



8 PARSONAGE STREET, RYDE

SHEPHERDS BAY STAGE A

11.03.2016

PUBLIC BENEFITS ARISING FROM CURRENT STAGE A DESIGN

COMMUNITY BENEFITS

- 1

The additional height (compared to the design competition winning scheme) enhances the sense of arrival to the Ryde LGA
- 2

No increase in shadow impact to adjoining private dwellings (compared to the design competition winning scheme)
- 3

Publicly accessible plaza, protected from noise of Church Street, providing community opportunities such as markets and outdoor performances
- 4

Streetscape activation connecting to existing public spaces along the river to expand and enhance the public domain
- 5

The additional height enhances the site's landmark nature. Particularly, it will act as an "identifier" for the Ryde LGA when traversing the river
- 6

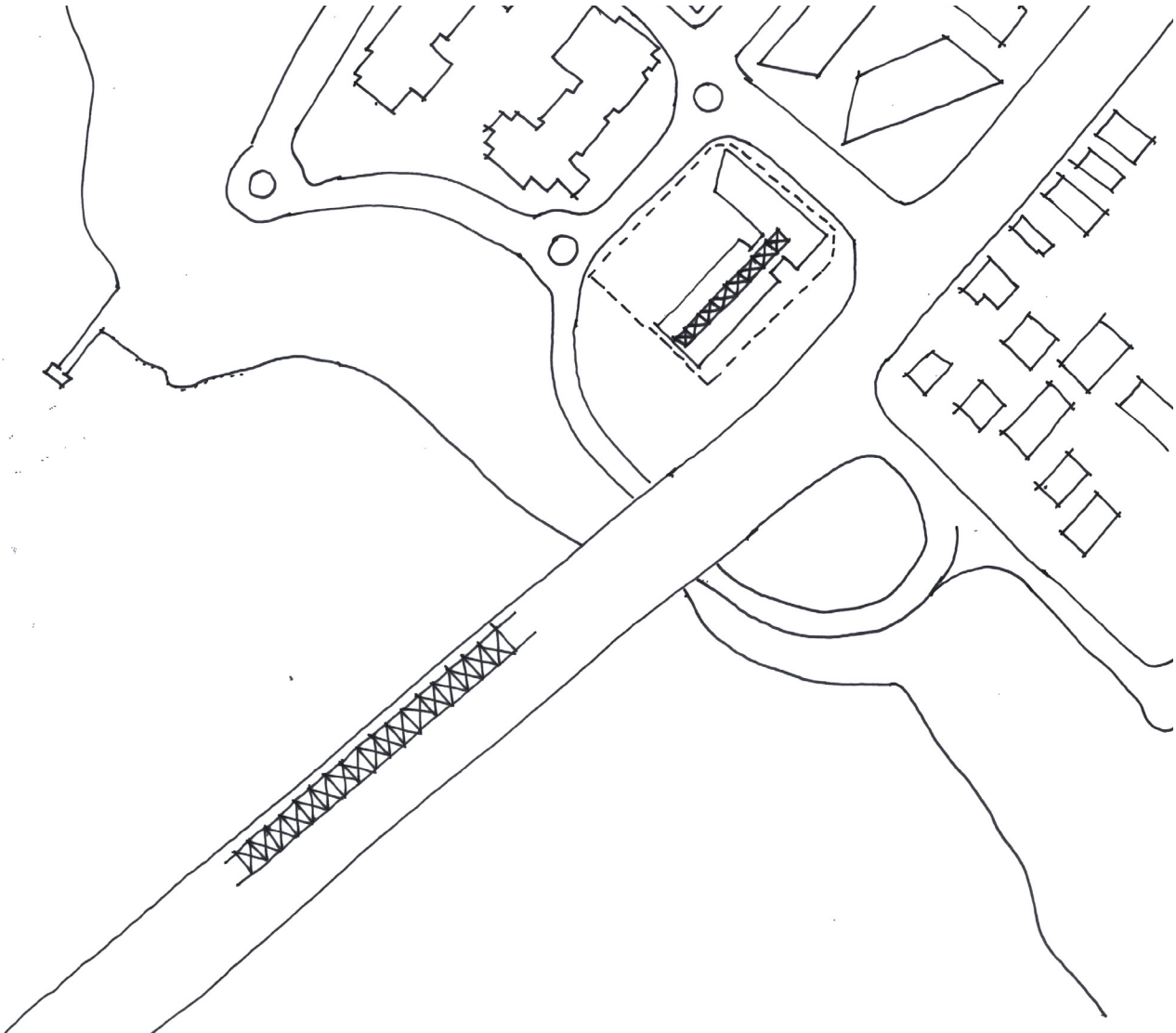
The additional height results in smaller footprint delivering much better views, compared to those resulting from the Concept approval shorter, bulkier squat building envelope.
- 7

