

MOS LANE 130 WELLINGTON ST MOSMAN PARK

DESIGN REPORT - Rev 02
09/06/21



NH Architecture ASPECT Studios® HATCH | RobertsDay



An aerial photograph of Mosman Park and the surrounding residential area. The image shows a dense residential neighborhood on the left, a large green park area in the center, and a body of water on the right. The text is overlaid on the right side of the image.

Mos Lane Vision

A building design which draws on all of the aspects of the locality, both in terms of the emotional understanding of Mosman Park as a place and its physical and geological urban condition, to create a space for gathering, socialising and community life both formally and informally.

A design that is fundamentally mixed use incorporating all the amenity to support living as the public focal point for the community.

A place to enjoy the endearing qualities of Mosman Park.

01 **CONTEXT AND CHARACTER**

GOOD DESIGN RESPONDS TO AND ENHANCES THE DISTINCTIVE
CHARACTERISTICS OF A LOCAL AREA, CONTRIBUTING TO A
SENSE OF PLACE

1. Context and Character

The Site and Mosman Park

The redevelopment of the commercial site bounded by Wellington Street, Manning Street and Samson Street in Mosman Park presents a unique opportunity to bring together a range of contemporary ideas, around living and neighbourhood activities on one site.

The site is an island site, surrounded by 1-2 storey, low lying residents in a highly vegetated setting. It is typical of the suburban retail development of the 60's and 70's that drew from the large format retail centres, born of the consumerist post war period, where the car was the central part of life. As a result the site is bordered by a large carpark that isolates it from the public interface of the street with limited opportunity for community interaction besides from basic convenience shopping.

However through the years and layers of development, the centre finds itself as the heart of the community, with no other public retail or commercial amenity aside from the precincts dotted along the Stirling Highway, as the typology of development for Mosman Park has been 1-2 storey homes. This situation presents huge potential for Mosman Park to enhance its function as a community hub for current and future residents, with amenity that supports life and activity.

Mosman Park is a truly unique part of Perth, located in a particularly character part of the costal region and the Swan River, the mini gorge as George Seddon describes it, which has informed the social life and activity of the suburb. The river, beach, and parks constituent the main facilities of activity and social engagement outside of the home for the area. These places form much of the civic identity and sense of place

for the suburb. The geography and landscape dominate the three dimensional topography of the suburb, with the built form sitting tight to its ground plane and nestled in.

The responsibility of the design of the development is to respond to this condition, recognising its civic role and opportunity to bring forward values of the high quality and living environments of the area, to unlock its full potential as a heart of Mosman Park community life.



- Natural Reserves
- Sport Facilities
- Parks
- Residential Area
- School Grounds
- Main Road
- Regional Roads
- Cultural Trail**
- 1 Mosman Memorial Park
- 2 Bay View Park
- 3 Chidley Point
- 4 Minim Cove
- 5 Garungup Park
- 6 Buckland Hill
- 7 Leighton Battery
- 8 Rope Work Park
- 9 Memorial Hall
- 10 The Ocean Hotel
- Future Projects and Plans**
- 1 Revitalize Town Centre
- 2 Mosman Restaurant Redevelopment
- 3 Caba Street Developments
- 4 McCabe Street Skate Park Upgrade
- 5 Russel Brown Adventure Park
- 6 Chidley Point Management Plan
- Future Widening of Stirling Highway



1. Context and Character

Understanding Mosman Parks sense of place

A civic site at the centre of the residential context of Mosman Park

The site is an island site in the context of a 1 to 2 storey residential neighbourhood, that has the opportunity to expand its civic role, bringing together a range of contemporary ideas around living and neighbourhood activities on one site. By doing so, the site has the potential to support the area with improved public realm and amenity for the community, and deliver in part the much need housing stock for the area, and reduce the need to demolish and erode large expanses of the existing suburban context. The question then becomes how can the site achieve this in this place?

The vision for the development sets out to balance the relationships of the roles and urban condition of the site and context to contribute positively to the areas sense of place.

This has been approached with a deep understanding of the history of Mosman Park, its context, social values, and physical attributes, that form the identity of the area to develop principles which guide the macro and micro elements of the design.

Sense of Place

A Response to an Environment
The Swan Costal Plain, Western Australian

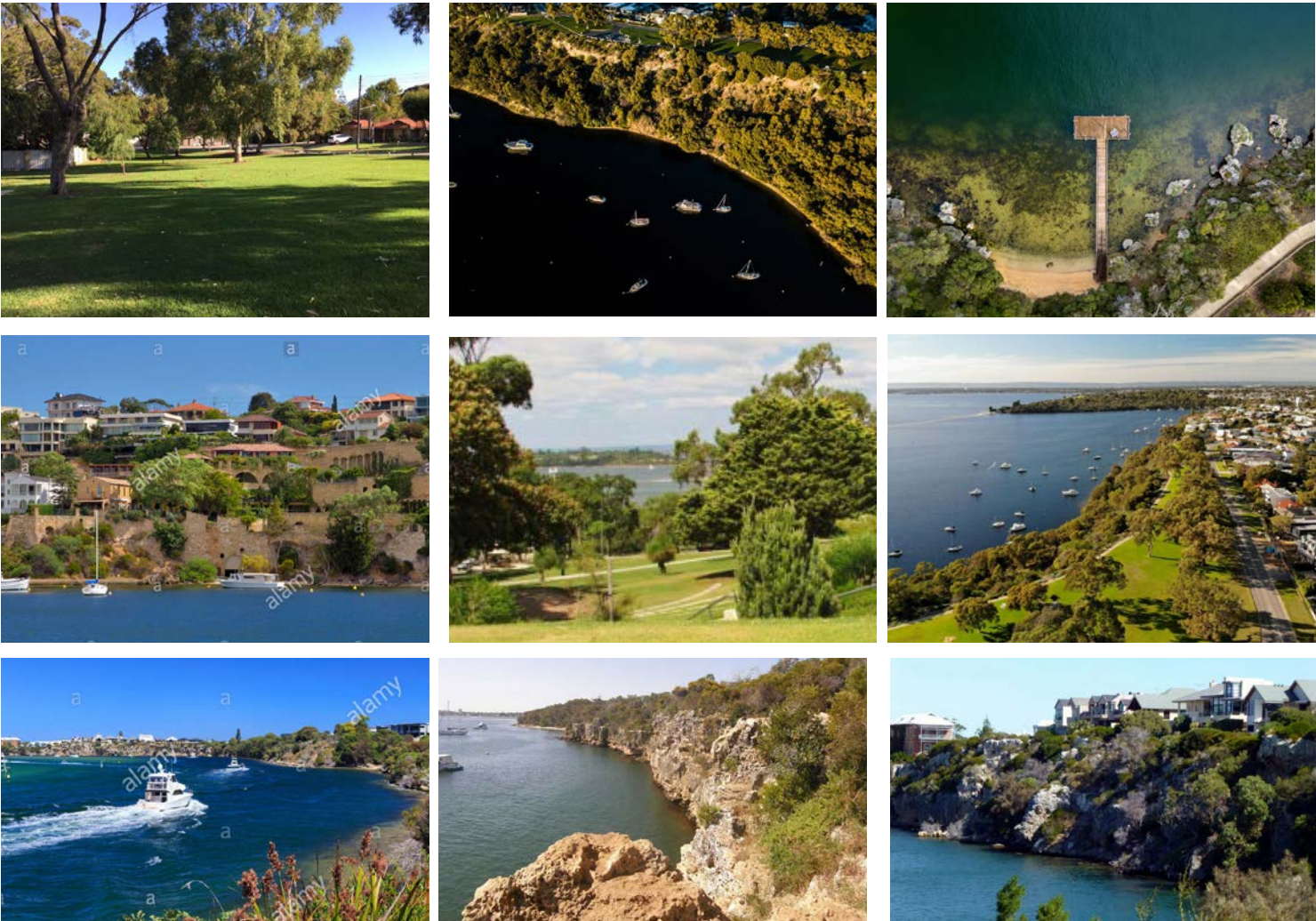
George Seddon

Perceptions of environmental and geographical conditions that inform ones understandings of the physical and emotional identity of places

1 Geography and nature of Mosman Park

Mosman park sits between the Blackwall Reach mini gorge and the coast north of Leighton beach. It reflects the compression point of the Swan rivers path to the harbour and its mouth. As a result it has some more dramatic topography being in the primary and secondary dune system of the coastal geology. Making Mosman Park a really unique

part of Perth that benefits from all of the key characteristics of the west coas; light,air, and both a river and costal sensibility. The character of the limestone especially in Blackwall reach and Rocky Bay give a special feel to the Mosman Park sense of place.



2 The streets and buildings of the urban context

The streets are composed of a mix of 1-2 storey residential dwellings which vary in age, architectural style and materiality forming an eclectic arrangement. But nevertheless have shared elements that compliment each other in both scale and composition. Punched hole windows, garage apertures, and width of frontage all contribute to a recognisable scale beyond the built form envelopes. The landscape is binding element with all properties benefiting from large expanses of grass verges with

established trees. This street section condition means that when travelling along the streets the trees screen much of the built form contributing to the areas green character.



3 The architecture of Perth's civic buildings and heritage of mid century residential design

Perth's civic architecture has a particular feel perhaps best expressed in the mid century period where both as a city coming of age it also embrace to robust brutalist school of the day. This was particularly significant and suited the climatic conditions of Perth with its Mediterranean climate.

These building endure and have influenced so much of what has followed extending to the mid century designs of Summerhayes and Klopfer which embodied the principles within residential

architecture; clarity of plan, clarity of light and access, as well as a limited range of building materials assembled as a stripped back palette of brickwork, concrete, some timber, steel framing with clean and open fenestration created an enduring identity. Although bold and confident in design, all these buildings have a calmness about them that elevate their surrounds.



1. Context and Character

Contributing to a sense of place

The strategy for the design of the buildings has been to create a precinct that both provides an anchor and landmark for the suburb, and compliment the surrounding context. In order to do so and a series of principles have been developed to strengthen the relationship between context and the proposed buildings, manage the scale shift from 1-2 storey dwellings. At the heart of this approach is tying into the sense of place.

