

Ref .	COMMENT	Number of Submission Comment raised in	Submission ID Number in which Comment was raised
	Submissions received during to Exhibition Period		
A	Development is needed to stimulate / rejuvenate local area and support business growth	6	4,490, 502, 508, 550, 562
B	Support for the general concept / need for a high-quality hotel / design of development	11	178,180,204,272,292,298,359,502,508,654,704
C	Support for the project generating economic activity and employment	3	326,562,508
D	Double Bay requires review of planning controls to support increase in density for sustainable future / poor attitude of Council in planning processes	2	508,562
1	Questioning justification for and declaration of the project as Major Project under Part 3A / Council should be determining project	220	2,3,5,7,10,11,12,28,29,31,33,43,44,45,47,48,57,58,60,66,69,70,73,75,79,80,89,90,91,93,98,103,104,105,107,108,110,116,119,127,131,140,149,151,158,160,167,172,175,177,178,179,180,182,202,203,204,209,213,214,216,224,229,239,240,241,243,251,255,266,268,269,273,276,279,280,285,292,302,306,309,313,324,329,331,332,341,342,346,348,354,365,369,370,374,376,380,381,384,388,410,411,412,415,416,417,418,419,420,428,431,438,443,448,456,457,459,460,461,463,466,467,468,470,474,479,480,484,488,491,492,496,497,498,499,500,501,503,506,510,512,514,515,516,517,519,520,522,523,524,532,534,535,538,540,541,542,547,548,551,555,556,557,558,560,569,570,571,573,578,579,581,584,585,586,587,593,594,604,609,613,617,618,619,624,626,627,630,632,640,649,653,656,658,662,664,666,667,668,670,672,673,674,677,682,695,699,700,702,713,716,720,721,729,730,731,736,739,743,744
2	Non-compliance of Planning Controls	229	1,2,3,6,8,9,10,11,19,20,21,23,24,26,27,28,30,31,32,33,34,36,40,41,42,45,46,48,51,55,57,60,72,77,79,83,84,90,92,99,101,103,105,106,107,108,115,116,120,123,125,127,133,134,135,136,138,140,144,149,156,165,166,173,175,177,180,196,202,204,208,214,216,225,227,237,238,241,246,250,251,256,257,258,265,267,269,270,273,274,277,279,285,293,297,298,300,306,308,309,313,316,318,323,325,326,331,332,335,338,341,342,344,349,351,352,353,358,362,365,367,368,369,378,384,386,389,391,392,409,416,418,422,425,443,444,445,448,451,452,453,456,457,460,464,465,468,469,473,474,475,476,479,480,483,484,486,488,496,498,503,506,510,511,512,515,518,521,522,523,524,528,530,535,539,540,542,547,551,555,556,560,565,570,573,577,578,583,587,598,610,612,613,617,622,623,624,627,632,633,634,635,640,651,654,656,661,662,666,667,668,674,677,678,679,685,689,694,696,708,709,716,720,729,730,736,741,742,744
3	Concerns regarding the height, size, bulk, scale being out of character with the area / concerns about impact to the	601	1,3,5,6,7,9,10,11,12,13,14,15,16,17,18,19,20,21,23,24,25,28,31,32,33,34,35,36,40,42,43,45,46,47,48,49,50,52,53,54,55,56,57,58,59,60,62,63,64,65,66,67,68,69,70,71,72,74,75,76,77,79,80,81,82,84,85,87,88,89,90,93,94,95,96,97,98,100,101,102,103,104,105,107,108,111,112,113,114,117,118,119,120,121,123,124,126,128,129,130,131,132,133,134,137,139,140,141,142,143,144,145,

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	Character of the Area		