

received 9/1/09

**Natural Allies** Environmental advocates and consultants

**Ashington Project: 33 Cross Street Double Bay**

Thank you for the helpful and detailed explanations you provided at our meeting on 6 January 2009.

After reflection, we offer this summary comment:

- A key issue is the proposed change from the high-rise-on-the-ridges design concept that has influenced Sydney urban design for the last 50+ years.
- We have identified a visual catchment related to the 50-metre AHD contour for Double Bay. It forms a rectangular figure of approximately 1500x700 metres.
- Generally, Double Bay buildings located within the 20-50 metres AHD band would have their northward outlooks obstructed by the tower blocks of the preferred design. This appears to be a substantial portion of the community.
- It was established at our meeting that a reduction in the proposed height of the towers was unlikely to be negotiable.
- The piazza space appears to be viewed by the proponent as a kind of 'compensation' to the Double Bay community for some of the adverse impacts of the proposal as a whole (such as increased shadowing). However, its utility to the public is wholly dependent on the management decisions of the owner/manager. It is *not* a public space.
- The piazza space would not constitute a relevant or adequate offset for those affected within the 20-50 metres AHD band.
- An unambiguous, tangible, and much more substantial public benefit would be warranted if the obstruction to the outlook of the 20-50 metres AHD area that is envisaged in the preferred design concept is pursued in the final design proposal for DA lodgement.
- Unless such a significant and lasting *and public* benefit proportionate to the scale of the adverse impact can be and is provided, the tower concept should be abandoned.

  
Michael Rolfe  
Principals  
8 January 2009

  
Hylda Rolfe

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41 Cove Street, Watsons Bay NSW 2030  
Phone/fax 02 93375058

# REGISTRATION FORM FOR COMMUNITY FORUMS

RECEIVED  
24/12/08

We hope that you will attend one of our Community Forum Sessions. We ask that you register by indicating your 1st and 2nd preference for a session. We will then confirm the session time with you either via email or by telephone. It is therefore essential that the contact details along with your preferences are completed.

**To Register:** Please phone the Ashington Double Bay Information Line during business hours on 1800 068 018, or email: doublebay@urbanconcepts.net.au or alternatively you can complete this form and mail to: Urban Concepts, Ashington Double Bay Project, PO Box 780, North Sydney NSW 2059.

First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ Postcode \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

*I believe your project will ruin Double Bay - would not attend your sessions & wish you would go away & not make*

Please indicate your 1st and 2nd preference for a session time by placing a 1 and 2 in the appropriate box below:

Saturday 17th January	Tuesday 20th January	Wednesday 21st January	Thursday 22nd January
<input type="checkbox"/> 9.30am - 11.30am	<input type="checkbox"/> 7.30am - 9.30am	<input type="checkbox"/> 7.30am - 9.30am	<input type="checkbox"/> 7.30am - 9.30am
<input type="checkbox"/> 1pm - 3pm	<input checked="" type="checkbox"/> 12.30pm - 2.30pm	<input type="checkbox"/> 12.30pm - 2.30pm	<input type="checkbox"/> 12.30pm - 2.30pm
<input type="checkbox"/> 4pm - 6pm	<input type="checkbox"/> 7pm - 9pm	<input type="checkbox"/> 7pm - 9pm	<input type="checkbox"/> 7pm - 9pm

*enjoy*

No. of people attending NIL

Please use an additional piece of paper for other comments.

Provision of information requested in this form is voluntary. It is for use by Urban Concepts to maintain your details for the purpose of communicating consultation information for the Ashington Double Bay Project and associated activities to you. If you do not wish to receive any further details or wish to check your information please contact us on 1800 068 018.

The information and text presented in this newsletter has been prepared in conjunction with and has been approved by Ashington Capital Limited ABN 65117115063. Urban Concepts is the trading name for Ambaska Holdings Pty Ltd ACN 074171065 ABN 96074171065 director, Belinda Barnett, Suite 3, Level 8, 15 Blue Street, North Sydney 2060 T: 9964 9655 F: 9964 9055

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No. of people attending \_\_\_\_\_

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Received 6/4/09

3 January 2009

Mr Craig Anderson  
Managing Director  
Ashington Double Bay Project  
PO Box 780  
North Sydney 2059

Dear Mr Anderson,

Your Community Information Letter of December 2008

I have never seen such an expedient mish-mash of styles and ideas in my whole life. Wrapping up a doomed venture in fine words will ~~never~~ bring it to life.