1 Built form as Geography

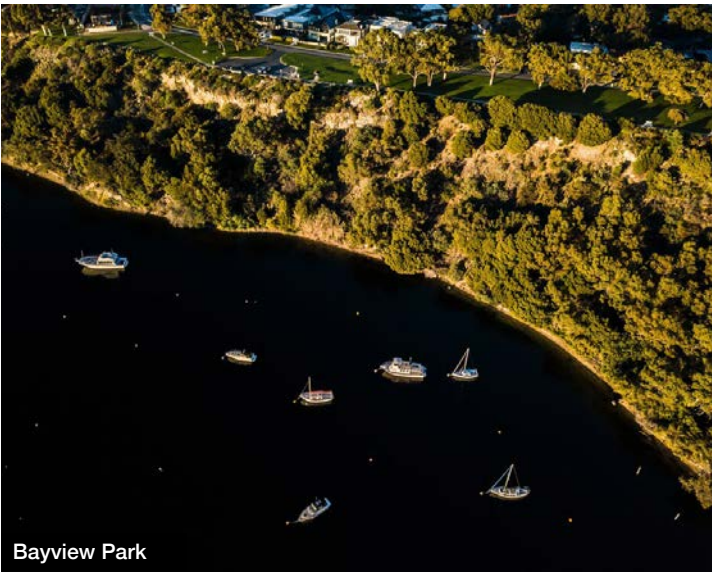
A focal point in the suburb that transitions and feathers itself into the context through a dynamic geometric composition that draws from the character of Mosman Parks geography



Concept Axonometric

2 Responsive Material Palate

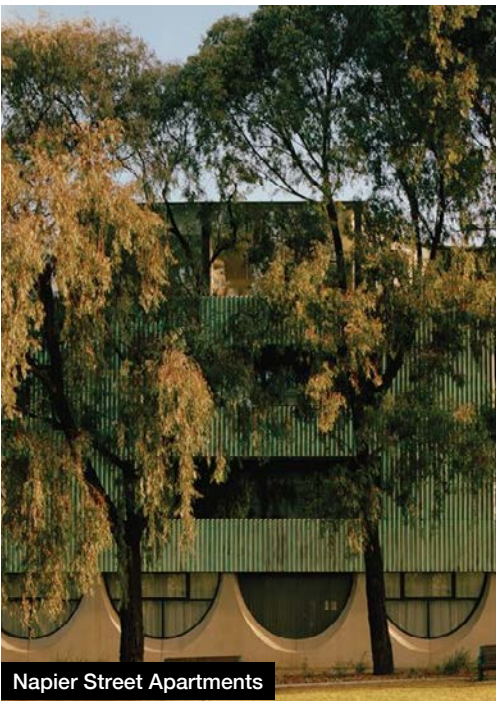
A complimentary material palette which draws on the tones of the environment that tie in and link with the both the built form and landscape context



Bayview Park



Blackwall Reach



Napier Street Apartments



Napier Street Apartments



Napier Street Apartments

3 Architectural Expression Derived from the Context

Development of the building expression which has a typological relationship with the context to create human scale references and shifts within the overall composition



4 Green Frame and Building Landscape

An apron of landscape with dense pockets of planting to transition the building form and support the street character, with greenery extending up the building

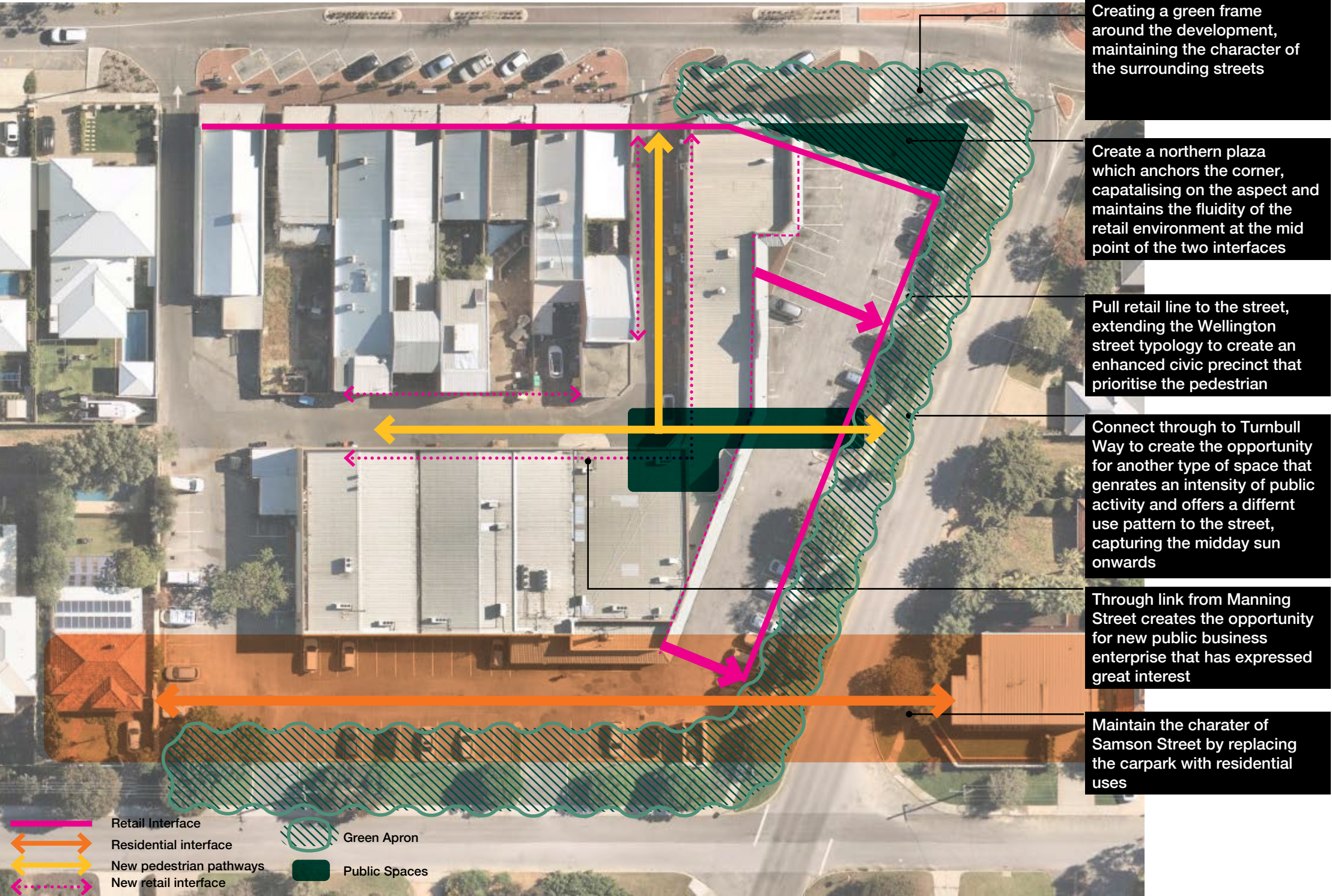


1. Context and Character

Enhancing the social and public infrastructure

Developing the underutilised ground plane to create a host of public spaces and improved engagement with the street to support a variety of retailers, living opportunities and places for the community to be, dwell and socialise.

Turnbull Way is transformed from an unsafe, undesirable space to a new public environment through its connection with Manning Street, enlisting the rear of the Wellington street properties adding a new place for Mosman Park, which was a huge success during the neighbourhood nights events and welcomed by existing tenants



1 - Northern Plaza - Flexible greeting space, integrated seating and landscape



1 - Northern Plaza - Integrated alfresco dining, openable facades



1 - Northern Plaza - Transparent shop front with weather protecting and seating zones



2 - Manning Street - Retail engaging with street through facade

1. Context and Character

Enhancing the social and public infrastructure

Landscape, material tonality and geometry support a place that transitions and links with areas sense of place and creates spaces for daily life to be enaged and fostered



Northern Plaza - Landscape forecourt creates a greeting space and informal habitation with retail opening out to public realm. The green frame anchors the space and contains the energy of the public realm and transitions the residences above into the street context



Manning street - Wide footpath with integrated seating and planting allowing people to dwell and socialise. Large tree with grassed parklet transitions between retail and residential. Verge trees, frame the public realm. Covered walkway is an extension of the Wellington Street, street section

3.



Laneway - A shared space with retailers opening up and out into the lane creating a new activity for the suburb that enlist and enriches the rear of the Wellington Street properties. Light filled in the afternoon and evening. With a combination of trees and planter boxes integrated into seating

4.



Samson Street Townhouse - Fences / walls create registration of individual dwellings, and references the geometry of the neighbouring context. Large verge trees create a boulevard effect, creating a generosity of public realm as you walk through the precinct

1. Context and Character

Responsive Material Palette

The design adopts a simple material palette which draws from the tones and textures of the context. The combination of copper oxide paint wash to the concrete with the red/blonde brick composition referencing the tonal patchwork of both the cliffs of the river and the skyline of Mosman park where, trees and vegetation interlock with sandstone cliffs and built form. The brick is used in the ground plane, referencing its predominant use in the suburban context, reinterpreted for the retail typology.

The selection of materials encourages ageing and weathering whereby the building will subtly change overtime. The unevenness of the finish gives the composition a softness that draws from the character of the natural environment.



Fluted concrete with copper oxide paint wash
References the colours of the water and landscape.
The wash finish gives the material a softness and unevenness that changes overtime with weathering



Red / Blonde brick partners with the concrete and references the tones context and geography. The brick interlocks with the concrete in the building volumes as an interpretation of the how vegetation climbs over the cliffs of the river. The contrast provides an identity for the various building elements



Combination of brick and timber connect the retail environment with suburb context both in tone and material relationship. The tonal combination references the variation of the sandstone cliffs.



Matt finished metal panels, in a dark green / charcoal finish, complement the tones of the other materials and are used as highlight material in fine detail applications providing relief to the composition and reference the shadows and grooves created in the rough cliff faces

The Samson Street building interlocks with the concrete of the townhouses creating a foreground / background composition to support the scale of the street. The metal finish is used in the facade to interrupt the composition and create scale shifts through the properties of the material.



The townhouses are clad in the concrete creating a green base to the building and grounding the Samson Street in the leafy street context.



The brick and timber wrap around the retail interface and canopy respectively, giving the shopping strip a warmth and softness, that relates to the context



The manning street building is clad in the concrete, working in composition with the Samson Street building. As the larger of the building elements the green tone stitches into the green on the tree canopy and the material variation. Metal shrouds and detailing provide relief and scale shifts to the composition



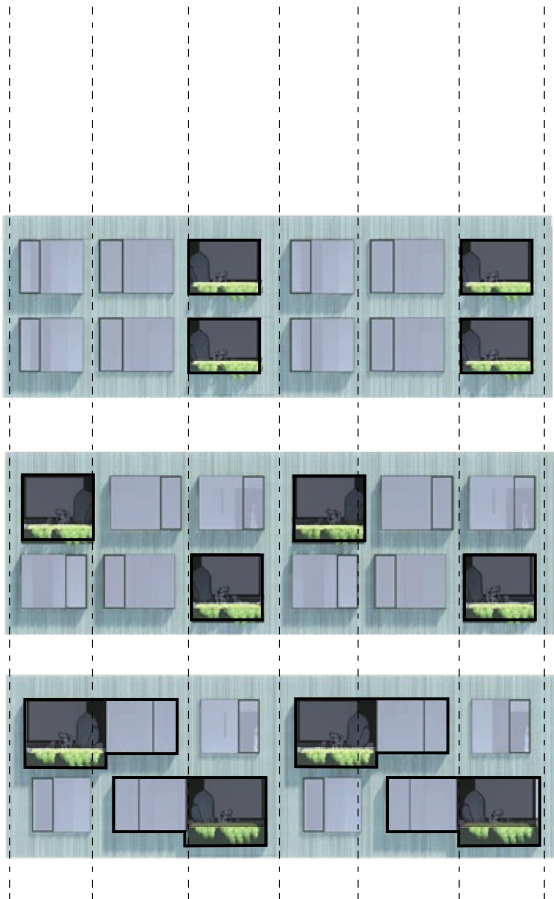
Proposed South Elevation

1. Context and Character

Facade Principles and Scale Relationships

The façade strategy learns from and incorporate the typology and scale of the fenestration of the context, to create a human scaled reference within the building. The context is comprised of a variety of housing types and scales, which in the street elevation create a dynamic mix of fenestration and façade relief. The overall composition is one of shifting linked together by the punched hole type and scale relationship.