146,147,148,149,151,152,153,154,156,157,158,159,160,161,162,163,164,165,166,167,168,170,171,173,174,175,176,177,178,179,180,183,184,185,194,195,196,197,198,199,200,202,204,205,206,207,210,211,212,213,214,216,217,218,220,221,224,225,226,228,230,231,232,233,235,237,240,241,243,244,245,246,247,249,250,251,252,253,254,255,257,259,260,261,262,263,264,265,266,268,269,272,273,274,275,276,277,278,279,280,281,282,283,284,285,287,289,290,291,292,293,294,295,296,297,298,299,300,301,302,304,305,306,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,343,344,345,346,347,348,349,350,351,352,353,356,357,358,359,360,361,362,363,364,365,366,367,369,370,371,372,373,374,375,376,377,378,380,382,383,384,385,386,388,389,390,391,392,393,397,398,399,400,401,402,403,404,405,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,425,426,427,428,429,430,431,432,433,436,438,439,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,458,459,460,461,462,463,466,467,468,469,470,471,472,473,474,475,478,479,480,481,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,503,504,505,506,507,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,563,564,565,566,567,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,587,588,589,590,593,594,595,596,597,598,599,600,601,602,604,605,606,607,608,609,610,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,640,641,642,643,644,645,646,647,648,649,650,651,653,654,655,656,658,659,660,661,662,663,664,666,667,668,669,670,671,672,674,675,676,677,678,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,700,701,702,703,704,706,707,708,709,710,711,712,713,717,720,721,722,726,728,730,736,739,741,743,744
4	Questioning economic and tourism benefits of project / tourism job generation / preference for existing hotel to remain and be refurbished	200	1,2,5,9,11,12,15,24,29,31,32,33,35,37,45,46,55,57,63,65,66,74,84,85,87,89,91,99,104,105,108,123,127,133,135,143,144,146,148,151,152,162,167,169,170,172,178,179,204,212,214,223,225,227,229,234,237,246,257,273,276,278,281,283,285,291,292,298,300,302,305,308,313,317,324,325,331,335,336,337,342,344,354,356,358,360,365,369,370,374,376,383,384,388,391,396,397,400,406,407,409,410,413,415,416,417,418,419,421,425,434,440,442,448,451,452,459,461,463,465,467,468,469,471,472,474,476,481,484,496,497,498,500,512,514,515,517,518,519,520,523,524,525,528,530,531,532,533,534,535,537,540,542,544,547,549,550,551,552,554,555,557,558,562,563,565,568,570,571,572,576,581,583,585,594,604,609,612,617,621,623,626,633,634,640,649,653,654,661,664,677,681,691,691,695,699,713,721,729,730
5	Concerns the project will create a precedent for taller buildings in the area	265	2,3,9,10,13,20,21,23,25,33,35,38,40,41,47,59,60,64,69,75,76,77,79,81,84,86,87,89,97,104,105,106,107,108,120,121,122,125,129,130,132,135,138,140,151,152,153,154,156,160,162,169,175,177,180,181,182,183,184,199,204,207,209,212,213,214,215,216,222,230,233,235,240,241,243,244,246,248,258,258,260,263,265,266,268,274,275,277,279,280,281,285,288,291,292,293,298,300,302,306,308,309,311,324,325,326,329,331,332,341,342,343,351,352,354,356,358,360,361,362,369

Ref .	COMMENT	Number of Submission Comment raised in	Submission ID Number in which Comment was raised
			, 370, 373, 374, 382, 386, 388, 389, 390, 391, 392, 393, 395, 400, 407, 413, 415, 416, 417, 418, 421, 425, 426, 427, 428, 434, 437, 438, 439, 441, 443, 444, 448, 449, 453, 454, 459, 460, 462, 464, 466, 468, 469, 470, 474, 475, 480, 481, 486, 488, 489, 481, 494, 498, 500, 501, 503, 506, 507, 509, 510, 512, 514, 515, 516, 517, 519, 521, 523, 530, 532, 533, 535, 536, 537, 540, 541, 542, 543, 549, 551, 553, 555, 556, 558, 560, 567, 568, 569, 570, 573, 581, 583, 585, 587, 588, 589, 590, 595, 597, 606, 608, 609, 611, 618, 621, 622, 624, 626, 633, 634, 641, 645, 647, 649, 650, 651, 652, 654, 656, 663, 666, 674, 677, 678, 679, 685, 689, 693, 695, 697, 708, 711, 712, 714, 716, 717, 719, 729, 730, 731, 741, 742, 743, 744