The new supermarket and other convenience retail provide much-needed shopping facilities within easy walking distance for many local residents.
- 8

The proposal will include a VPA with substantial community benefits such as key worker housing, and/or contributions to a foreshore kiosk of public river bathes
- 9

Several ESD measures are currently being investigated for the building such as energy generation, waste water reuse and podium level vegetable gardens

The current scheme continues to reinforce and interpret the historical significance of Ryde Bridge



BRIDGE RELATIONSHIP

PUBLIC BENEFITS ARISING FROM CURRENT STAGE A DESIGN

URBAN DESIGN BENEFITS

- The additional 4 storeys (above the design competition winning scheme) enhance the scheme's slender appearance as viewed from the public domain, in particular the north and south Church St approaches.
- The additional storeys adopt the finishes, façade treatment and fundamental division of the north and south elevations into 2 distinct components which further emphasises and enhances the slender appearance.
- The additional 4 storeys increase the site's ability to provide a sense of arrival or act as a "marker" for the Ryde LGA.
- There is no perceptible difference in the height when viewed from long distances, such as along the river.
- The additional 4 storeys do not provide any discernible difference in terms of shadow impacts or wind effects.
- The proposal is consistent with the scale of development in Rhodes. Specifically it would relate to existing towers at Rhodes and create further visual interest.
- The proposal would enhance the linear nature of towers or landmarks emerging between Top Ryde & Rhodes



COMPETITION HEIGHT



DA SCHEME

PUBLIC BENEFITS ARISING FROM CURRENT STAGE A DESIGN

URBAN DESIGN BENEFITS

- A tall tower in this location acts as a strong urban counterpoint:
 - To the tall towers of Rhodes across the river; and
 - To the tall towers of Top Ryde at the opposite end of Church St.