As part of our design process we explored how these principles of composition could be overlayed with the floor plan design, to optimise the internal amenity, whilst creating the dynamic scale shift with the overall built form. Further strategies of expressing the balcony planter and the shroud, provide additional relief to the façade, and disturb any dominate reading of a grid, successfully tying in with the character and scale of the context



Study 01

Punched hole facade, following grid layout of plan

Study 02

Flipping balcony location, create shift in facade, maintain grid readability

Study 03

Join living room and balcony reading. Creates scale shift in facade and shuffling composition reflect the patterns of the context

A series of facades types have been developed which respond to their various plan and environmental conditions, following the same principles of punched hole apertures that shift to create human scaled references to the street, and avoid a dominate reading of a grid arrangement. The overall composition holds together as precinct that draws from the scalar references and typology of the street

Outboard balcony, protects apartments from north sun.

Scale shift to Manning street building, mimicking variation of the typical street elevation



Metal panels, provide relief and variation to the facade

Finner grain fenestration representative of the Samson Street







02

LANDSCAPE QUALITY

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context

1. Context and Character

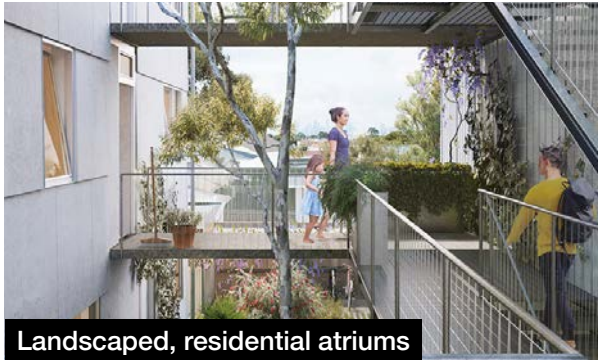
Responsive Material Palette

Set in the middle of the garden suburb of Mosman Park, the landscape has a central role in the design of the precinct. Implementation of both deep soil, and on-structure planting have lead the development of the floorplan configuration and facades design in order to set the project within the character and context of Mosman Park to create a strong connection with the outdoors for both visitors and residents.

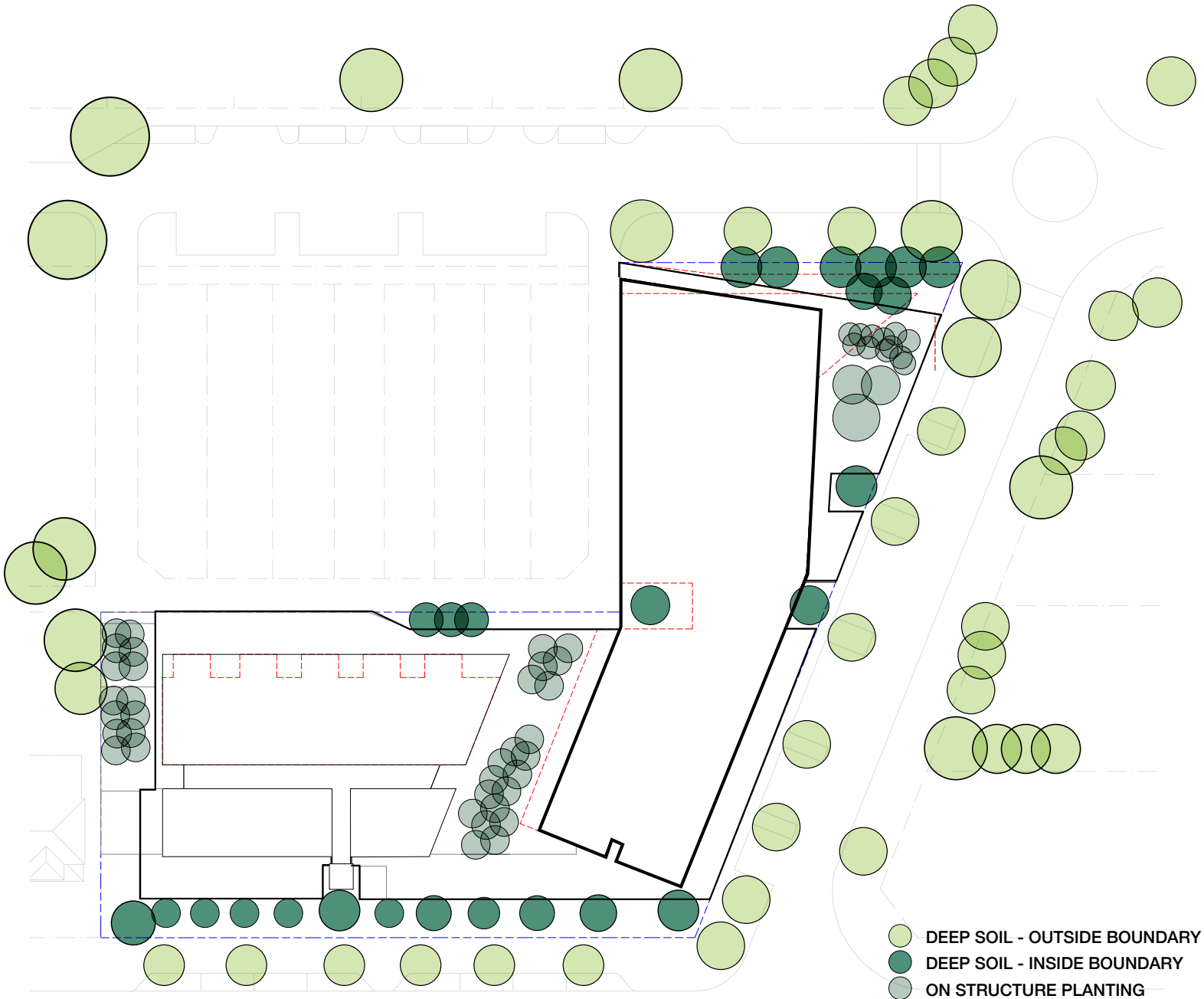
As a response to the existing urban condition, a green apron wraps the site, providing both transition and address at key points in the plan, binding together the distinct frontages

Large trees within the site boundary anchor points of entry and dwell spaces and contain the activity and energy of the street.

The facades have been designed to create a complimentary composition between organic and solid materials, where the organic provides relief and natural variation mimicking how landscape climbs its way up the cliffs of the river corridor. The planters provide residents with a strong connection with the outdoors, bringing vegetation into the dwellings.



An intensity of trees and planting frame the precinct with a layering of landscape vertically up the building, making use of building setbacks to create podium gardens and onstructure planting that emphasise the formal composition of the development and transition into the context

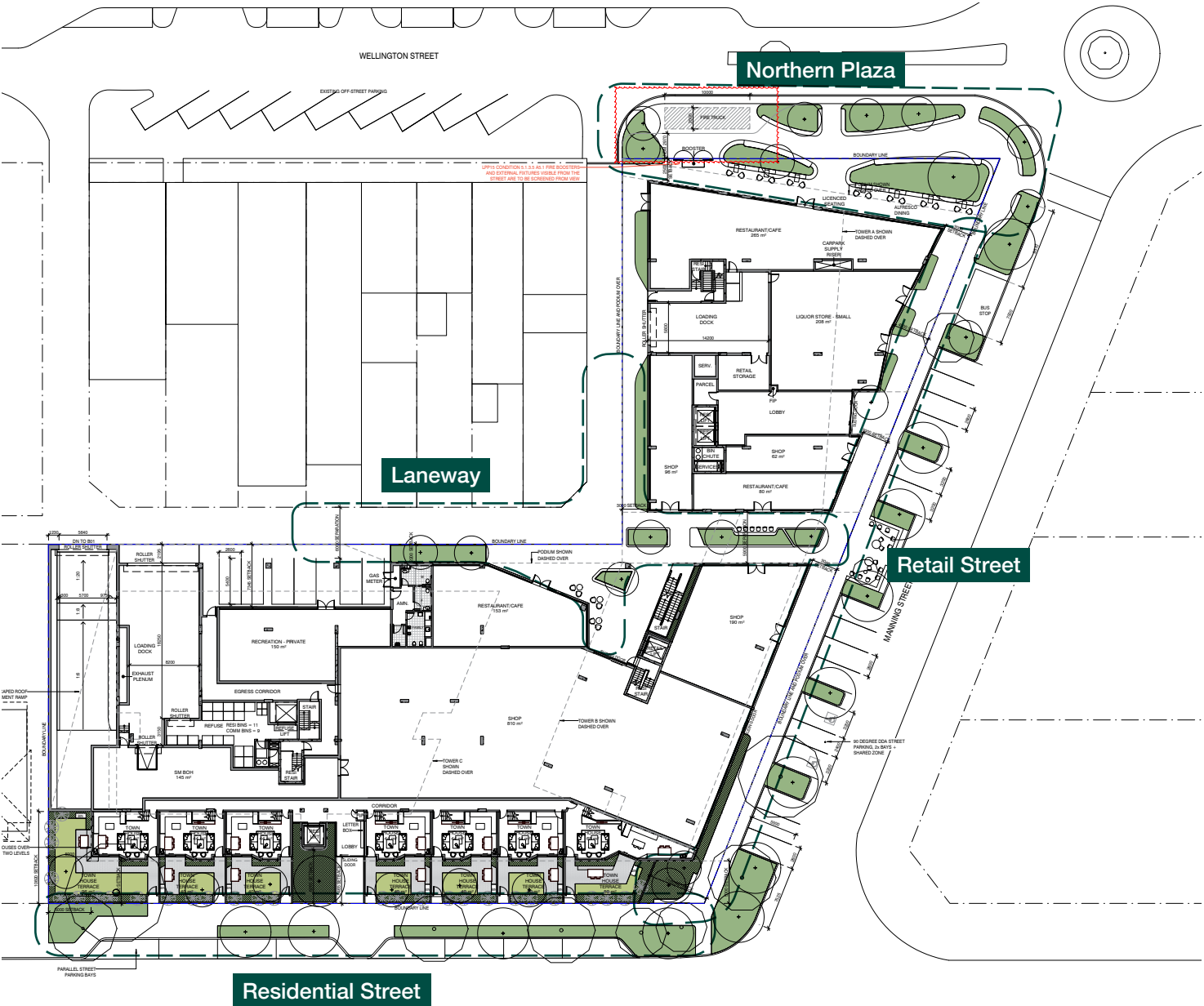


A series of different spaces and scales, with a variety of landscape conditions creating a varied public experience encouraging different forms of habitation and use and points of community focus.