6	<b>Concerns regarding overshadowing / impacts on amenities of surrounding residents</b>	306	1, 2, 3, 10, 11, 13, 15, 16, 18, 21, 25, 26, 27, 30, 32, 33, 34, 37, 47, 50, 51, 55, 56, 64, 65, 66, 68, 69, 72, 74, 79, 80, 81, 84, 85, 87, 89, 90, 92, 93, 97, 98, 99, 101, 103, 104, 105, 108, 117, 118, 123, 127, 129, 131, 132, 133, 135, 140, 141, 142, 143, 144, 145, 145, 147, 149, 150, 151, 152, 154, 152, 156, 160, 167, 168, 169, 171, 172, 174, 175, 176, 177, 179, 180, 181, 184, 185, 198, 202, 204, 205, 207, 208, 210, 212, 213, 214, 219, 224, 228, 229, 230, 235, 240, 241, 245, 246, 254, 258, 260, 264, 266, 267, 278, 279, 280, 281, 285, 291, 292, 293, 296, 300, 301, 303, 305, 306, 308, 310, 312, 328, 331, 332, 335, 336, 337, 338, 339, 340, 341, 342, 343, 351, 353, 354, 356, 357, 362, 365, 369, 370, 374, 380, 383, 384, 386, 389, 392, 396, 397, 398, 399, 400, 403, 406, 407, 408, 413, 414, 416, 417, 420, 421, 422, 425, 427, 433, 434, 436, 437, 438, 439, 440, 442, 444, 445, 447, 448, 453, 461, 462, 463, 465, 466, 468, 469, 470, 471, 474, 476, 477, 479, 480, 486, 487, 488, 491, 492, 496, 498, 503, 507, 511, 512, 514, 515, 516, 517, 523, 525, 531, 532, 534, 535, 537, 538, 541, 547, 549, 550, 552, 554, 555, 557, 558, 560, 567, 568, 570, 571, 573, 575, 578, 581, 587, 588, 593, 595, 598, 603, 608, 609, 611, 612, 616, 618, 619, 620, 621, 622, 623, 624, 626, 627, 628, 629, 633, 634, 640, 642, 644, 646, 647, 651, 652, 653, 654, 656, 658, 662, 663, 666, 668, 670, 672, 674, 675, 676, 678, 686, 688, 691, 695, 700, 707, 708, 712, 713, 716, 719, 721, 722, 728, 729, 736, 744
7	<b>Concerns regarding traffic and parking impacts generated by project / access</b>	277	2, 9, 13, 17, 18, 20, 24, 25, 31, 32, 37, 38, 45, 46, 50, 57, 59, 60, 61, 63, 64, 65, 68, 79, 80, 81, 84, 85, 86, 87, 90, 92, 97, 98, 102, 103, 105, 108, 123, 128, 131, 138, 140, 141, 142, 144, 145, 147, 151, 152, 159, 160, 162, 163, 164, 166, 167, 169, 170, 171, 172, 177, 196, 198, 200, 204, 212, 214, 215, 216, 219, 221, 224, 225, 229, 230, 231, 237, 241, 242, 245, 246, 255, 266, 267, 275, 276, 278, 279, 281, 282, 284, 296, 300, 301, 302, 305, 306, 308, 309, 310, 326, 332, 333, 335, 337, 339, 340, 343, 344, 347, 348, 353, 355, 356, 363, 365, 369, 372, 374, 379, 383, 384, 385, 387, 388, 391, 392, 396, 398, 399, 403, 404, 405, 408, 411, 413, 415, 416, 417, 420, 421, 423, 425, 428, 434, 436, 438, 441, 442, 445, 448, 459, 463, 465, 468, 471, 473, 474, 475, 479, 480, 486, 487, 491, 492, 496, 497, 506, 507, 511, 512, 514, 515, 516, 517, 518, 519, 521, 523, 525, 530, 532, 534, 535, 537, 539, 541, 549, 554, 557, 558, 559, 565, 566, 567, 568, 569, 570, 571, 573, 574, 576, 577, 578, 581, 583, 587, 588, 591, 593, 595, 598, 603, 609, 616, 618, 621, 622, 623, 624, 626, 628, 629, 630, 633, 634, 640, 642, 643, 644, 646, 653, 654, 656, 658, 661, 662, 663, 664, 666, 668, 670, 672, 677, 678, 679, 680, 681, 682, 686, 687, 688, 689, 693, 695, 696, 699, 700, 701, 702, 704, 705, 707, 708, 710, 712, 713, 719, 721, 722, 728, 729, 736, 741, 743, 744
8	<b>Concerns regarding visual impact / aesthetic of proposal</b>	283	1, 9, 10, 11, 17, 21, 23, 24, 25, 29, 30, 32, 34, 39, 47, 49, 50, 51, 54, 55, 56, 62, 63, 64, 65, 66, 79, 80, 81, 85, 88, 93, 98, 101, 104, 105, 106, 108, 111, 115, 116, 117, 127, 130, 131, 132, 135, 139, 140, 141, 149, 151, 152, 160, 162, 166, 167, 169, 173, 175, 177, 181, 196, 199, 207, 208, 212, 216, 219, 223, 224, 225, 230, 233, 235, 236, 240, 241, 246, 254, 256, 259, 260, 261, 262, 265, 266, 271, 272, 276, 279, 281

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			,283,285,292,297,300, 302,303,305,306,309,316,318,326,329,333,334,335,338,342,343,346,351,352,353,357,359,360,362,363 ,366,367,369,370,372, 373,375,378,379,382,385,387,388,391,392,394,397,398,400,401,402,407,408,411,413,414,416,417,418 ,420,422,423,427,428, 430,431,432,433,436,437,438,439,444,447,448,449,451,452,456,459,463,464,466,469,471,472,474,476 ,480,482,484,486,488, 491,492,493,498,504,511,512,517,518,520,523,525,530,531,532,533,534,535,537,539,543,547,548,549 ,551,554,555,558,560, 567,568,571,572,573,578,583,587,588,589,591,593,594,595,596,598,602,603,607,608,609,613,614,618 ,619,620,621,624,626, 627,628,629,631,633,634,642,643,644,651,652,653,654,656,658,663,666,672,674,676,678,681,688,690 ,692,693,700,702,704, 705,706,708,711,713,716,719,728,729,736,739,741