COMPETITION HEIGHT



DA SCHEME

CONTEXTUAL RELATIONSHIP

TOP RYDE AERIAL VIEWS LOOKING TOWARDS SHEPHERD BAYS



TOP RYDE VIEW 1

AERIAL VIEW LOOKING SOUTH FROM CHURCH ST & VICTORIA RD INTERSECTION



TOP RYDE VIEW 2

S75W Envelope

Concept Approval Envelope

Competition Scheme

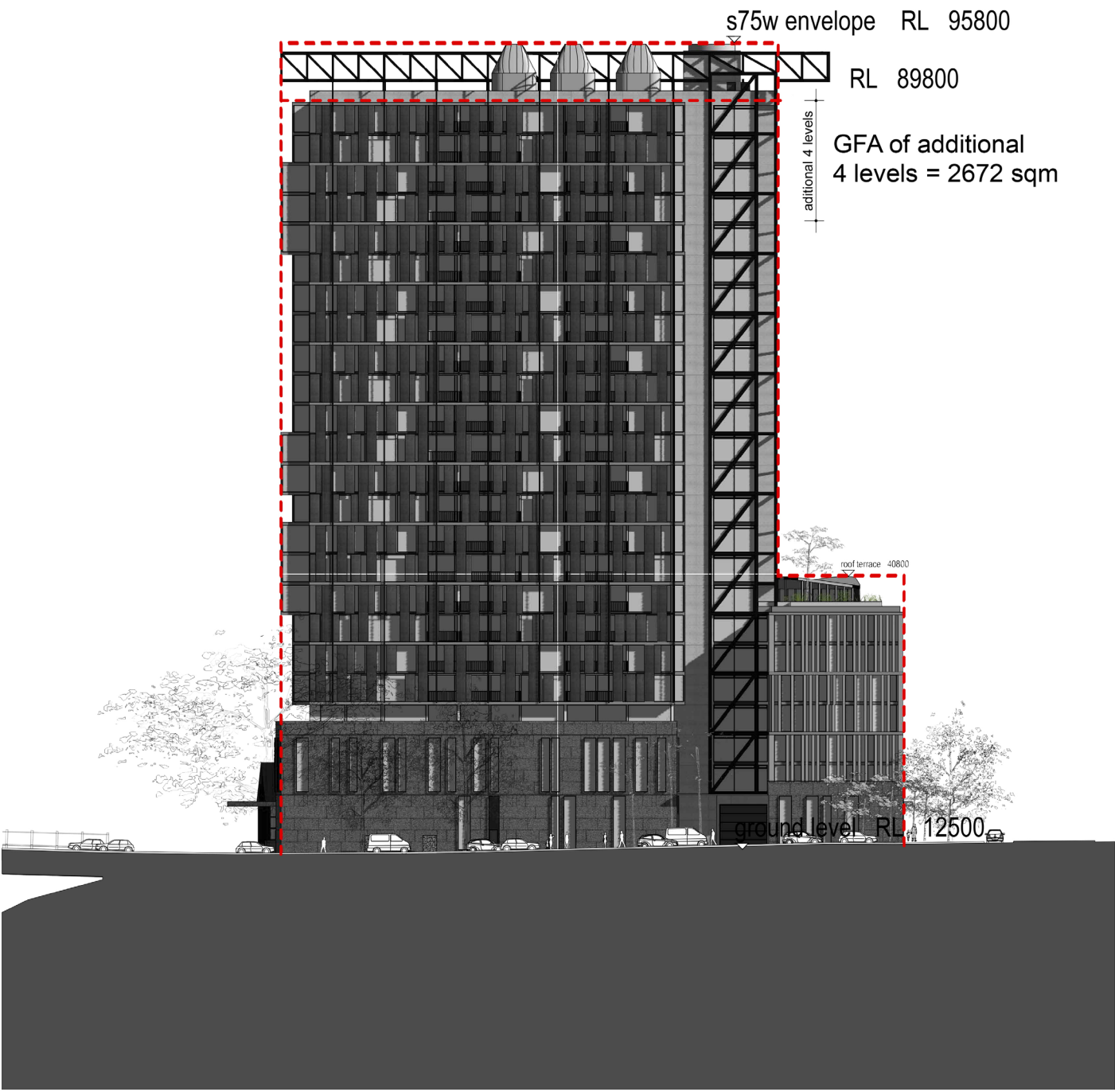
CONTEXTUAL RELATIONSHIP



CHURCH STREET ELEVATION



COMPETITION HEIGHT



DA SCHEME

----- Envelope
sought in S75W

WELL STREET ELEVATION



COMPETITION HEIGHT



DA SCHEME

THE LOOP ROAD ELEVATION



COMPETITION HEIGHT



DA SCHEME

VIEW ANALYSIS

VIEWS FROM TOP RYDE LOOKING SOUTH DOWN CHURCH ST.



CHURCH STREET VIEW 1



CHURCH STREET VIEW 2

S75W Envelope

Concept Approval Envelope

Competition Scheme

VIEW ANALYSIS

VIEW LOOKING WEST FROM PARSONAGE STREET



MERITON BUILDING A - LEVEL 5

VIEW LOOKING WEST TOWARDS LOOP ROAD



MERITON BUILDING B - LEVEL 3

- S75W Envelope
- Concept Approval Envelope
- Competition Scheme

VIEW ANALYSIS

VIEW LOOKING WEST TOWARDS PARSONAGE ST.



