

To Whom It May Concern,

I am writing in regards to the Kellyville Precinct Proposal December 2015. Overall this is an impressive plan and a great improvement on the previous plan from 2013. This version seems to be well thought out and balances the needs of the existing community and the required densities for the state government.

In all but one area the gradual transition between high, medium to low has been achieved. Unfortunately there is a small portion of this plan where this has not been achieved. This portion is between Hickson Avenue, Gainsford Drive and Daffodil Crescent.



I would like to express the following concerns in relation to this particular area;

- The transition between the high density residential and low density residential is very sudden and not gradual
- The high density residential will create privacy issues for the low and medium density housing surrounding it
- Unlike in the other areas of this plan there is no greenways to provide any privacy from the high density building/s
- The scale of the development is not in line with the remainder of the neighbourhood on that side of the greenway.
- High density housing in this location will have a direct impact the quality of lives of those in surrounding streets and devalue these houses.
- The residential roads of Hickson Avenue, Daffodil Crescent and Gainsford Drive can not cater for overpopulation
- This portion is at odds with the rest of the plan.

I feel that this portion would be more suited to either low density or medium density with a building height of 2-3 storeys; terraces in this area would be a lovely addition to the neighbourhood. This change would not detract from the area, it would still maintain the state governments plans whilst not sacrificing the quality of living of those in the surrounding streets.

Regards

Emma Watson