9	Concerns regarding potential wind impacts of development	77	21,25,37,74,79,81,84,87,90,105,117,132,146,147,162,167,169,171,172,176,179,185,204,214,228,254, 264,285,301,310,312,328, 337,347,370,383,384,386,389,392,400,406,425,434,436,438,439,442,445,448,461,465,468,486,518,535 ,549,550,554,557,560, 593,612,618,621,626,627,633,653,654,656,662,663,668,670,713,717
10	Questioning public benefits of open air piazza	57	13,24,28,33,45,51,84,123,131,134,204,207,214,229,230,246,281,285,291,298,307,326,413,417,418,42 1,442,443,448,453,463, 475,476,491,498,504,517,523,534,535,558,560,569,573,578,622,626,664,668,670,685,689,708,713,721 ,730,743
11	Concerns regarding potential noise impacts of development	38	28,87,90,128,131,134,208,212,214,215,254,335,337,356,369,414,428,439,479,486,507,559,572,574,59 1,640,668,670,685,693, 694, 695,700,717,722,726,728,739
12	Concerns regarding privacy / overlooking / impacts from lighting of public areas	23	28,30,134, 147,169,254,362,370,439,480,525,640,668,670,694,696,708,717,722,726,728,739,743
13	Questioning the viability of the project, hotel, retail concepts / questioning motives for development	96	2,10,22,29,33,35,37,51,59,69,70,77,86,108,118,119,123,127,129,131,135,142,143,153,172,178,180,1 96,204,210,212,214,216, 229,239,254,267,276,277,278,280,282,284,286,291,292,294,297,298,305,318,324,326,329,336,347,348 ,368,369,381,383,391, 392,400,410,418,424,441,443,456,460,476,499,512,515,517,519,545,558,560,570,576,581,589,609,640 ,663,672,677,681,683, 689,715,730,736,741
14	Concerns regarding the impacts from construction / pollution / sustainability / environment / ecology / water table	107	2,46,60,84,90,97,98,102,103,115,117,118,127,131,162,166,167,175,177,178,211,214,219,227,237,243 ,250,264,268,276,281,285,295,300,306,307,309,310,332,333,337,348,365,355,358,369,388,391,397,40 7,414,417,423,428,442,445,446,448,469,479,491, 498,510,511,515,523,524,532,534,535,545,546,547,553,558,559,565,566,573,574,578,581,588,594,607 ,620,626,629,630,633, 634,640,643,658,663,668,670,672,689,691,693,695,699,713,721,730,741
15	Concerns regarding solar light reflection / glare	3	212,523,728
16	Concerns regarding potential for impact on the conservation area	12	11,68,153,421,442,503,674,683,721,729,736,741
17	Concerns regarding impact to real estate values as a result of the development	19	28,50,89,141,169,181,254,267,255,300,331,354,394,411,572,587,685,695,705
18	Belief that Labour Government will not support Double Bay area	3	23,32,329
19	Perceptions of improper process conducted by Ashington	4	103,127,466,538

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	/ Government		
20	Concerns regarding consultation process conducted	28	182,274,278,369,410,442,470,500,512,517,530,537,540,541,558,560,581,594,661,664,670,693,700,712,716,730,736,743
21	Desire for cinema to be rebuilt in Double Bay	10	288,299,350,357,396,405,450,481,515,689
22	Concerns regarding safety and security	7	65,439,559,572,591,700,726
23	Concerns regarding increased stress on civil infrastructure	5	497,587,656,704,729
24	Questioning proper declaration of political donations	2	581,715
25	Suggestion for hydrotherapy pool to be included	1	691
26	Set back of eastern tower to eastern boundary	1	735
