

Southbank Residents Group does not support this application.

While we understand the developer has amended their original plan to reduce the impact of the shadow on Queensbridge Square, however this should not be seen as a compromise as there should have been no shadow in the first place. Nevertheless despite the amended plans there is still a shadowing impact of not only Queensbridge Square but also the Southbank forecourt in precincts 3 and 4.

All these areas are used and frequented by a great number of local Southbank residents and tourists alike. To have a shadow moving through these open public areas of the Southbank foreshore and Queensbridge Square from 11am to 2pm is an unacceptable impact on amenity and also lifestyle for the unfortunate podium level residents in Freshwater Place and this is without considering the impact on businesses whose business thrives from the atmosphere of a bright and sun filled foreshore.

Residents of Freshwater place made investments in those apartments knowing that the Planning Scheme controls of the Yarra River would be protecting them. They made their investment in good faith that the planning scheme would be adhered to.

The rules are there for a reason, if we allow this application to proceed then that sets a precedence for another developer to also push the envelope and then before you know it the south bank will be covered in shadow. What a great loss that would be to such a vibrant, bright and sunny public area of Southbank.

Councilors' have in the past made their position clear on the importance of preserving public and residential amenity over larger community considerations. I certainly expect Council to maintain this position and endorse and maintain the integrity of the Planning Scheme as it is.