MERITON BUILDING D

VIEW LOOKING NORTH-EAST FROM RYDE WHARF

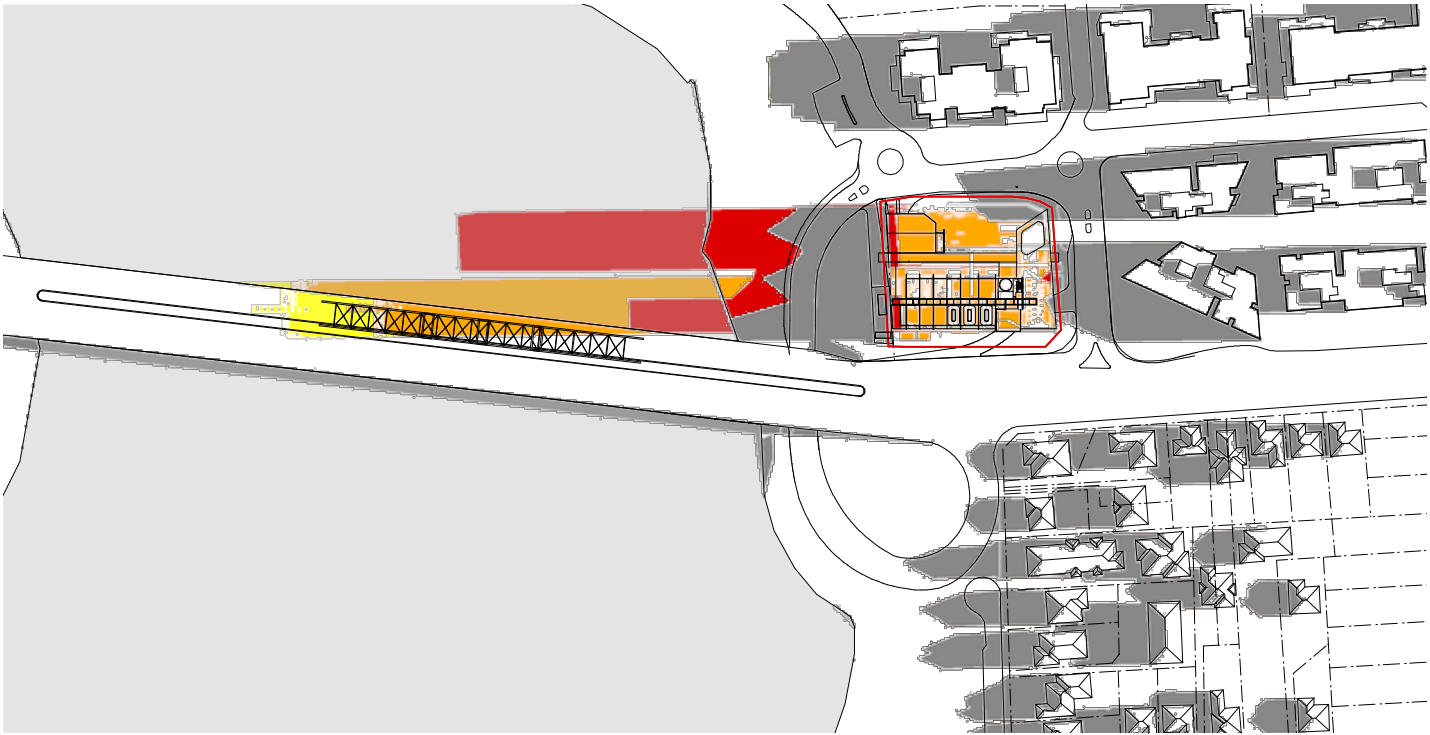


RYDE WHARF

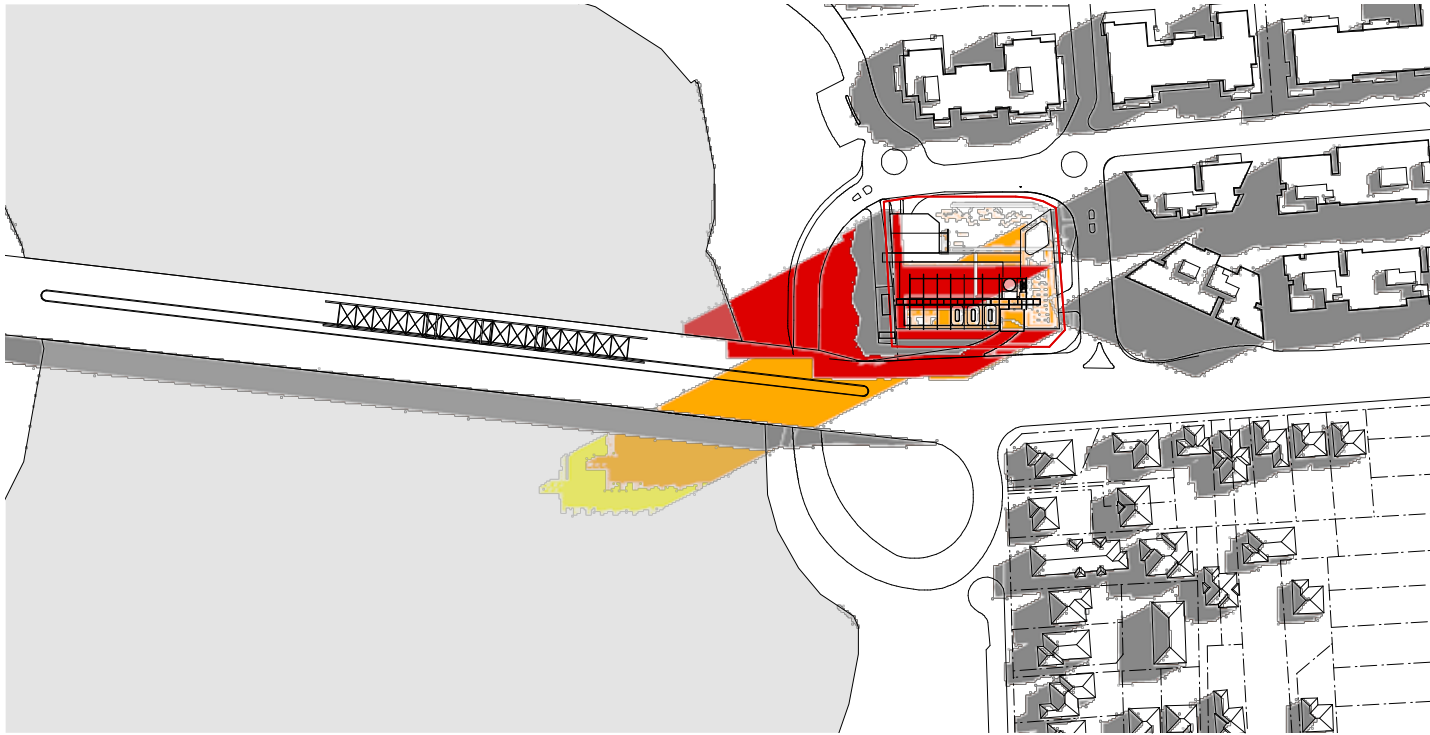
- - - S75W Envelope
- - - Concept Approval Envelope
- - - Competition Scheme