27	Concerns about proposed demolition of boundary wall to western adjoining neighbour	1	743
28	Pro-forma submissions	14	148,183,435,718 (duplicate of 717),723,724,725,727(acoustic report only - part of 726),729(planning report of 728),732(part of 726),733,737(duplicate of 726), 738(same acoustic report of 726),740(duplicate of 739),
	<b>Submissions received prior to Exhibition Period</b>		
A	Development is needed to stimulate / rejuvenate local area and support business growth Double Bay needs rejuvenation  Will bring people back to Double Bay centre  Any development is better than existing	2	19,232
B	Support for the general concept / need for a high-quality hotel / design of development		
C	Support for the project generating economic activity and employment		
D	Double Bay requires review of planning controls to support increase in density for sustainable future / poor attitude of Council in planning processes		

Ref .	COMMENT	Number of Submission Comment raised in	Submission ID Number in which Comment was raised
E	Increase to Woollahra Council income	1	19
F	Support Part 3A listing/Council cannot handle such a large project	1	232
G	Overshadowing is not problematic	1	232
H	Piazza is great	1	232
1	<p><b>Questioning justification for and declaration of the project as Major Project under Part 3A / Council should be determining project</b></p> <p>Should be determined by Woollahra Council/shouldn't bypass council/Part 3A unfair/undemocratic</p> <p>Political comments/Minister has too much control/Govt shouldn't support developers/Government not serving people/Labor voters also existing in Double Bay/Abuse of power/Not in line with ALP policy/Feel sorry for ALP/Planning system lost/Minister should listen to community/Political donations</p> <p>Not State significant</p>	88	2,3,6,7,9,10,13,14,25,26,28,35,46,48,51,65,67,72,75,76,77,79,82,86,87,108,109,110,113,115,116,119,120,122,132,133,136,140,151,152,155,157,159,160,166,170,172,173,174,175,176,178,180,182,183,184,185,186,190,191,199,201,202,204,206,208,209,210,213,214,217,218,219,225,226,227,230,231,233,236,238,239,241,245,246,251,253,256
2	<p><b>Non-compliance of Planning Controls</b></p> <p>Traffic &amp; Parking/traffic impacts on school kids</p> <p>Inconsistent with Council planning controls/mockery of planning controls/Council controls well established/planning controls ignored, degrade area</p> <p>Further study and amendments to Controls required by Council and DoP before this can be properly assessed</p>	124	1,2,3,4,5,6,9,11,13,16,20,25,30,31,32,33,34,42,43,47,49,51,52,55,59,60,61,62,65,66,67,68,69,72,75,76,78,79,80,81,87,88,91,93,94,96,101,103,105,106,107,108,109,110,117,122,124,125,126,127,128,129,132,133,136,137,142,145,147,148,152,154,155,156,157,158,160,167,168,172,173,175,176,180,181,182,183,184,186,189,190,193,194,199,203,204,206,211,213,214,217,218,219,220,221,222,223,225,226,230,231,233,236,238,239,243,246,247,248,250,251,255,256,257
3	<b>Concerns regarding the height, size, bulk, scale being out of character with the area /</b>	214	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,20,22,23,24,25,26,27,28,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,48,49,50,52,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,83,84,85,86,88,91,93,94,96,97,98,99,

Ref .	COMMENT	Number of Submission Comment raised in	Submission ID Number in which Comment was raised