Continuation of Samson Street planting typology, supporting character of the street

Landscape vertically up the facade through balcony planters, creating enhanced scale shifts and association with the cliff typology of the river corridor

Large street trees frame the public realm, with onstructure planting feathering built form to the street



03 BUILT FORM AND SCALE

GOOD DESIGN ENSURES THAT THE MASSING AND HEIGHT
OF A DEVELOPMENT IS APPROPRIATE TO ITS SETTING AND
SUCCESSFULLY NEGOTIATES BETWEEN EXISTING BUILT FORM
AND THE INTENDED FUTURE CHARACTER OF THE LOCAL AREA

3. Built Form and Scale

Built form Principles and Objectives

The built form vision and strategy has been to create a precinct that both provides an anchor and landmark for the suburb and compliment the surrounding context. In order to do so a series of principles have been developed to strengthen the relationship between context and the proposed building, to manage the scale shift from 1-2 storey dwellings. At the heart of this approach is tying into the sense of place and drawing lessons from the natural environment to inform the composition. The proposed development has large formal moves that bend and stretch away from the streets providing an overall dynamic composition of form that treats the proposal more as geography. These moves are balanced by a façade and material strategy that provide a scale shift and relationship with the context

1 Scale, Geography and Geometry

A focal point in the suburb that transitions and feathers itself into the context through a dynamic geometric composition that draws from the character of Mosman Parks geography



2 Material and Tonal Relationships

Material and tonal relationships that tie in and link with the both the built form and landscape context



3 Facade Expression and Scale

Building expression which has a typological relationship with the context to create human scale references and shifts within the overall composition



Complimentary composition of materials and tones balancing against the form of the Manning Street building. Building break provides penetration into Samson Street

Two storey Samson Street townhouses continue scale and character of the existing urban condition

Built form steps down to Samson street, with a recessed upper level and L1 to create a 2 level reading at the corner. Angled transition creates a soft transition

Fenestration draws from the scale and composition of the contextual typology

Recessed balconies and laneway portal provide relief and scale shift to built form

Bending of the form away from Manning Street, reduces mass and apparent length of the building on the street view corridors,



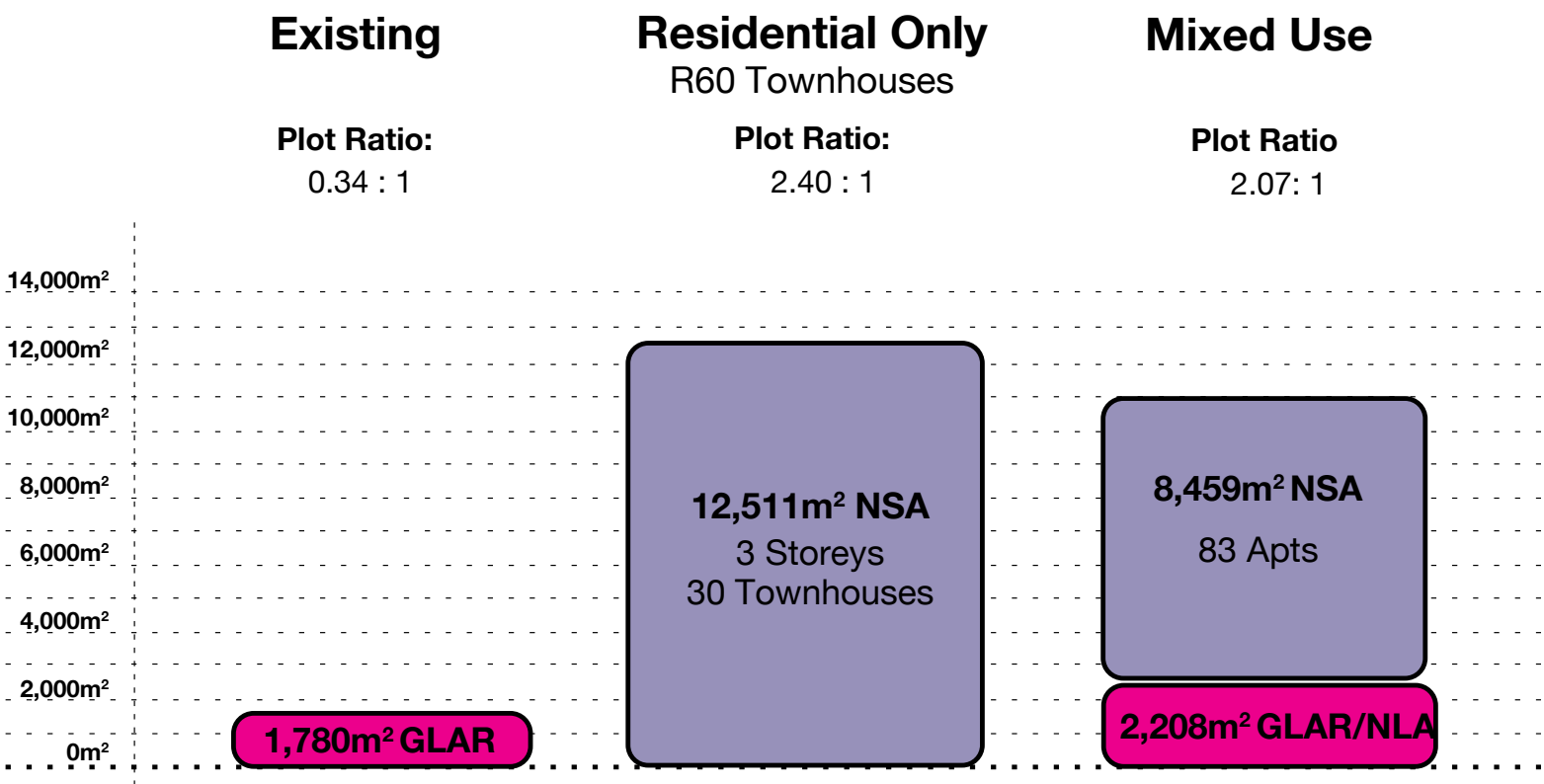
3. Built Form and Scale

Site Density and Opportunity

As outlined in the planning report, the area has a substantial housing demand. This site is one of a very limited number within the suburb that can assist in delivering the requirement, and by doing so alleviate the need to redevelop large parts of the suburban context.

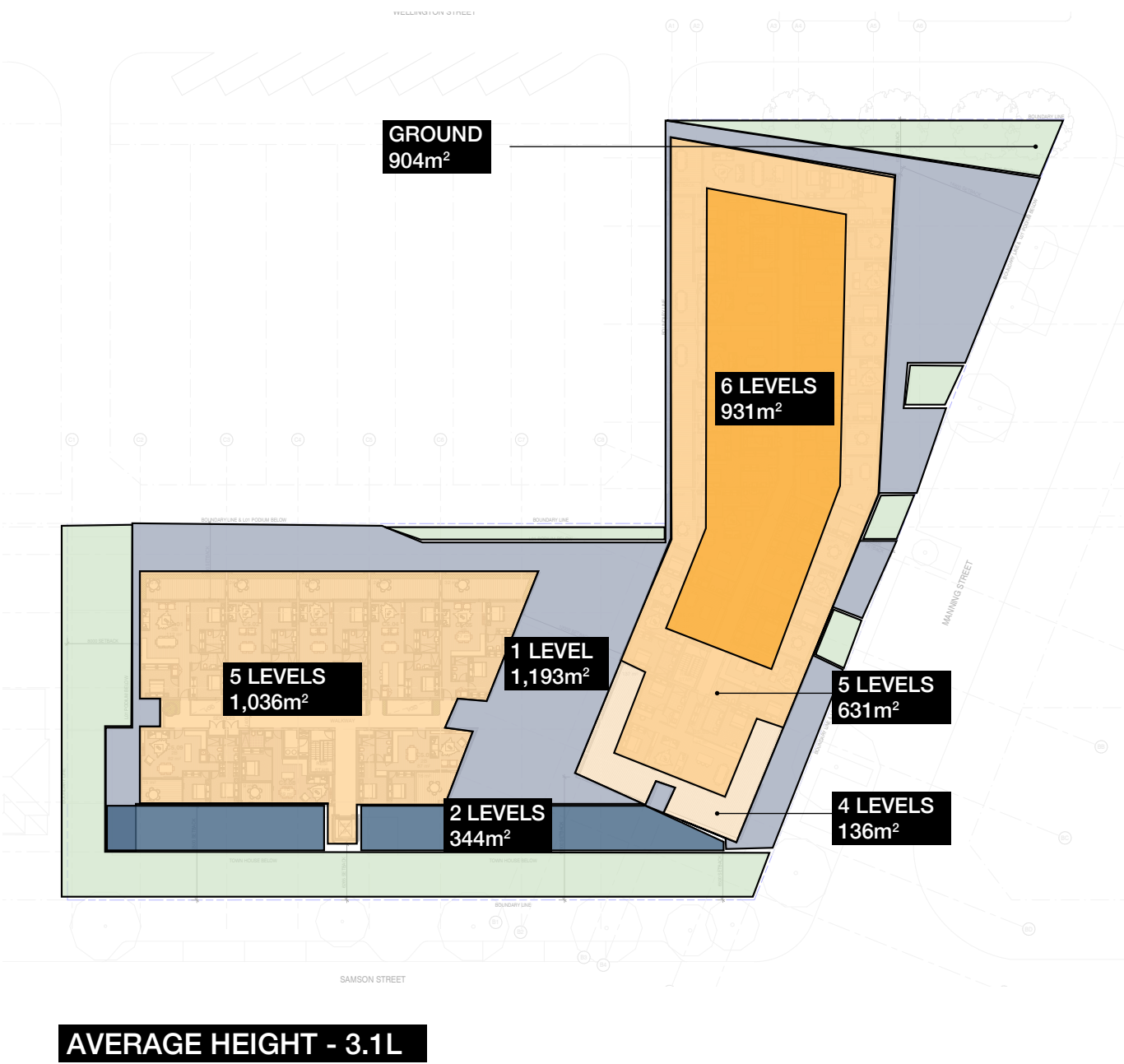
To understand the potential density of the site, we developed a parallel townhouse scheme to establish a benchmark target area. The density has been blended with increased retail and commercial amenity to support the precincts expanding civic role. The building has been developed through the established principles to ensure that it successfully negotiates with the existing built form.

The adoption of apartments instead of townhouses enables for the site to deliver as much of the housing demand as possible along with the retail amenity



As part of the precinct development, an average of 3L across the site was adopted to facilitate a successful relationship with the surrounding context.

The mass has been developed and distributed through a combination of large setbacks and scale transitions to negotiate the relationship with the context and built form relief, in order to create a liveable precinct and maintain the density opportunity of the site



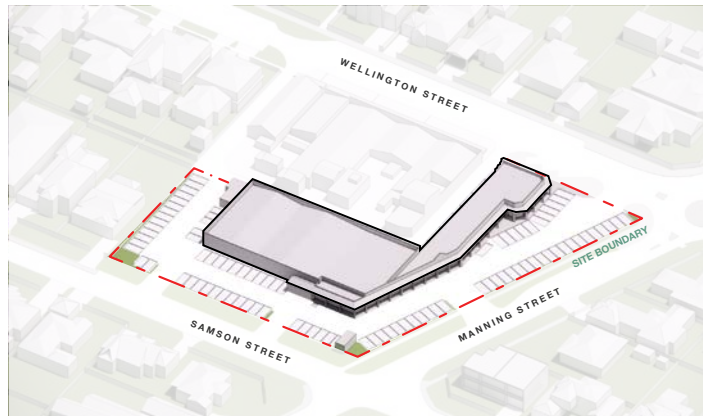
3. Built Form and Scale

Built form Development

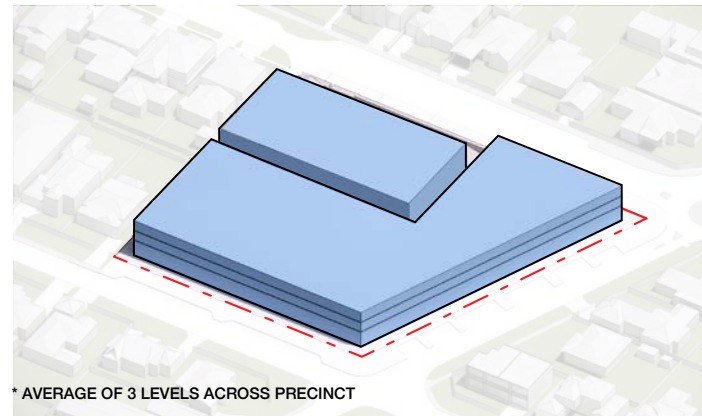
The built form development is a balance of

- Negotiation and transition with the context, and
- The ground plane and public amenity strategy, which have in partnership shaped the distribution of the building envelopes. The follow sequence outlines the process of the development.