SHADOW DIAGRAMS 9 AM - 12 PM

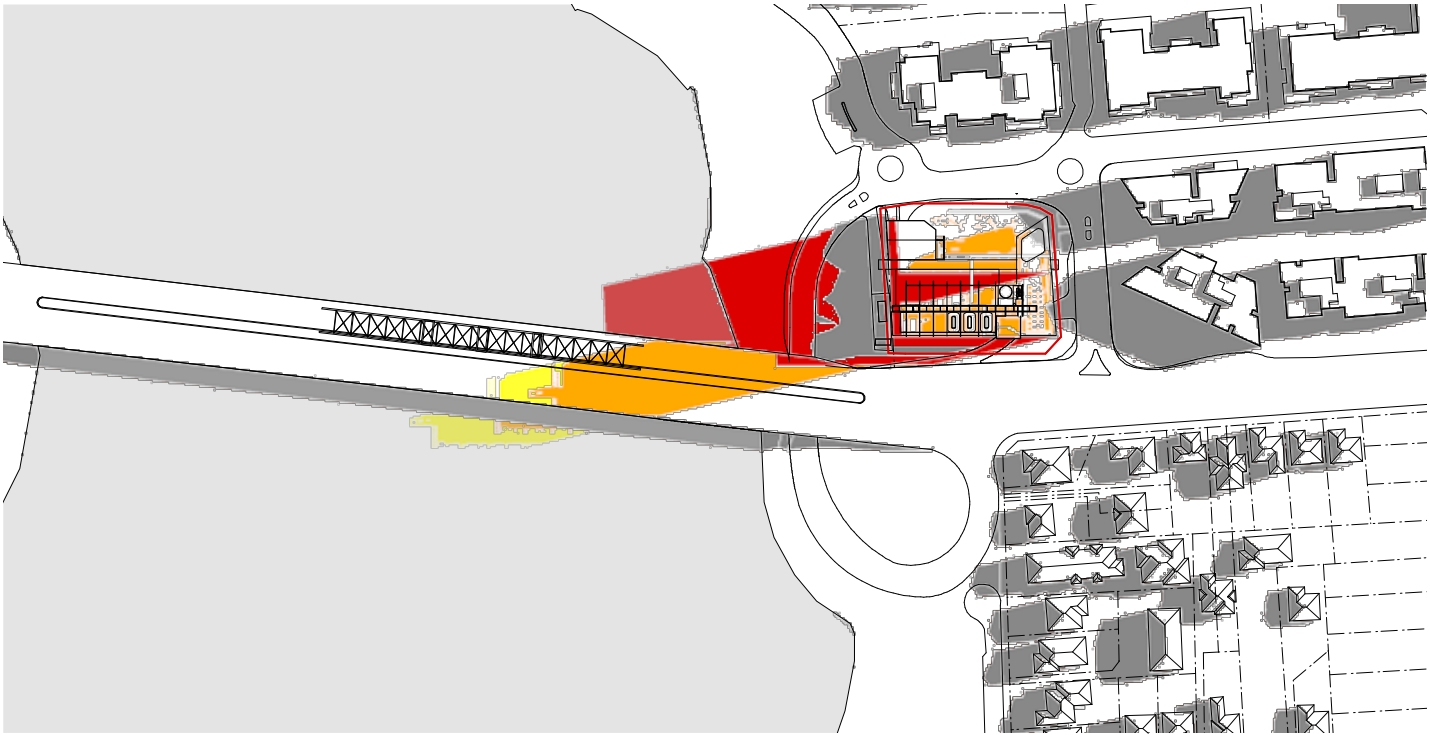
- Indicative shadows cast by approved envelope
- Indicative shadows cast by competition scheme
- Indicative shadows cast by 75w and DA scheme