	<p><b>concerns about impact to the Character of the Area</b>  Repeating errors of increasing density made in other harbour-side suburbs and beach front developments/Overdevelopment</p> <p>Ruin village/boutique atmosphere/ruin character of Double Bay/out of context/ruin low-rise atmosphere/sense of community will be lost</p> <p>High rise development should be on ridgeline/High rise should not be on low-lying land</p> <p>Loss of amenity/quality of life/disaster to civilised way of life</p> <p>Height/bulk</p> <p>Poor standard of development for NSW/Poor development in line with Monorail and Cahill Expressway</p>		101,102,103,104,107,108,109,114,115,116,117,118,119,120,121,122,123,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,141,142,143,144,145,146,147,148,150,151,152,153,155,156,157,158,159,160,162,163,164,165,166,167,168,171,172,173,174,175,176,177,178,180,181,182,183,185,186,189,190,191,192,193,194,195,197,198,199,200,202,203,204,205,206,207,208,209,211,212,213,214,216,217,218,219,220,221,222,223,225,226,227,228,229,230,231,235,236,237,238,239,240,242,243,244,245,247,248,249,250,251,252,255,256,258
4	<p><b>Questioning economic and tourism benefits of project / tourism job generation / preference for existing hotel to remain and be refurbished</b>  Should use/refurbish existing hotel/existing hotel sufficient</p> <p>Double Bay is not a tourist destination</p> <p>Proposal will reduce government revenue due to lost tourism income</p>	7	39,83,132,136,141,198,216
5	<p><b>Concerns the project will create a precedent for taller buildings in the area</b>  Development will create precedent</p>	62	2,4,9,15,25,38,44,48,52,56,58,62,66,68,80,83,84,87,106,107,116,125,126,132,135,137,139,143,144,147,152,153,155,157,159,160,161,162,168,172,173,174,175,183,186,189,190,196,197,199,201,204,211,217,218,225,233,234,238,244,248,255
6	<p><b>Concerns regarding overshadowing / impacts on amenities of surrounding</b></p>	67	4,5,6,10,12,13,14,16,17,20,25,27,29,30,34,35,40,52,56,61,64,76,80,86,88,91,99,101,105,118,120,121,127,128,129,130,132,133,135,136,139,151,157,158,160,167,168,171,173,180,181,183,187,190,201,202,204,217,225,236,240,244

Ref .	COMMENT	Number of Submission Comment raised in	Submission ID Number in which Comment was raised
	<b>residents</b> Overshadowing/solar access		,250,251,255,256,258
7	<b>Concerns regarding traffic and parking impacts generated by project / access</b>		
8	<b>Concerns regarding visual impact / aesthetic of proposal</b> Views/visual impact/visual impact to and from Sydney Harbour/blight on landscape/impact on skyline  Eye-sore/poor design/architectural style not sympathetic/ugly	104	2,4,6,9,10,11,14,16,21,31,39,40,41,44,47,48,49,55,56,62,63,64,65,66,67,68,70,72,74,76,81,82,83,90,93,95,97,101,105,107,109,113,116,117,118,120,122,125,126,130,132,138,143,148,151,152,153,155,157,158,159,160,162,164,167,172,173,175,181,182,185,186,193,196,197,199,200,201,204,207,209,211,213,214,217,218,219,220,223,226,227,228,234,236,239,240,242,243,244, 247,248,255,256,258
9	<b>Concerns regarding potential wind impacts of development</b> Wind impacts	12	12,14,25,88,99,129,130,133,139,173,180,181
10	<b>Questioning public benefits of open air piazza</b> No benefit to public  Piazza a poor use of space/soulless/not real public space	9	22,50,63,82,87,227,236,243,244
11	<b>Concerns regarding potential noise impacts of development</b> Noise	3	33,79,243
12	<b>Concerns regarding privacy / overlooking / impacts from lighting of public areas</b> Negative impacts on local tourism/no tourism benefit/reducing number of hotel rooms and hotel facilities	27	6,13,20,28,86,132,133,135,141,167,170,174,175,180,185,191,198,202,204,206,208,221,227,231,233,253,257
13	<b>Questioning the viability of the project, hotel, retail concepts / questioning motives for development</b> Concerns whether Ashington can complete project/Don't want a half finished building for years	1	157