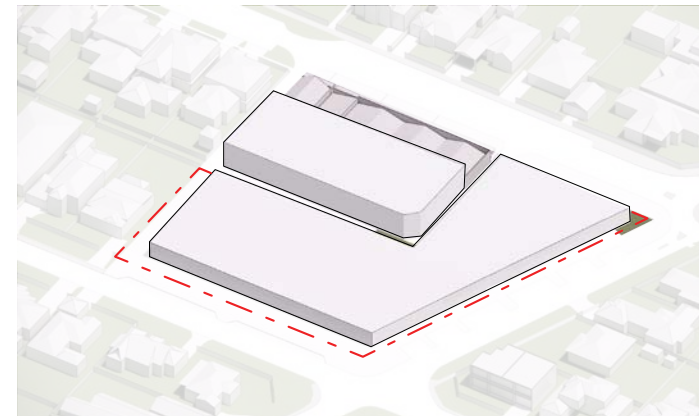
Existing condition



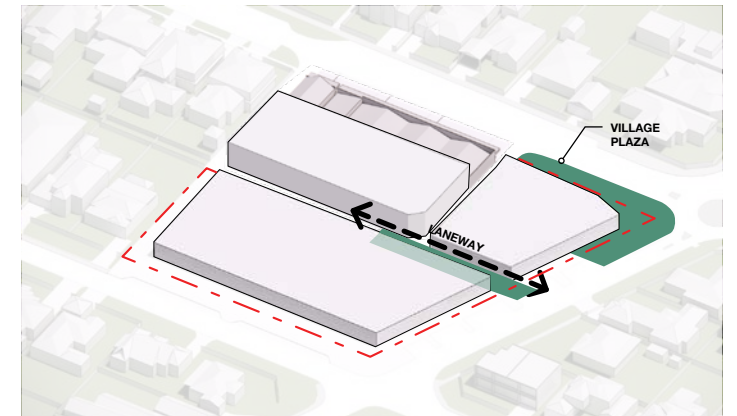
Existing LDP



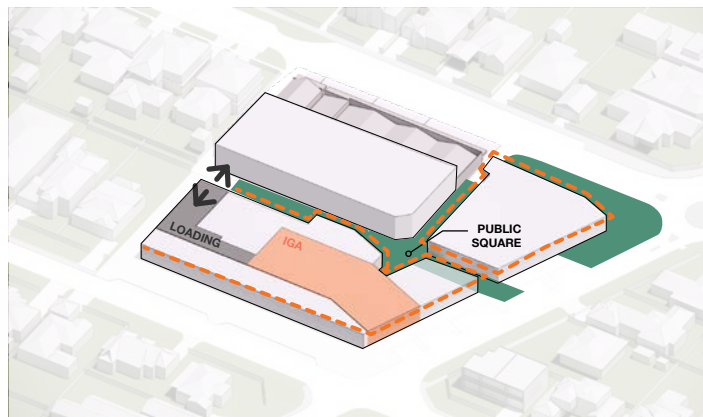
01 Existing LDP ground plane



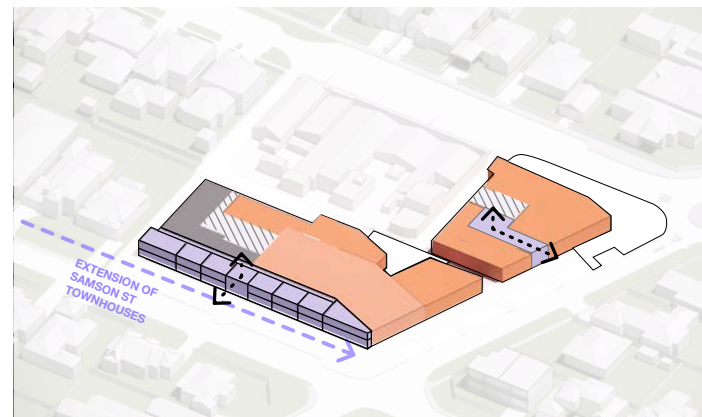
02 Public realm connections & spaces



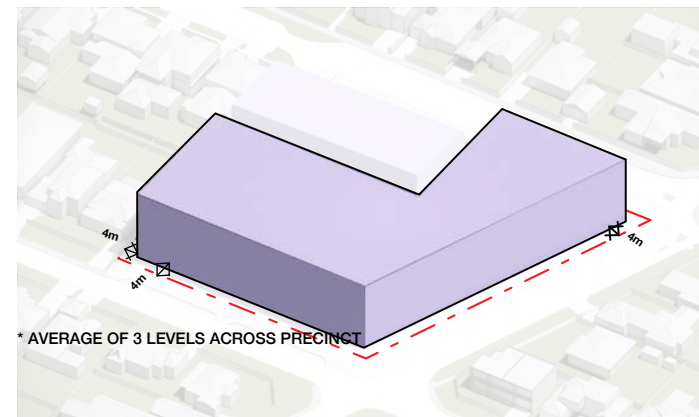
03 Locating IGA, maximising habitable frontage, expanding public realm



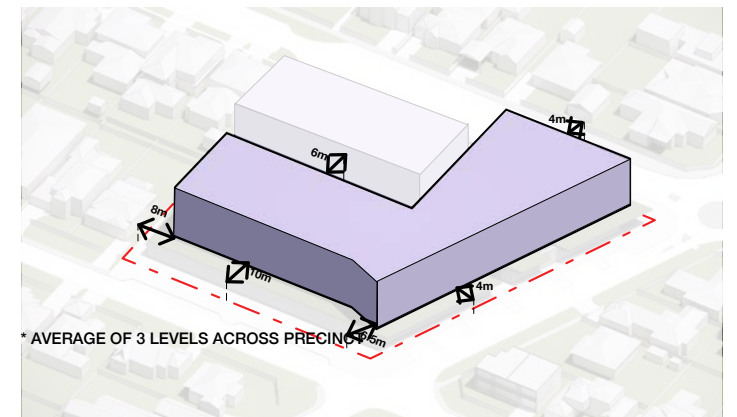
04 Residential and retail interfaces to support character of streets



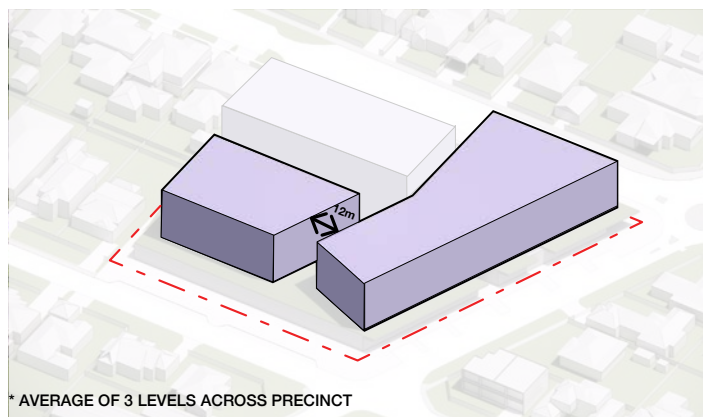
05 Development envelope



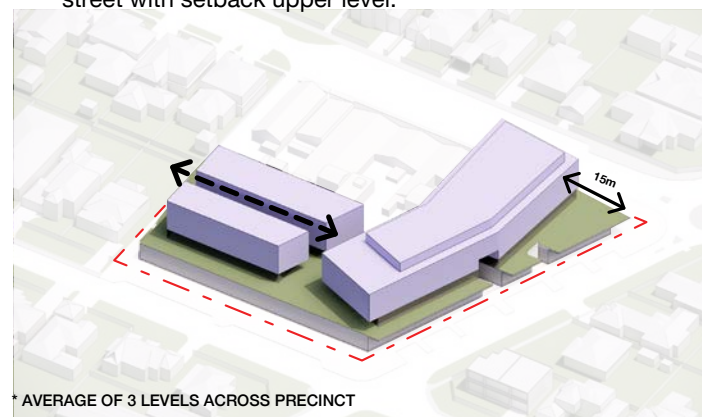
06 Increasing setbacks to improve siting, articulation, shadow impact and relationship with context



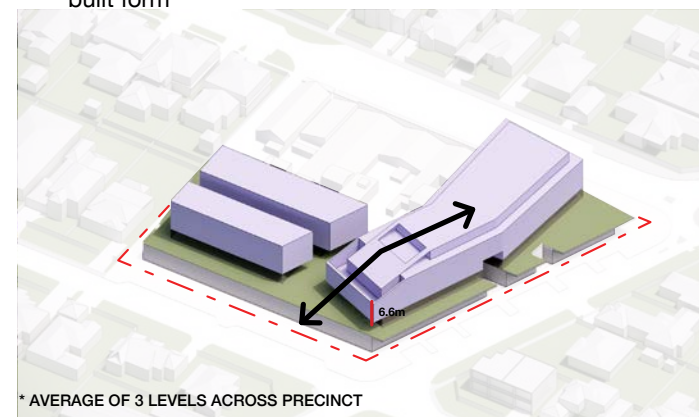
07 Breaking envelope into two buildings responding to contextual view corridors and ground floor programme



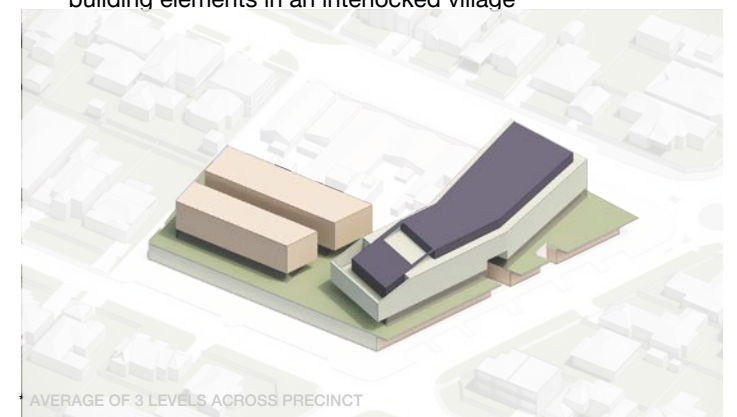
08 Bending mass away from Manning Street, following form of existing retail, providing relief and transition to the street with setback upper level.



