling submitted with the above SSD application, we must lodge a formal objection on the following planning grounds.

**1. 1. Overshadowing & Solar Access Non-Compliance**

Criterion (ADG)	Bathla DA – Compliant	With Landcom SSD – Result
Dwellings receiving $\geq 2$ hrs sun (min 70 %)	72.6 % (247 of 340 units)	62.6 % $\rightarrow$ non-compliant
Dwellings receiving 0 hrs sun (max 15 %)	0.3 % (1 unit)	3 % (10 units) $\rightarrow$ non-compliant

The SSD's Block 24, located hard up to our southern boundary, casts extensive shadows across our Lot 2 façades during mid-winter. The staged sun-study diagrams (pages 2-4 of the applicant's Drawing Package) clearly depict the loss of sunlight to previously compliant apartments and communal open space.

This directly conflicts with SEPP Housing – Chapter 4 and the ADG objectives requiring adequate daylight, winter warmth and energy efficiency for adjoining sites.

**2. Height, Bulk & Scale Incompatibility**

Block 24 rises 10–12 storeys, appreciably higher than the prevailing 7–9 storey context envisaged by the Edmondson Park South Precinct Plan.

The massing presents an abrupt, uninterrupted wall to Croatia Avenue, lacking the transitional setbacks.

Excessive height amplifies overshadowing and creates an overbearing relationship to our approved mixed use development.

### **3. Amenity Impacts on Public and Private Domain**

- (1) Communal Open Space: Afternoon overshadowing of our landscaped courtyards contravenes ADG 3D-1, diminishing winter usability.
- (2) Visual Privacy: Direct inter-apartment sightlines at distances < 12 m breach ADG 3F-1, eroding resident privacy.
- (3) Streetscape: The continuous podium and minimal articulation along Soldiers Parade fails LDGP 10.5 objectives for a “human-scaled, fine-grained street edge”.

### **4. Inconsistency with s 4.15(1)(b) EP&A Act 1979**

The environmental impacts - loss of sunlight, visual bulk, and streetscape dominance are not “acceptable” nor “in the public interest”. They undermine the amenity of an approved neighbouring development that already demonstrates full policy compliance.

### **5. Requested Relief**

We respectfully request that the Department:

- (1) Refuse the SSD in its current form or Require substantial design amendments, specifically:
  - (i) Reduce Block 24 height by at least two storeys;
  - (ii) Introduce a minimum 6m setback from any part of the building and 9m upper-level setback from the common boundary;
  - (iii) Articulate façades and break building mass into smaller elements;
  - (iv) Provide verified shadow diagrams demonstrating that ≥ 70 % of dwellings on adjoining sites still receive the minimum 2 hours solar access at mid-winter, with ≤ 15 % receiving none.

### **6. Conclusion**

Bathla Group supports high-quality, transit-oriented development at Edmondson Park; however, such development must not prejudice the lawful expectations of adjoining landowners or contradict established planning controls. The Landcom SSD, as lodged, demonstrably fails these tests.

We therefore lodge this objection and are willing to meet with the Department and the proponent to explore mutually acceptable design solutions.

