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## Re: 8 Parsonage Street, Ryde

8 Parsonage Street is located at the gateway to two major Sydney municipal areas; this unique island site offers the last opportunity within the Shepherds Bay Residential Precinct to create an iconic landmark to the Ryde and Rhodes municipalities.

Located at a significant bend in the Parramatta River, visible to many thousands of people, it lies at the heart of one of the city's most important urban renewal areas; areas where higher density precincts are neither radical nor out of step with contemporary urban practice and thinking.

The site offers the opportunity for something more, something that rises above its surrounds and challenges the norm through urban and architectural excellence. Therefore the competition winning scheme has been further refined with the aim of achieving a building worthy of its iconic location.

The proposed additional floors above and beyond the competition winning scheme aim to improve the towers slender appearance and create a true "marker" for the Ryde LGA. Since the proposed additional height does not adversely affect either the shadow impact or wind effects on neighbouring properties it can be deemed appropriate. Furthermore the proposed additional levels do not diminish or reduce views to significant scenic or historic items, as demonstrated in the visual impact report.

The proposed building massing (to Church Street in particular) is consistent in width with both the approved massing envelope and the proposed competition winning schemes massing. Maintaining this width is paramount to achieving a number of key elements:

- consolidation of site massing to provide a publicly accessible public plaza
- minimize massing to Well Street which has a shadow impact on surrounding dwellings
- maximise solar access and residential amenity to apartments
- enhance the linear nature of the tower as seen upon approach
- achieve design excellence

The additional 4 storeys (above the design competition winning scheme) have no perceptible difference when viewed from long distances, but do enhance the towers



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slender appearance closer up providing a sense of arrival and a true “landmark” building. Since these additional levels do not have a negative impact on shadow, wind or views from neighbouring dwellings but do improve the design of the tower, they can be deemed to be a positive urban design response.

The experience of the pedestrian on both Church Street and Wells Street is not affected by or diminished by the height of the tower building.



Joe Agius  
**Director**  
**Cox Richardson**