09 Folding mass down to Samson street and creating a gasket at L1 to create 2 level registration at intersection, softening built form



10 Material definition, creating a composition drawing from the geography, and that creates legibility between the various building elements in an interlocked village



3. Built Form and Scale

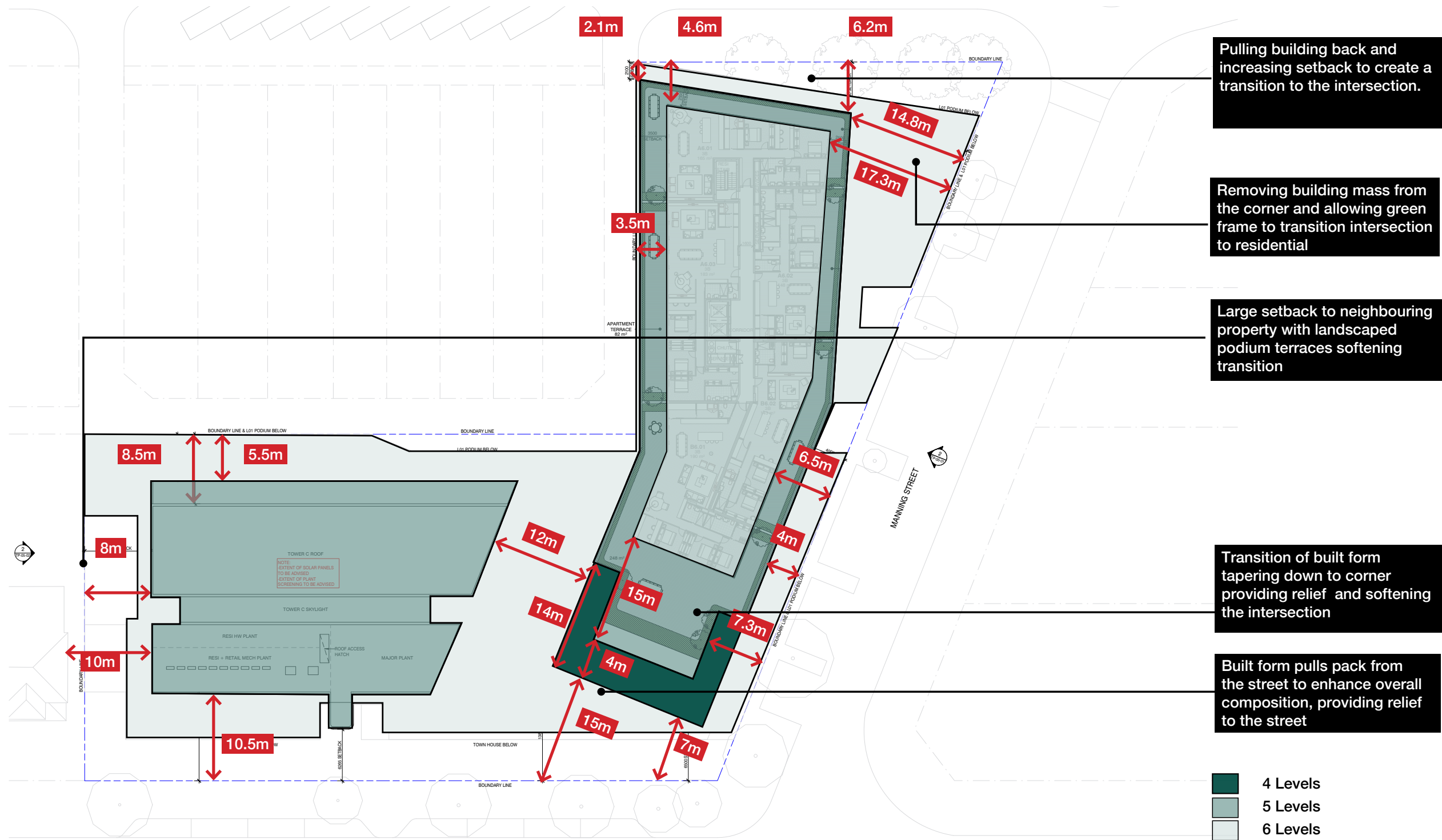
Setbacks, Transition and Facade Registration

The guiding principles behind the proposed design has been to develop
A functional ground plane which gives back to the community increased amenity by freeing it from multiple cores, lobbies and loading zones.
Maximise the amenity and liveability within the apartments
And settle within the urban fabric as a focal building that transitions into the surrounding context.

The building bends and folds from and to the street at various points in the plan to provide relief and scale, and enhance a dynamic arrangement that moves and shifts as people pass through and as the suns position tracks its course through the day, creating light,

shadow and reflective change. A persons experience of the building is never static or prosaic, mimicking the way people experience the geography and movement of the river corridor.

Central to the design development was to create scale reference in the built form to the context through the façade registration. Using negatives and recesses in the façade to do so. The development responds to the scale of the street forming a platform for the buildings over, whose scale relates to that of the existing urban condition.

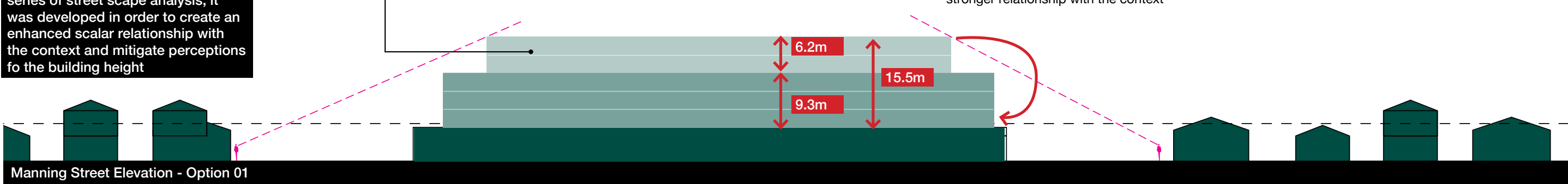


Built Form Development

The process began with a typical tired, ziggurat form. Through a series of street scape analysis, it was developed in order to create an enhanced scalar relationship with the context and mitigate perceptions for the building height

Two level upper element increase awareness and perceptions of height in the street.

Top level shuffled to L1 one and used as a gasket separating the primary facade registration simplifying the building elements and creating a stronger relationship with the context



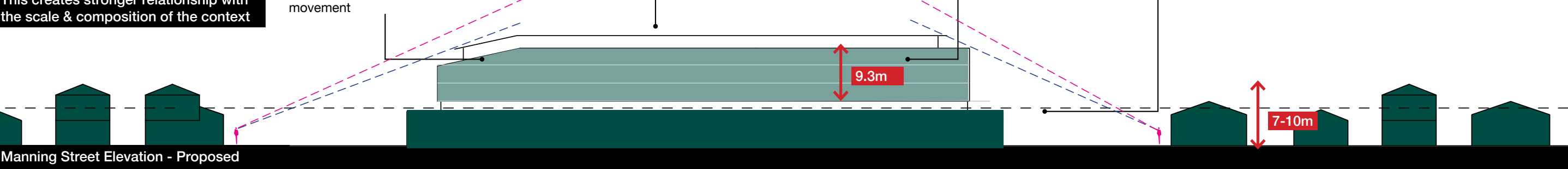
Simplification of the building form into 2 positive facade registrations, separated by negative gasket level and top level. This creates stronger relationship with the scale & composition of the context

Building tapers to intersection with two level reading at corner, positively relating to the context and providing built form relief and movement

Top level reads as a lightweight recessive element reducing perception of height

The height of the upper form registers with the scale of the neighbouring 2 storey house, creating a relatable scale

Podium is of the scale of the street and materially ties in with its context

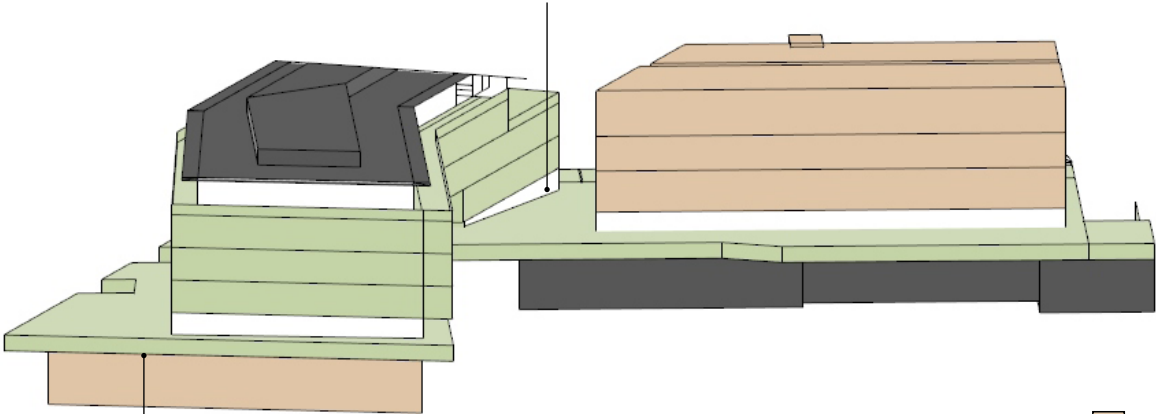
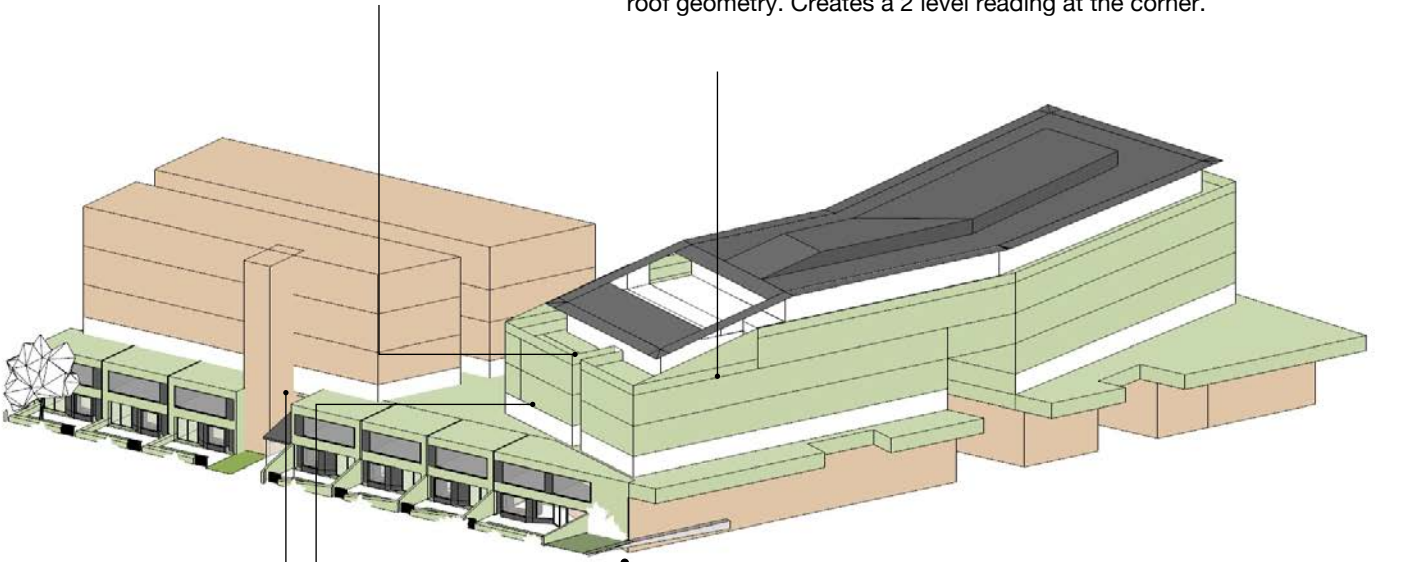


Massing & Facade Strategy

Upper levels setback to mitigate height to the surrounding streets

Building tapers to corner, creating a dynamic form resembling that of the geography and the surrounding roof geometry. Creates a 2 level reading at the corner.

Tapering building form and setback upper levels compliments composition with Samson Street Building, creating a relationship that reflects the built form condition of the street, different height homes sit next to each other



Facade expression broken into 2 primary elements, street and upper, utilising negative levels at L1 and L6 to register separation. Scale references the surrounding context.

