

Wednesday 6th December 2017



Dear Sir/Madam

Re 8 Parsonage Street, Ryde – Urban Design Statement

8 Parsonage Street is located at the gateway to two major Sydney municipal areas; a gateway that is unique in its location, character and opportunities.

This unique island site offers the last opportunity within the Shepherds Bay Residential Precinct to address that opportunity and 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 truly worthy of its iconic location.

At 15 storeys, the tower proposal retains the slender appearance of the competition. It mediates the height of the immediate surrounding development allowing appropriate visual transition or 'stepping up' towards Church Street. It sits comfortably within its Shepherd Bay context as viewed from the ridgeline of Victoria Road in the north, as well as from the riverfront in the south.

It has an appropriate scale relationship with the wider Shepherds Bay context.

Analysis has confirmed that the height as proposed at 15 storeys does not adversely affect either the shadow impacts or wind effects on neighbouring properties and does not diminish or reduce views, or otherwise impact on sightlines from adjoining properties to significant scenic or historic items.

Accordingly, the proposal can be considered on its urban design and architectural merit alone. The proposed building massing (to Church Street in particular) is consistent in width with both the approved massing envelope and the massing of the competition winning scheme.

Cox Architecture Pty Ltd
ACN 002535891
Nominated Architects
Joe Agius No. 6491
Russell Lee No. 6367

PO Box Q193 Sydney NSW 1230
Level 6, 155 Clarence St
Sydney NSW 2000 Australia
T + 61 2 9267 9599
F + 61 2 9264 5844
www.coxarchitecture.com.au

Maintaining this width is paramount to achieving a number of key elements:

- consolidation of site massing to provide a significant publicly accessible public plaza
- minimising massing to Well Street which has a shadow impact on surrounding dwellings
- maximising solar access and residential amenity to apartments
- enhancing the linear nature of the tower as seen upon approach
- Creatively responding to the context of the adjacent bridge
- Interpreting former maritime workshop buildings on the site
- Inclusion of retail activating the public square
- Location of major retail tenant below ground to mitigate negative urban design impacts
- achieving design excellence in massing, material and crafted detail

At 15 stories, it retains a scale relationship with the wider Shepherds Bay concept plan and allows the site to substantially fulfil its gateway opportunity.

Yours faithfully



Joe Agius
DIRECTOR