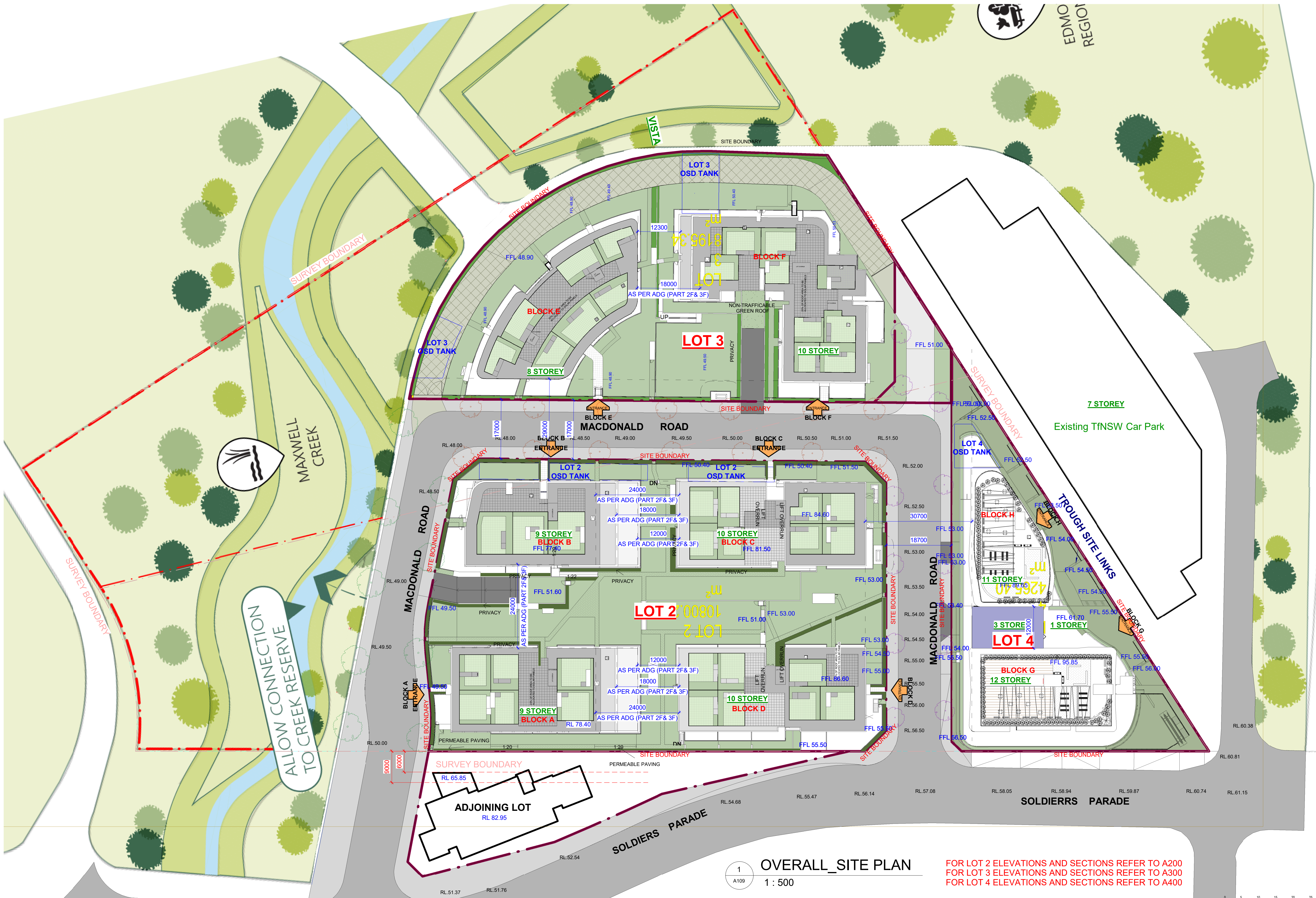
Please acknowledge receipt of this submission. Should you require further information, contact the undersigned on 0433 555 772 or via email.

Yours faithfully,



Steven Sammut  
Town Planning Consultant  
on behalf of Universal Property Group Pty Ltd





1 OVERALL\_SITE PLAN  
A109 1 : 500

FOR LOT 2 ELEVATIONS AND SECTIONS REFER TO A200  
FOR LOT 3 ELEVATIONS AND SECTIONS REFER TO A300  
FOR LOT 4 ELEVATIONS AND SECTIONS REFER TO A400

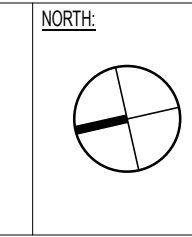
REV	DATE	DESCRIPTION	BY
E	20/01/2025	ISSUE REVISED SOFAC	
D	05/12/2024	ISSUE REVISED SOFAC	
C	03/08/2024	RESPONSE TO SOFAC	
B	06/05/2024	ISSUE FOR COURT	
A	24/04/2024	DEVELOPMENT APPLICATION ISSUE	

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3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. RESOLVE ALL DISCREPANCIES WITH THE ARCHITECT BEFORE PROCEEDING. PRIORITISED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

PROJECT:  
164 & 170 CROATIA AVENUE, EDMONDSON PARK



DRAWING TITLE:  
OVERALL\_SITE PLAN

DATE: 20/01/2025	SCALE: 1 : 500	DRAWING No: A109
DRAWN BY: Author	CHECKED BY: Checker	REV: E

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LEGEND:

