

14 December 2025

Ms Priti Cleary and Ms Amy Watson
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Ms Cleary and Ms Watson

Subject: Submission in objection to SSD-80287510 in Rouse Hill

We are hereby lodging a submission in response to the State Significant Development application, *SSD-80287510 - Residential development with infill affordable housing, 84 Tallawong Road, Rouse Hill*.

We strongly and formally object to the application, as owners and occupiers of land immediately adjacent to this proposed development. We have attached in the following pages our reasons for opposing this application.

As required with the submission, we declare that:

- we have not made any political donations in the past two years; and
- we accept the Department's standard disclaimer and declaration related to major projects;
- we are not submitting any information that is offensive, threatening, defamatory, or otherwise inappropriate.

Yours sincerely,

Yibai Zhong and Aaron Nielsen
74 Tallawong Road
Rouse Hill NSW 2155

**Submission in response to
State Significant Development application SSD-80287510
Residential development with infill affordable housing,
84 Tallawong Road, Rouse Hill**

Executive Summary

We are landowners and future residents of the adjacent development at 74 Tallawong Road. These properties are currently under construction and are expected to be completed for residence in 2026.

In summary, **we object to the proposed changes** to the development at 84 Tallawong Road, for the following reasons:

1. The proposed increase in height of the new buildings raises a number of security and privacy concerns, both for nearby residences and for the nearby school.
2. The development was already in stark contrast to the character of the neighborhood, and the proposal to increase the height of the new buildings further only serves to increase this contrast.
3. The development would already have an adverse environmental impact on neighbouring residents, especially access to natural sunlight.
4. The proposal increases the density of residence without any assessment of the negative impact on community resources, such as the need for transport, parking, and public space.
5. The proposed alterations and additions serve no public benefit.

We would like to clarify that we are not opposed to residential development on this site, nor do we oppose the inclusion of affordable housing in such a development, both as part of the broader housing needs of the community. Our objection is primarily to the scale of the development and the adverse effects of the proposed changes on neighbouring residents, as we believe there is no aspect of the development that justifies the proposed alterations and additions.

Objection 1 - Security and privacy

Perhaps the most immediate concern regarding the proposal is the severe impact that the new buildings would have on the privacy and security of neighbouring residents. In particular, the higher floors would have sightlines into the properties of all of the residents along Pomany Street.

Our own property, on the northern end of Pomany Street, would be one of the clearest examples of this, since we would have high-rise apartments towering over our property on both the north and west sides. Residents of higher floors of the new buildings would have direct lines of sight into our ground-floor living spaces and all three of our first-floor bedrooms. Furthermore, the extreme height difference would make it impossible for us, even with a side fence, to block sightlines into our yard. We believe that it is unacceptable to undermine the privacy of so many residents by building high-rise apartments to this extent so close to detached suburban homes.

Objection 2 - Contrast to character of neighbouring residences

The suburbs currently being constructed along Tallawong Road - including our development at 74 Tallawong Road - consist almost entirely of detached houses of only one or two storeys. The addition of a cluster of four-storey apartment buildings already represents a stark contrast from the character of the area set by the existing and immediate neighbours.

Furthermore, increasing this threshold from four storeys to six will result in a substantially different development from what was originally planned. The onus must fall on the Department and on the Council to re-assess any modifications of this magnitude, and there appears to be no record that such assessments have been performed or updated.

Buildings of this stature would overwhelm and dominate the neighbouring properties on all sides, in direct contradiction to the stated objectives of the establishment of new residential suburbs along Tallawong Road. Currently, high-rise developments are largely confined to the immediate vicinity of Tallawong Metro Station, where an apartment building aligns better with the character of existing commercial interests. Even the neighbourhood streets near Rouse Hill Metro Station have very few apartment buildings, and even then, they are strategically located in business precincts or on the fringes of other residential areas. Conversely, the proposal for 84 Tallawong Road is strongly at odds with the character of both the adjacent residences on all sides and the broader community.

Objection 3 - Adverse environmental effects

One of the major effects of the new development is the reduction in sunlight: these apartment buildings will cast lengthy shadows over the neighbouring properties, particularly to the south-east. Our own lot is in very close proximity to the 84 Tallawong Road site, directly across Pomany Street, the main access road in the 74 Tallawong Road development.

Any multi-storey apartment buildings directly to the north and west of our property will cast long shadows over our yard, and even over the windows to our living areas on the north side of the house, especially in the winter months. The proposed increase from four-storey to six-storey apartment buildings will greatly diminish our access to direct sunlight on our property.

The Architectural Plans in Appendix F of the proposal include shadow diagrams of the proposed new buildings. Even without the additional storeys, the shadows from Buildings B, D, and F would cover Pomany Street completely by 2pm on a winter's day, reaching the facing properties an hour later - already a significant impact on the residents of those properties. With the increase in the height of the buildings, the shadows would reach across the street at around 11am and start to encroach on the properties by 2pm. This will represent a serious and material loss of access to the environment for ourselves and for many other residents along Pomany Street.

In addition, the construction of the new buildings would already cause a great deal of disruption to neighbouring residents. Again, due to the proximity of our lot to the 84 Tallawong Road site, we will be highly susceptible to construction noise, dust and debris escaping the construction site, and safety hazards during the construction and clean-up period. We already expect that the construction of a collection of apartment buildings would be a lengthy process, and the increase in both the number and the size of these buildings would prolong this disruption even further.

Objection 4 - Negative impact on community resources

Although the proposal includes an additional 78 dwellings spread across the six buildings, it makes no allowances for the impact that such an increase would have on community resources.

One major example of this is the addition of 78 new dwellings but only 15 car parking spaces. It suggests that the developers expect the additional strain on parking availability to be borne by the neighbouring community, either along the main Tallawong Road or on the neighbouring Pomany Street, decreasing and blocking access by existing residents to their own homes. It also appears that there has been little effort made to update any assessments on the use of other community resources, such as traffic flow, public transport usage, stormwater management, and waste management.

A proposal of this magnitude must be subject to an updated assessment on the impact on the management of community resources, and given the already high density of this housing development, having an up-to-date and objective assessment of this impact becomes all the more important. It should additionally be noted that 84 Tallawong Road is not the only high-density development under consideration in the Rouse Hill area, and such developments must not be considered individually when their impacts on the community are collective and cumulative.

Objection 5 - Lack of public benefit

While the inclusions of both mixed-use sites and affordable dwellings are both welcome, there is nothing in the proposed development to justify the increased residential density or the increased building height. The proposal includes no facilities for public space or any community facilities, no allowance for green space, and no thoroughfare for pedestrians.

NSW planning guidelines set a clear limit for the heights of new buildings and stipulate that exceeding these height limits should only be considered where there is a clear benefit to the broader community or to the public good. We believe that the desire for increased residential density is simply an excuse to benefit the developer, at the expense of the community as a whole.

Conclusion

The proposed additions and alterations will place unnecessary and unjustified strain on nearby residents. It will reduce their ability to live privately and securely in their own homes, and it will reduce their access to both the surrounding natural environment and the built community resources.

For these reasons, **we strongly and formally object** to this proposal.

*Yibai Zhong and Aaron Nielsen
74 Tallawong Road, Rouse Hill 2151
7 December 2025*