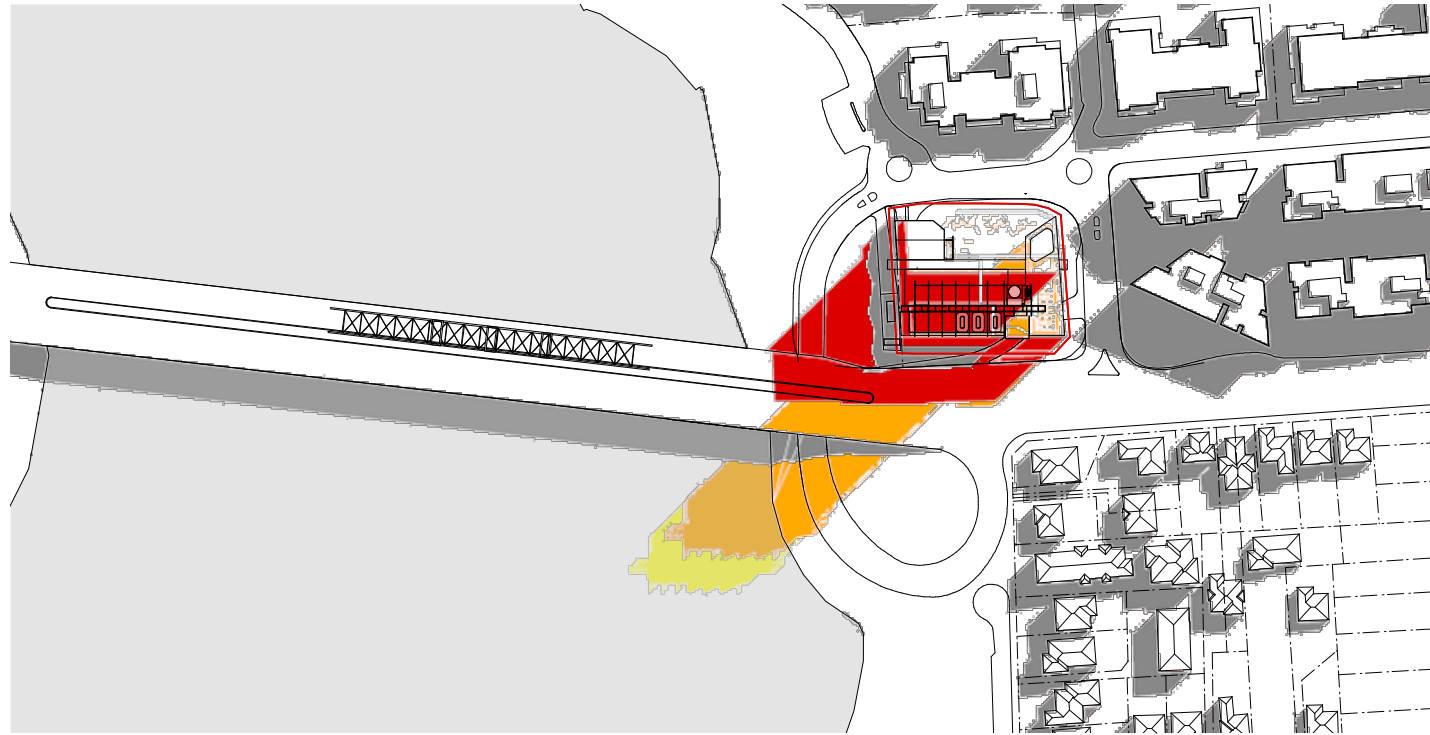
21ST OF JUNE 9 AM



21ST OF JUNE 11 AM

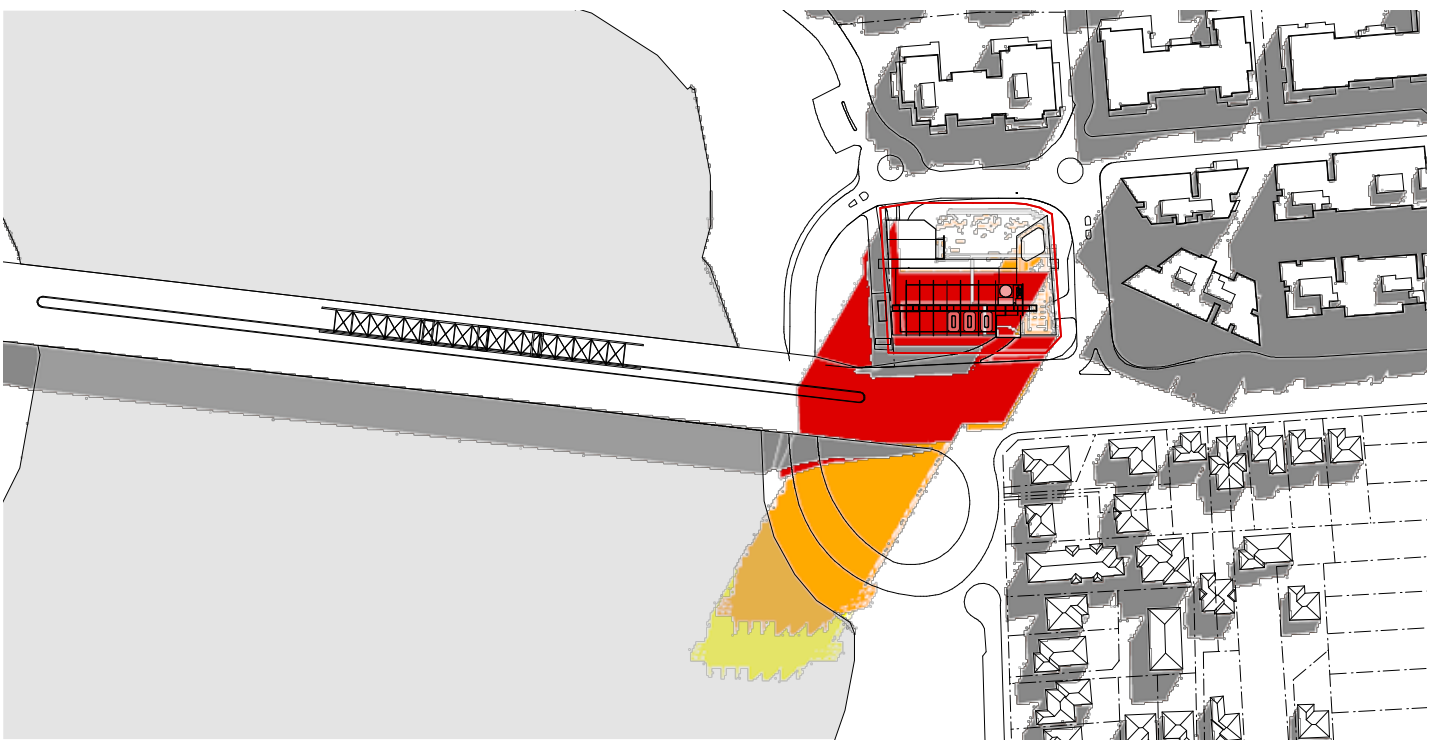


21ST OF JUNE 10 AM

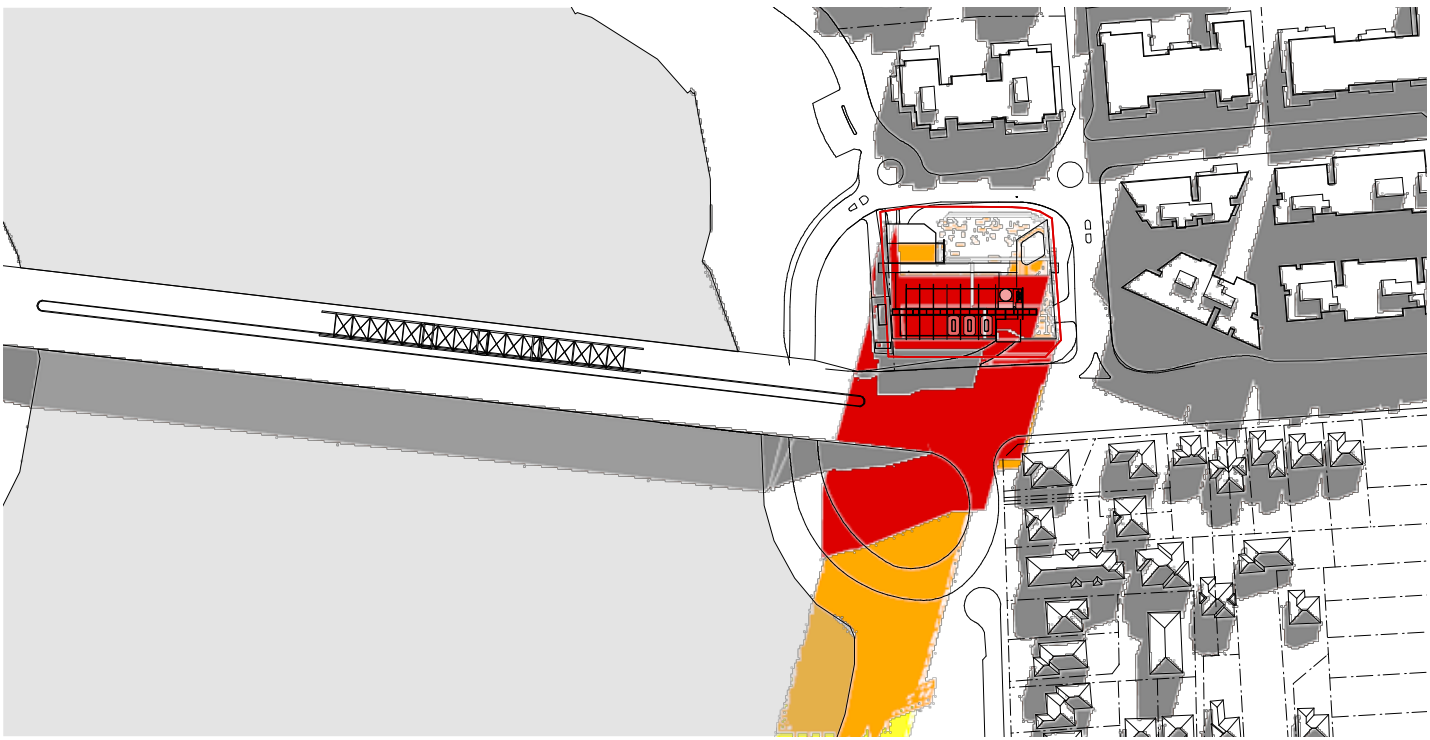


21ST OF JUNE 12 AM

SHADOW DIAGRAMS 1 PM - 3 PM



21ST OF JUNE 1 PM



21ST OF JUNE 2 PM



21ST OF JUNE 3 PM

- Indicative shadows cast by approved envelope
- Indicative shadows cast by competition scheme
- Indicative shadows cast by S75W and DA scheme

KEY BENEFITS

- Improved shadow impact compared to concept approval on adjacent dwellings
- No impact on adjacent dwelling from design competition
- No change in shadow impact for S75W / DA Scheme

VIEW COMPARISON - ADJACENT DEVELOPMENT



APPROVED ENVELOPE



DA SCHEME