Why call it a piazza when it looks like the courtyard of a new university?

The whole thing disgusts me, from the view-blocking towers down to the crazy cobblestones. Yes I know they pave the existing hotel entry. But why not extend the smooth, elegant paving already laid in Double Bay by Woollahra Council?

The plan is as ill-conceived as the Woolworths KiaOra Lands development, which fortunately came to grief before it began. The problem is stacking all those units into a commercial/residential interface to cover the costs: then telling the public it will be wonderful and good for everyone. It will not. It will not boost tourism. There is nothing original or world-class about it at all.

Anyway, the Bay does not need a 5-star hotel, as the Ritz Carlton probably proved. Luxury hotels are for the city and resorts. Regional needs are met by something smaller - tasteful, useful, inventive, inclusive and above all, in harmony with the harbourside setting, community attitudes and the existing DCP. Drop-dead pretension is unpopular. High-rise is hated.

You want ground space and floor space as well. This is done by taking airspace and other people's outlooks. "Slender buildings above podiums" is neatly buried in the text. Well done. But wait. The podiums alone will be the height of the adjoining buildings. Worse and worse.

Sorry about the aggressive tone of this letter but that is how I feel. You have a problem on your hands.

Yours sincerely,

8<sup>th</sup> January 2009

Mr Craig Anderson  
Managing Director  
Ashington  
PO Box 780  
North Sydney NSW 2059

RECEIVED  
15/1/09

Reference: Double Bay Project  
33 Cross Street

Dear Sir

In acknowledging receipt of your invitation to attend a community forum I refer to your summary of the planned project in the accompany information memorandum in which there is no mention of the fact that the proposed development includes two tower blocks of 14 stories.

This omission is deceptive and cynical and obviously intended to deceive recipients of the memorandum to believe that the development is to be of a low rise nature.

Consequently I must register my total objection to your proposal as well as to your obvious bias to skew the results of public comment.

Yours sincerely

c.c Woollahra Council

15 January 2009

RECEIVED  
16/1/09

Mr Craig Anderson  
Managing Director  
Ashington Double Bay Project  
PO Box 780  
NORTH SYDNEY NSW 2059

Dear Craig,

**DOUBLE BAY**

Being a local resident, as you may imagine, we would have a keen interest in registering for one of your Community Forums. Regrettably I am overseas during the time 17-22 January.

Do you have sessions in February?

I look forward to hearing from you.

Yours sincerely

Mr Craig Anderson - Ashington  
C/- Urban Concepts  
PO Box 780  
North Sydney NSW 2059

15<sup>th</sup> January 2009

Reference: **Project - 33 Cross Street, Double Bay**

Dear Sir

I have previously written regarding the deceptive nature of your description of your proposed project contained in the mailed out information sheet as part of the Community Consultation Process.

My earlier communication related to the failure to identify the inclusion of two towers as part of the project.

This criticism may have been communicated to you by others for in a further mail out the two towers are now identified, seemingly in attempt to rectify this critical omission.

But the deception continues with the following description contained in the most recent mail out:

‘Two discrete building elements, each 9 stories in height above the podium level will be located on the Cross Street side. 30-40 exclusive hotel residences of varying sizes and configurations will be located here and in the podium element of the development.’

What might we understand from the description ‘exclusive hotel residences’? Are these to be home units or apartments for sale to the public or serviced apartments under the management of the hotel operator?

Obviously there is a big difference if the project is to be assessed and evaluated – presumably with significant planning concessions sought - on the basis of it being a beneficial tourist development for the area.

Yours sincerely

c.c     Woollahra Council

7.02.09

RECEIVED  
11/2/09

Ambadka Holdings Pty T A Urban Concepts  
Level 8 15 Blue Street  
N.Sydney NSW 2060

Dear Madam,

I have just received your Minutes of the 21.01.09 meeting, regarding Cross Street Double Bay and wish to withdraw completely from the matter under discussion, since you have completely failed to register me for the 21.01.09 (Wednesday 12.30 -2.30 meeting), even though the person registering me at this time was familiar with my *DOUBLE-* barrel name.

If your overall dealings are of similar nature, I am best completely out of the stinking affair!

Yours faithfully,