**0** NO SOLAR (DUE TO ADJACENT LOT - BLOCK 24)

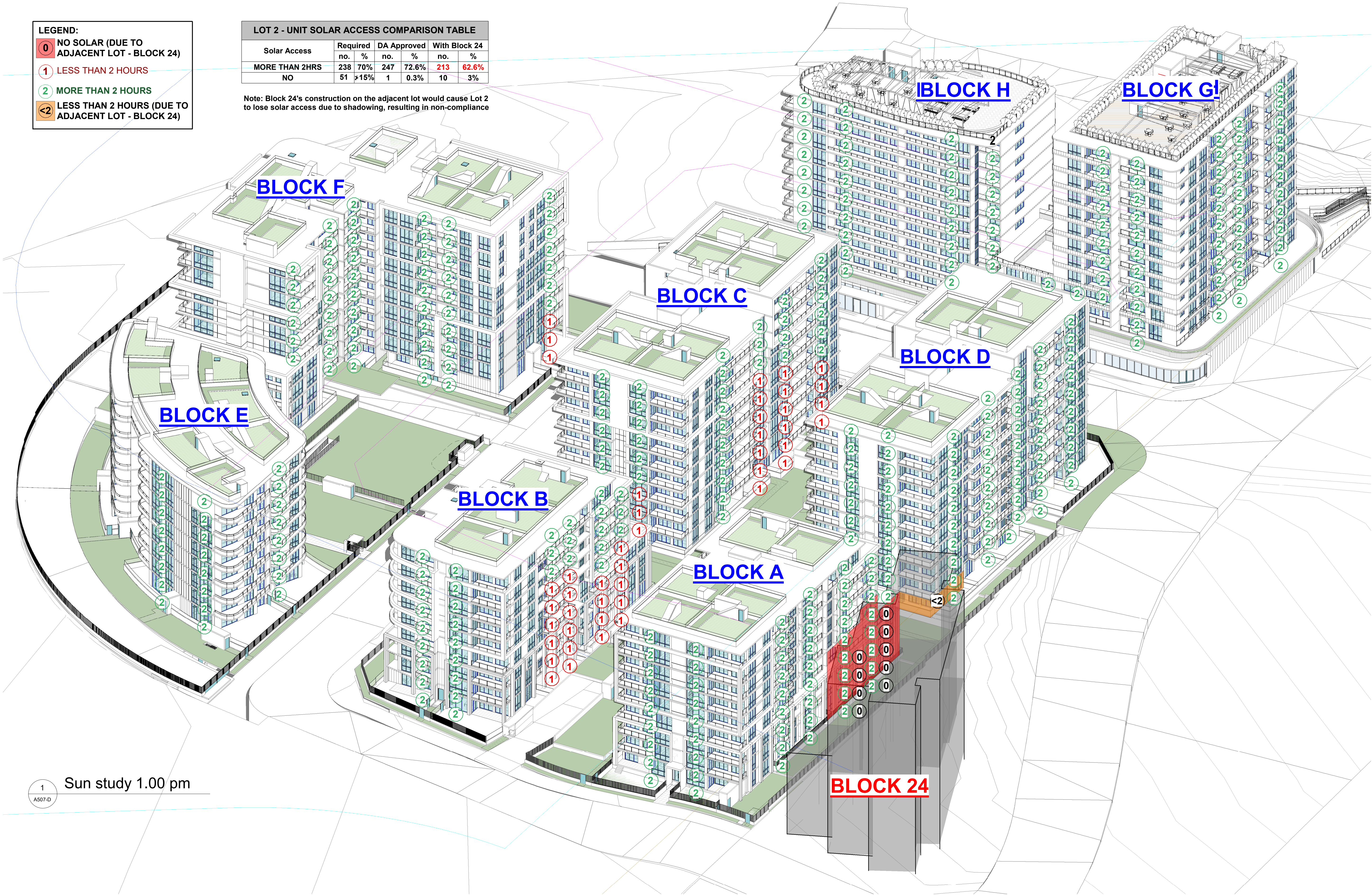
**1** LESS THAN 2 HOURS

**2** MORE THAN 2 HOURS

**<2** LESS THAN 2 HOURS (DUE TO ADJACENT LOT - BLOCK 24)

LOT 2 - UNIT SOLAR ACCESS COMPARISON TABLE							
Solar Access		Required		DA Approved		With Block 24	
		no.	%	no.	%	no.	%
MORE THAN 2HRS		238	70%	247	72.6%	213	62.6%
NO		51	>15%	1	0.3%	10	3%

Note: Block 24's construction on the adjacent lot would cause Lot 2 to lose solar access due to shadowing, resulting in non-compliance



1 Sun study 1.00 pm  
A507-D

REV	DATE	DESCRIPTION	BY
B	20/01/2025	ISSUE REVISED SOFAC	
A	05/12/2024	ISSUE REVISED SOFAC	

**HICKL** architecture

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PROJECT:  
164 & 170 CROATIA AVENUE, EDMONDSON PARK

DRAWING TITLE:  
SUN DIAGRAM\_3D - 1PM

DA ISSUE			
DATE: 20/01/2025	SCALE: 1:200	DRAWING No: A507-D	
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LEGEND:

0

NO SOLAR (DUE TO ADJACENT LOT - BLOCK 24)

