

Formal Submission
Re: Units in Lewis Jones Drive
Kellyville NSW 2155

Saturday 27th February 2016

Michael and Alison Criss
Lot 14 Lewis Jones Drive
Kellyville NSW 2155
0413289063

We have lived in the suburb of Kellyville for the past 16 years and would like to voice our objection to the proposed high rise development of the vacant land that is boarded by Lewis Jones Drive and Hickson Avenue Kellyville.

Having just recently completed the construction of our family home on the corner of Gainsford Drive and Lewis Jones Drive we are extremely disappointed that the NSW planning would even consider such a large scale development in what is a quiet family orientated residential area of Kellyville.

The lots size in the Balmoral estate catchment area of a minimum 700sm's lending itself to better quality housing and gardens. The rezoning to R4 would destroy the landscape and put an unnecessary burden on the community which already struggles with traffic congestion.

As our house will share a boundary with the proposed construction we have concerns on many levels;

1. Over shadowing of our house and garden – with the proposal being of a complex of up to 15 stories my house will be completely over shadowed destroying the ability to utilise the landscaped gardens and pool areas that have only just been completed.
2. Loss of Privacy – We have young daughters and it concerns us that they will not be able to utilise the outdoor areas without fear of being looked upon from people looking out of high-rise windows and balconies.
3. Traffic congestion – Lewis Jones drive is a narrow street built to service 20 homes and when a car is parked on each side it is difficult to drive a car past both parked cars. A multi building and multi-story complex will add potentially 100's of cars to the street placing both my family and the families of the adjoining properties at risk. The street is not wide enough to cope with the additional cars.
4. Ascetics – The Balmoral release has homes with an average price of \$1.5m the proposed rezoning and construction of multi-storey building will not only be

unsightly destroying the landscape but will also reduce the value of surrounding properties.

It is my preference and the preference of my neighbours that the proposal does not proceed leaving the land at R2 zoning.

Should NSW planning choose to proceed then I request that the R4 zoning be increase to include the properties that would share the boundary with the proposed development this includes the homes on Wenden Avenue, Gainsford Drive, Lewis Jones Drive and Hickson Avenue.

The inclusion of the additional properties will do nothing to reduce traffic congestion however will provide for a larger area to be developed that could cater for more buildings with less floors and more open green space. Lewis Jones Drive could become a private road servicing the complex reducing the number of cars on surrounding streets.

We look forward to the tranquil aspect of Kellyville reaming as is for long time to come

Regards,
Michael & Alison Criss