

## QUESTIONS TO ASK ASHINGTON AND THEIR REPRESENTATIVES AT COMMUNITY FORUMS

1. Woollahra has a Double Bay Centre Development Control Plan which was approved following four years of extensive consultation with the community. This Plan limits the height of buildings to five storeys. Why did Ashington bypass Woollahra Council by seeking the support of the NSW State Government under their Part 3A of the EP & Act?
2. Ashington states that its design for the development has as its focus a public piazza. Is it true that the piazza will be privately owned?
3. Why are Ashington holding community consultations in the middle of the school holidays when a large number of residents will be away?
4. Ashington's first pamphlet sent to residents focuses on the piazza and the hotel and makes no mention of high-rise towers. It does however mention residential apartments. The second pamphlet Ashington sent to residents makes no reference of residential apartments but surprisingly introduces the concept of exclusive hotel residences. Please explain.
5. Can Ashington confirm that the hotel only occupies 25% of the development? Is it a choice between a piazza and high-rise towers of apartments or no piazza and no high-rise towers?
6. Ashington's pamphlet states that the project will generate 170 jobs. What arrangement has the development incorporated to cater for parking for these people and the residents? Will there be any reduction in the current number of car spaces?
7. Two 14 storey towers of apartments will create shadows over Double Bay and will have a material affect on views from residences and public spaces in Double Bay and the surrounding suburbs. Ashington's submission to the NSW State Government dated 23<sup>rd</sup> May 2008 states "the proposal will not have any significant effects on the views from existing premises or the public domain". How can people possibly believe anything that Ashington states?
8. What undertakings will Ashington give to the NSW State Government that if a hotel does not proceed, the hotel component of the development will not be turned into apartments?
9. An expert in the tourism industry has stated that if the Double Bay village atmosphere is destroyed by high-rise developments, Double Bay will lose its appeal as a tourist destination for tourists visiting Sydney. Has Ashington reflected on the damage this development will have on Double Bay as a tourist destination?
10. Ashington's Press Release and Ashington's pamphlet delivered to residents state that a senior planner from Woollahra Council was a member of the Urban Design Review Panel appointment by the NSW State Government. Is it true that the planner from Woollahra Council stood down from the panel and if so, why didn't Ashington disclose this information in its published material?
11. Has Ashington produced detailed shadow diagrams for the community consultations?
12. A planning expert has advised that if the NSW State Government approves this development (which is effectively a spot-rezoning) it will create a precedent for other high-rise developments in Double Bay. Would Ashington like to comment?

# NO HIGH-RISE IN DOUBLE BAY ACTION GROUP

The NO HIGH-RISE IN DOUBLE BAY ACTION GROUP has been formed by local residents and business owners who are concerned that the proposed Ashington development will destroy Double Bay's village atmosphere.

We believe:

- Ashington's proposed 14 storey towers will cast shadows over parts of Double Bay and have a material negative impact on views from residences and public spaces.
- The Ashington development will provide a precedent for other high-rise developments in Double Bay and other bayside suburbs such as Rose Bay.

Woollahra Council has a Double Bay Centre Development Control plan which was approved following four years of extensive community consultation. This plan limits the height of buildings to five storeys. Why has Ashington ignored the plan, has bypassed Woollahra Council and is seeking the support of the NSW State Government under Part 3A of the government's Environmental Planning & Assessment Act?

Ashington claims its development will provide Double Bay with 'a world class tourist and lifestyle destination'. We have been advised by a tourism industry expert that Double Bay's appeal as a tourist destination will be damaged by high-rise development.

If we are to succeed in persuading the NSW Government to reject this high-rise development proposal, we will need support from as many people as possible.

## Will you support us?

To receive regular updates on the NO HIGH-RISE IN DOUBLE BAY campaign, please email [nohighriseindoublebay@gmail.com](mailto:nohighriseindoublebay@gmail.com) or complete the following form and mail it to PO Box 245, Woollahra, NSW 1350 or fax it to (02) 9362 4835.

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### To the NO HIGH-RISE IN DOUBLE BAY ACTION GROUP

Please keep me informed about your campaign

Name: .....

Address: .....

Telephone: ..... Fax: .....

Email: .....

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**Will you help us save Double Bay, Rose Bay and other bayside suburbs?**

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