Facade expression changes from townhouses to retail, registering change of use and type of street interaction

Setback of building form creates human scaled engagement with roundabout intersection

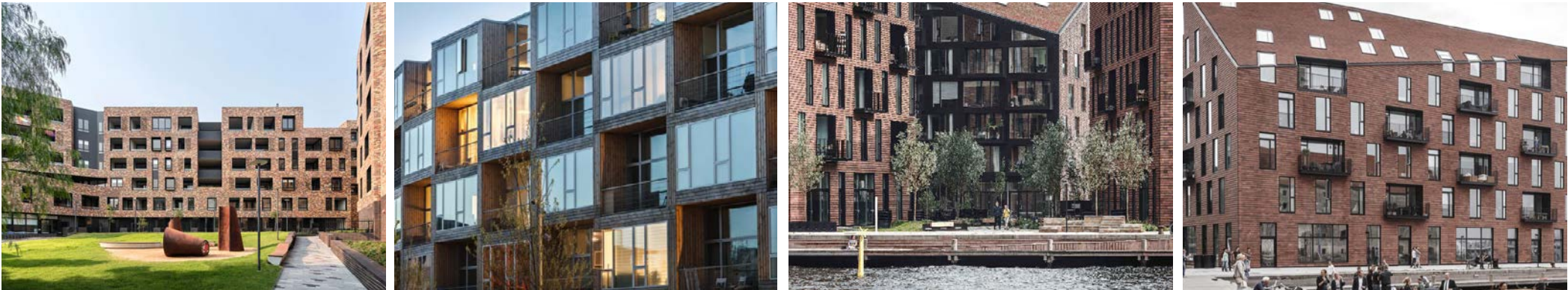
- Red / Blonde Brick
- Concrete
- Dark Brick & Metal
- Glass Gasket

3. Built Form and Scale

Street Relationship

The buildings create a varied street experience with the macro moves of the built form softening the transition to the context and the façade, creating scalar relationship to surrounding dwellings.

The façade create a series of configurations that enhance the composition and give the buildings a strong floor by floor reading, through the alternation of the floorplans and fenestration. This creates scale shifts that reduce the perception of the mass, strengthening the relationship of scale to the neighbouring properties. Recess and breaks in the facade enhance the dynamic reading of the building giving it a lightness and key visual anchors, learning from the composition of the cliffs of the river corridor.

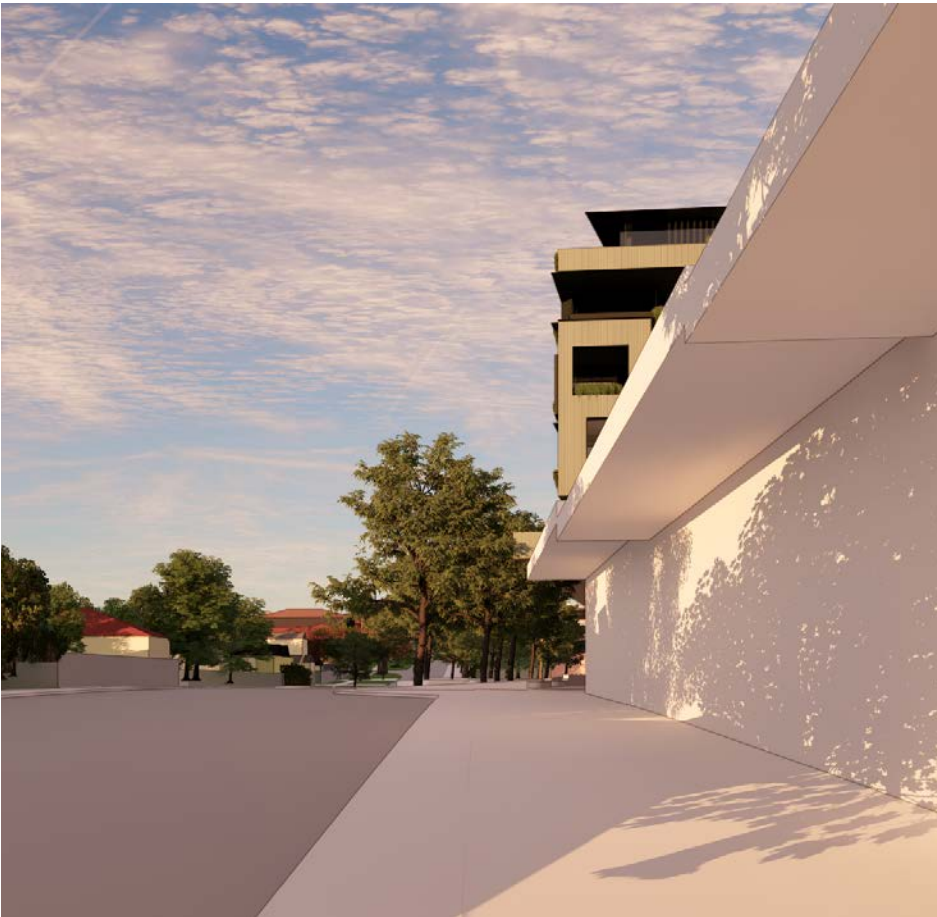


1.



Townhouses hold the street continuing the urban condition of Samson Street. The front fences register the modulation of the dwellings. Samson Street building sits as the background, with views through the tree canopy. The facade and floor plan shift to create a dynamic floor by floor reading.

2.



Peeling the North Elevation away from the street creates a thin edge reading when approaching from the existing Wellington Street shops, with a 3 level reading of the building form

3.



The bend in theManning Street building follows the existing retail footprint, transitioning to the intersection, reducing the perception in building length. The green frame to corner creates anchor point, feathering to surrounding context

4.



Building folding down to Samson Street transitions to street and reflects the predominate roof condition of the urban context. Scale transition to townhouses of Samson Street

5.



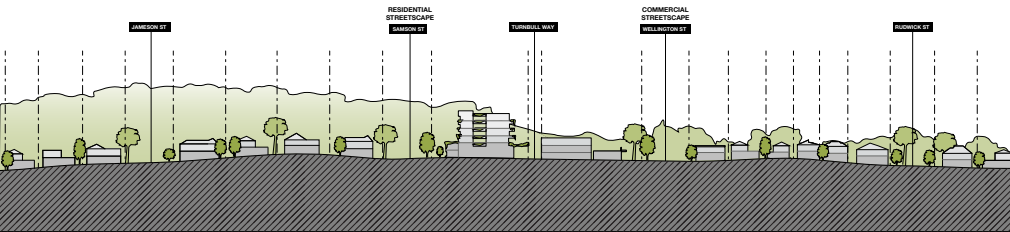
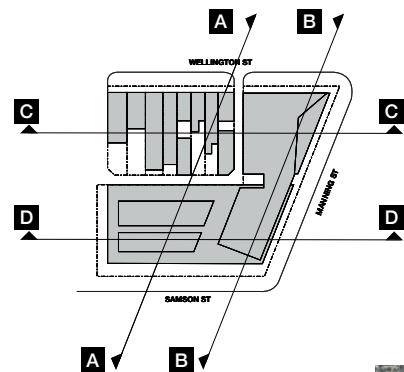
2 Level reading of building to the street above the podium. Folding building down softens transition. Bend in the building reduces the building mass to Manning Street, with recessed upper levels. Facade expression creates scale shift and dynamic reading of form with shifting balcony recess location creating relief to depth of facade



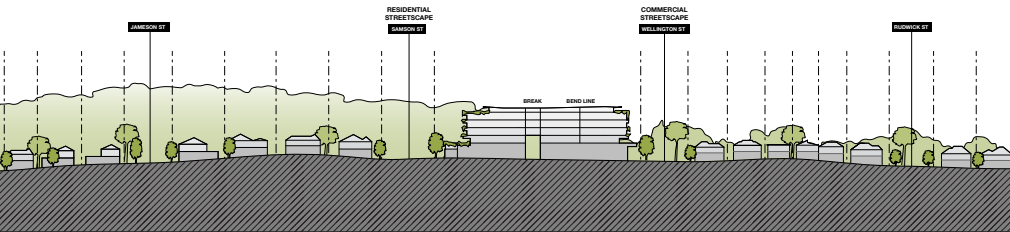
3. Built Form and Scale

Suburb View Corridor Analysis

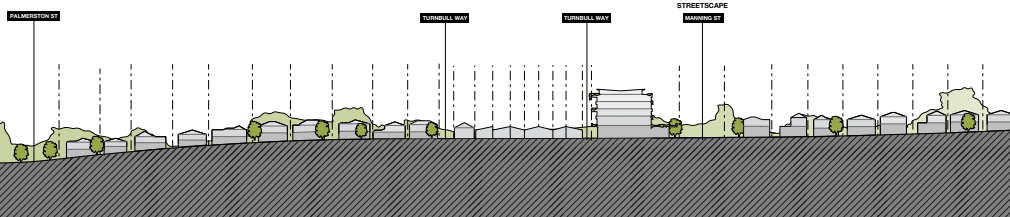
To understand the developments impact on the urban context, a macro view analysis was undertaken, looking at the design in the middle and far distant view corridors. The analysis illustrates how the buildings come in and out of view, blending in with the existing urban typology and supporting the character of the streets, whilst gently marking the precinct within the suburb, through glimpses between the tree canopy and existing built form context