1

LESS THAN 2 HOURS

2

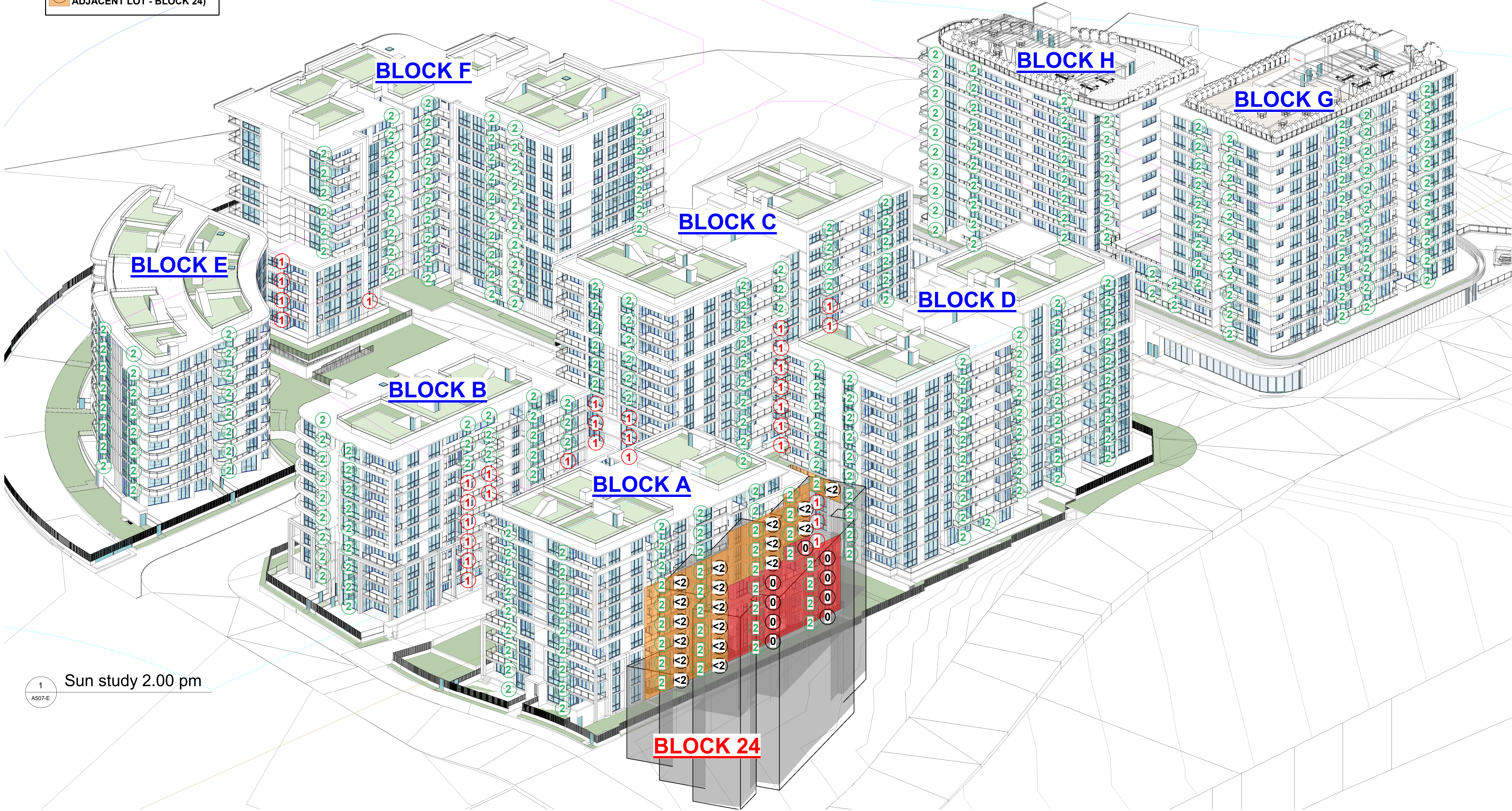
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1  
A507-E

Sun study 2.00 pm

REV	DATE	DESCRIPTION	BY
B	20/01/2025	ISSUE REVISED SOFAC	
A	05/12/2024	ISSUE REVISED SOFAC	

**HICKL**  
architecture

**Bathla**  
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PROJECT:  
164 & 170 CROATIA AVENUE, EDMONDSON PARK

DRAWING TITLE:  
SUN DIAGRAM\_3D - 2PM

DA ISSUE			
DATE: 20/01/2025	SCALE: 1 : 200	DRAWING No: A507-E	
DRAWN BY: Author	CHECKED BY: Checker	REV: B	

