This assessment report is a joke.

I have been a resident in the city for more than 20 years. During this time, I have witnessed the gradual deterioration and uglification of the city’s urban landscape, which increasingly resembles the landscapes in “Blade Runner”. Nowhere is this clearer than in Darling Harbour, which is increasingly becoming a dirt-water pond overwhelmed by Trump-like walls of glass and concrete. The latest proposal for Cockle Bay Wharf is one of the last nails in its coffin—the last will probably be the tower being touted at the opposite end of Pyrmont Bridge (by the same developers, I understand).

The reasons why this proposal is inadequate are as follows:

The height and the mass are completely inappropriate so close to the heritage bridge and the water. A maximum height of 5 levels/floors should be permitted. The sought height and mass will cause:

* Significant loss of amenity, quality of life and enjoyment to existing residential towers
* Significant shading to Darling Harbour, the proposed Town Hall Square, and many other buildings
* Increasing pressure on public transport and overcrowding in the city, already bursting at the seams, particularly in the Town Hall precinct.

This project is expected to show “design excellence” (and the Department seems to agree with that—see assessment report p 27, g.). This another shoebox (besides the buildings in the Darling Quarter, the Hyatt Hotel, and Sofitel) in Darling Harbour. No reasonable person would conclude that this proposal shows “excellence in design”.