14	<b>Concerns regarding the impacts from construction / pollution / sustainability / environment / ecology / water table</b> Negative impacts on local shops and economy/more retail	43	4,5,6,11,25,51,56,57,76,79,80,84,91,97,120,122,123,127,129,132,135,139,141,142,152,155,157,160,



Ref .	COMMENT	Number of Submission Comment raised in	Submission ID Number in which Comment was raised
	not needed  Excavation may impact water table/can not excavate car park/high water table/soil water and acid sulphate presence  Flooding of carpark  Not environmentally sustainable development/environmentally friendly/Climate change & rising sea levels may impact Double Bay/large environmental footprint  Kill street trees		161,165,167,173,183,190, 211,212,222,225,240,249,252,254,255
15	<b>Concerns regarding solar light reflection / glare</b>		
16	<b>Concerns regarding potential for impact on the conservation area</b> Heritage impacts to Transvaal Avenue	8	6,13,17,46,52,132,180,257
17	<b>Concerns regarding impact to real estate values as a result of the development</b> Reduce property values	15	4,11,34,76,86,90,97,116,165,168,186,201,202,219,239
18	<b>Belief that Labour Government will not support Double Bay area</b>		
19	<b>Perceptions of improper process conducted by Ashington / Government</b>		
20	<b>Concerns regarding consultation process conducted</b> Not in public interest/lack of community consultation/misleading community/community consultation insufficient	34	6,11,12,14,16,22,31,35,53,79,122,132,133,136,137,146,173,178,179,184,188,191,208,215,218,223,227,231,239,240,245,248, 249,256
21	<b>Desire for cinema to be rebuilt in Double Bay</b>		
22	<b>Concerns regarding safety and security</b> Health impacts/OHS	2	4,77
23	<b>Concerns regarding increased stress on civil infrastructure</b> Development will strain	7	

Ref .	COMMENT	Number of Submission Comment raised in	Submission ID Number in which Comment was raised
	services resources/lack of infrastructure to support development		49,69,77,79,230,239,249
24	Questioning proper declaration of political donations		
25	Suggestion for hydrotherapy pool to be included		
26	Set back of eastern tower to eastern boundary		
27	Concerns about proposed demolition of boundary wall to western adjoining neighbour		
28	Pro-forma submissions		
29	Privacy impacts	5	6,29,31,250,256
30	Miscellaneous objection - No reason given for objection	7	18,89,92,100,111,148,169
31	Increase local population	4	34,49,209,217
32	Should be a heritage item	1	39
33	Should be aged care facility	1	39
	<b>Submissions received after the Exhibition Period</b>		
A	Development is needed to stimulate / rejuvenate local area and support business growth		
B	Support for the general concept / need for a high-quality hotel / design of development		
C	Support for the project generating economic activity and employment		
D	Double Bay requires review of planning controls to support increase in density for sustainable future / poor attitude of Council in planning processes		
1	Questioning justification for and declaration of the project as Major Project under Part 3A / Council should be determining project Not Part 3A project/Woollahra Council should determine Does not achieve State and regional planning objectives  Will not create 103 jobs/will	14	2,3,4,6,7,8,9,10,13,18,21,23,28,32

Ref .	COMMENT	Number of Submission Comment raised in	Submission ID Number in which Comment was raised
	not increase no of jobs		
2	<b>Non-compliance of Planning Controls</b> Exceeds planning controls, overrides planning controls	8	2,4,9,13,18,22,28,30