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LEGEND:

0

NO SOLAR (DUE TO ADJACENT LOT - BLOCK 24)

1

LESS THAN 2 HOURS

2

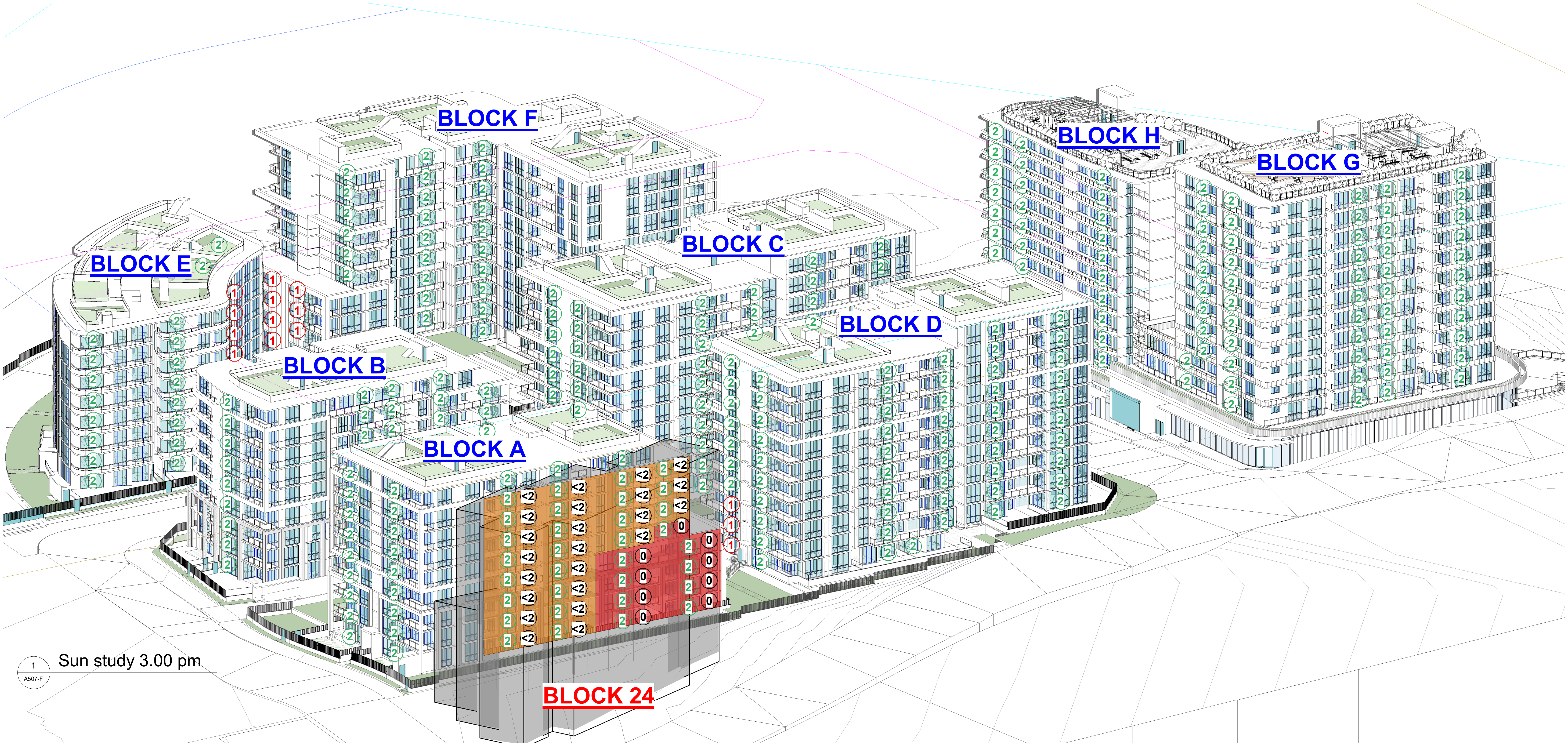
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1 Sun study 3.00 pm  
A507-F

REV	DATE	DESCRIPTION	BY
A	05/12/2024	ISSUE REVISED SOFAC	

HICKL

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Bathla

TM

164 & 170 CROATIA AVENUE, EDMONDSON PARK

PROJECT:  
164 & 170 CROATIA AVENUE, EDMONDSON PARK

DRAWING TITLE:  
SUN DIAGRAM\_3D - 3PM

DA ISSUE			
DATE: 20/01/2025	SCALE: 1 : 200	DRAWING No: A507-F	
DRAWN BY: Author	CHECKED BY: Checker	REV: A	

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