

Harry Baghdassarian  
120 Showground Road  
Castle Hill, 2154  
26 February 2016

Director Urban Renewal  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Ms Carruthers,

I'm writing to comment on the Department of Planning and Environment's (DPE) Draft Precinct Proposal for the Showground Precinct.

As a member of my family that has lived at 120 Showground Road for over 24 years, we have a strong connection to the area, a good appreciation of its character and clear views on what it should look like as urban densities increase with the rezoning that will accompany the construction of the Sydney Metro Northwest.

In summary, the following points clearly support the view that my property should be zoned R4 High Density Residential:

- ***It is located within 200 metres of Showground Station with excellent walking access***
- ***There are inconsistencies between the northern and southern sides of Showground Road***
- ***A "townhouse zoning" is likely to deliver reduced amenity and commercial viability***
- ***Unity between landowners offer an opportunity for large, orderly R4 development with ample provision for open space and community facilities***

- ***Showground Road is a gateway, not a barrier***

I do not agree that densities in the Showground Road should be restricted to R3 because Showground Road is a significant barrier to access to the train station. The current pedestrian lights at the intersection of Showground Road and Carrington Avenue are within 200 metres of the new Showground Station.

- ***6. Changing Government Policy will allow the 'housing choice' of townhouses and terraces in all other areas of Sydney.***

Harry Baghdassarian