3	<b>Concerns regarding the height, size, bulk, scale being out of character with the area / concerns about impact to the Character of the Area</b> Height Bulk and scale Little merit in streetscape Out of context with Double Bay/urban village character	21	3,4,5,7,8,9,11,12,13,15,17,19,20,22,23,25,26,28,29,30,31
4	<b>Questioning economic and tourism benefits of project / tourism job generation / preference for existing hotel to remain and be refurbished</b> Double Bay not a tourist destination Economic impacts on Town Centre/will not revitalise DB Should use existing building/existing building acceptable Reducing tourism facilities/hotel rooms/negative tourism impact	7	3,9,14,15,16,17,28
5	<b>Concerns the project will create a precedent for taller buildings in the area</b> Precedent	12	1,3,4,5,9,11,12,14,15,24,27,30
6	<b>Concerns regarding overshadowing / impacts on amenities of surrounding residents</b> Overshadowing/solar access	11	1,4,7,9,10,12,17,20,24,28,31
7	<b>Concerns regarding traffic and parking impacts generated by project / access</b> Increased traffic/parking	6	1,3,9,23,25,31
8	<b>Concerns regarding visual</b>	12	1,4,7,9,11,12,14,15,16,23,24,28

Ref .	COMMENT	Number of Submission Comment raised in	Submission ID Number in which Comment was raised
	<p>impact / aesthetic of proposal Ugly/eyesore</p> <p>Visual impact on Sydney Harbour/visual impacts</p> <p>High rise should not be in low valley</p>		
9	<p>Concerns regarding potential wind impacts of development Wind</p>	1	3
10	<p>Questioning public benefits of open air piazza</p>		
11	<p>Concerns regarding potential noise impacts of development Noise</p>	1	7
12	<p>Concerns regarding privacy / overlooking / impacts from lighting of public areas</p>		
13	<p>Questioning the viability of the project, hotel, retail concepts / questioning motives for development</p> <p>No demand for additional retail floor space</p> <p>Hotel not viable</p> <p>Hotel will turn into residential</p>	3	9,23,32
14	<p>Concerns regarding the impacts from construction / pollution / sustainability / environment / ecology / water table</p> <p>Environmental damage/negative environmental impacts/increased gas emissions</p> <p>Construction impacts</p> <p>Water table</p> <p>Subsoil cannot support</p>	6	6,7,23,25,27,29
15	<p>Concerns regarding solar light reflection / glare</p>		
16	<p>Concerns regarding potential for impact on the conservation area</p> <p>Heritage impacts on Double Bay village</p>	1	3

Ref .	COMMENT	Number of Submission Comment raised in	Submission ID Number in which Comment was raised
17	Concerns regarding impact to real estate values as a result of the development Devalue property	1	28
18	Belief that Labour Government will not support Double Bay area		
19	Perceptions of improper process conducted by Ashington / Government Ashington - Misleading, non competent, dodgy	4	16,22,23,27
20	Concerns regarding consultation process conducted		
21	Desire for cinema to be rebuilt in Double Bay		
22	Concerns regarding safety and security Create opportunities for crime	1	3
23	Concerns regarding increased stress on civil infrastructure Inadequate public transport and services	1	28
24	Questioning proper declaration of political donations Political comments	6	5,6,8,9,22,24
25	Suggestion for hydrotherapy pool to be included		
26	Set back of eastern tower to eastern boundary		
27	Concerns about proposed demolition of boundary wall to western adjoining neighbour		
28	Pro-forma submissions		
	<b>Key Stakeholders &amp; Consultant Submissions</b>		
	<b>Consultant Submissions / Key Stakeholder / ex-Councillor / Community Group / Proforma</b>	37	79,91,148,236,351,435,442,470,496,585,609,715,716,717,718,723,724,725,727,728,729,729a,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744