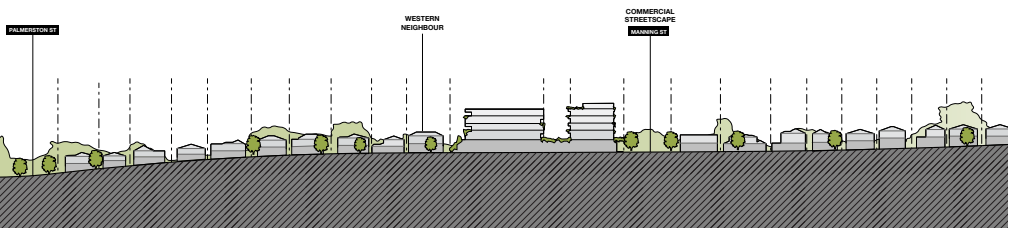
Suburb Section - A



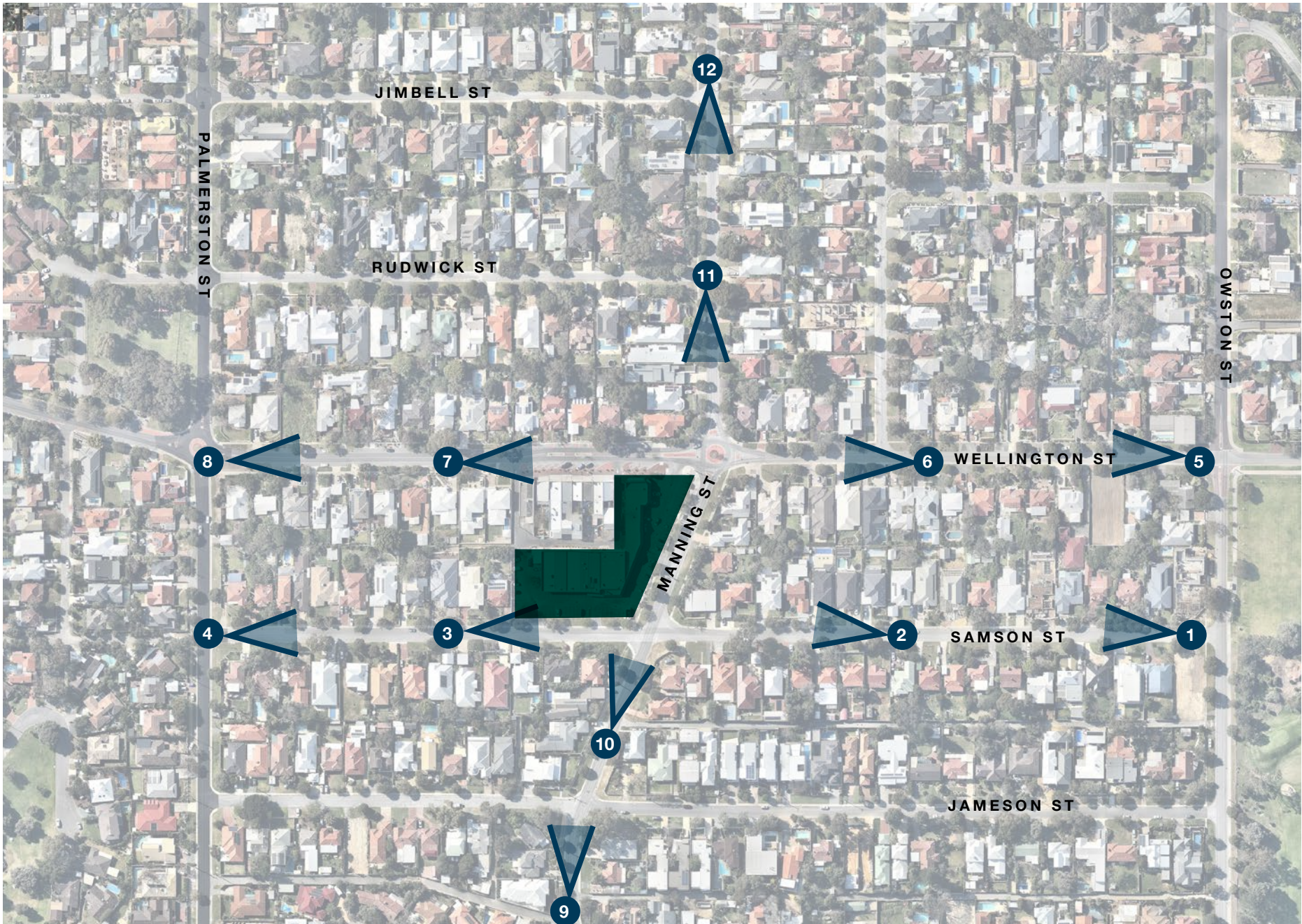
Suburb Section - B



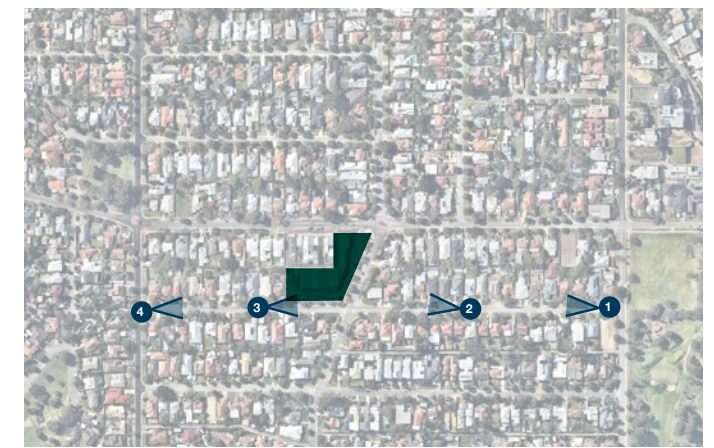
Suburb Section - C



Suburb Section - D



The buildings gently come in and out of view as you travel along the streets, falling behind the existing and proposed street trees and built form, supporting the existing urban condition. The glimpses of the building signal the civic node that the site is.



3. Built Form and Scale

Suburb View Corridor Analysis

Along the Wellington Street view corridor, the topographical changes create varied glimpses of the site, as it appears either slightly above or below the tree canopy and existing houses. The shifting facade fenestration and materiality, responds to the eclectic mix of tones and housing stock of the urban condition



05 - Wellington Street Looking East



06 - Wellington Street Looking East

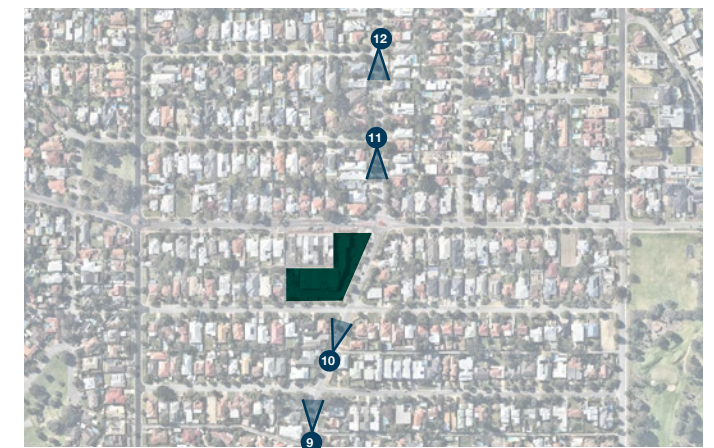


07 - Wellington Street Looking West



08 - Wellington Street Looking West

The changing alignment and topography of Samson street reveal different elements of the buildings as you travel along it, with the bending of the form to the intersection in image 10 striking a strong typological relationship with the roofs of the context and softens the transition to the civic centre.



09 - Manning Street Looking North



10 - Manning Street Looking North



11 - Manning Street Looking South



12- Manning Street Looking South

04 **Functionality and Build Quality**

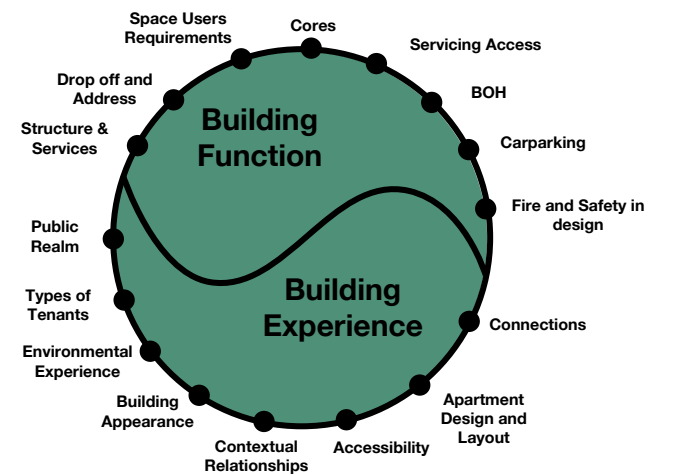
Good design meets the needs of the users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle

4. Functionality and Build Quality

The Mixed Used Ground Plane

Historically in mixed use developments there was a dominance of one use over the other, being either residential or retail, which typically resulted in a side by side approach. This outcome is not only area intensive for the same outcome but limits the capacity of a site to host public life and activity, and is unsustainable in terms of site area, with doubling of infrastructure ultimately resulting in the dilution of social interaction.

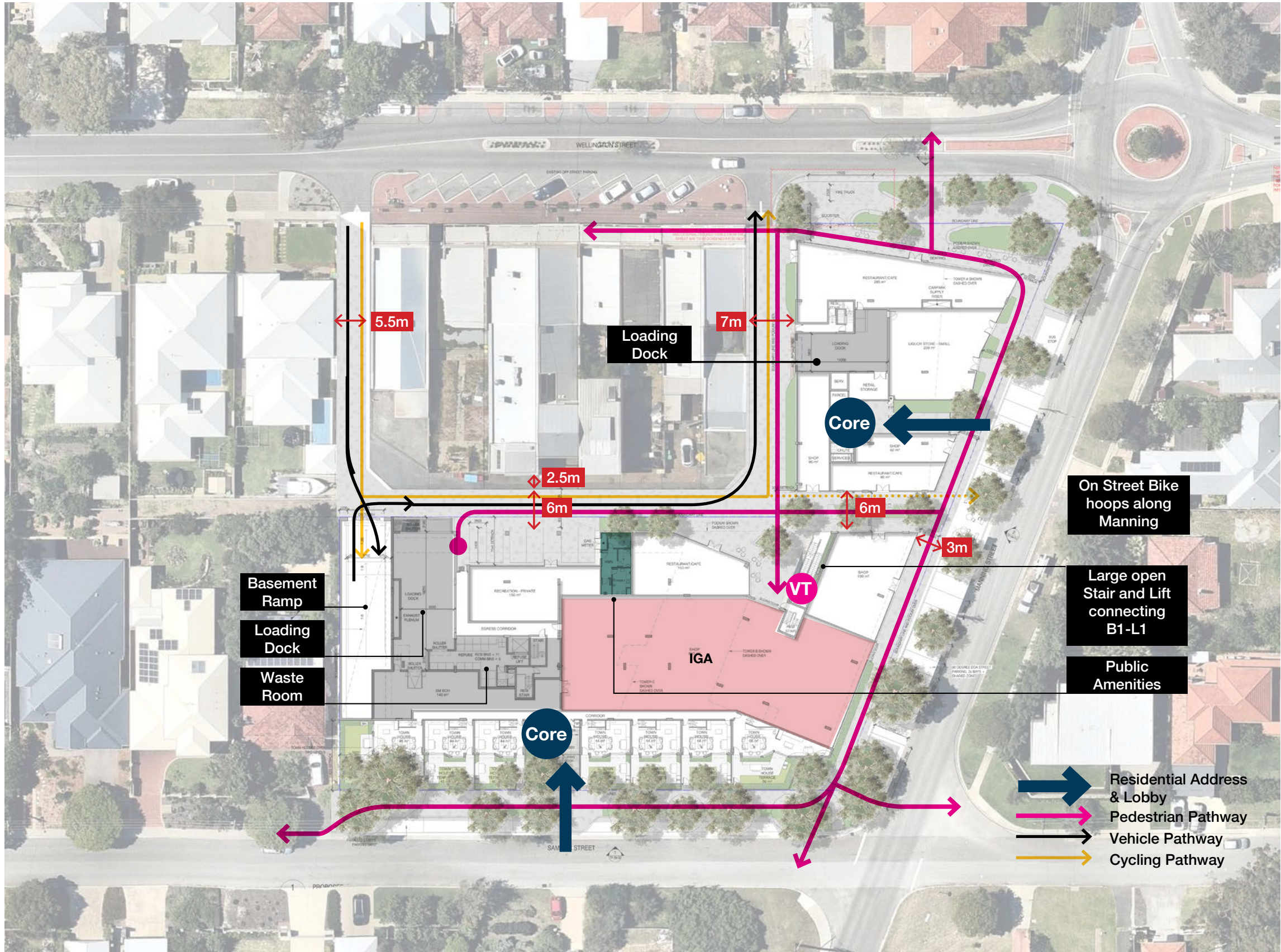
This development pushes towards the future of mixed use developments whereby there is a balancing of priorities which exploit flexibilities within the parameters of typology to create a successful and relevant precinct for today and the future.



Functions such as loading and building services strategies, core, large scale tenants, waste and fire are balanced against items such as public interface, edge treatments, arrival experience, local business and contextual relationships, which together form the complexity that give rise to a development outcome. The parameters by which decisions are made, don't happen through a single lens but through multiple to achieve a balanced outcome that provides significant public benefit and amenity for the life of the development.

Principally this development is creating a neighbourhood hub, using all frontages for active use and minimise BOH operations and cores on the ground to enable a healthy and great place for the residents of Mosman Park to congregate. The residential cores and lobbies, which typically dominate the ground plane, with an expanse of privatised amenities, have small touch points on the ground, that blend into the formation of the street and public experience and strengthen the connection with the public amenity which is the true amenity of the residences.

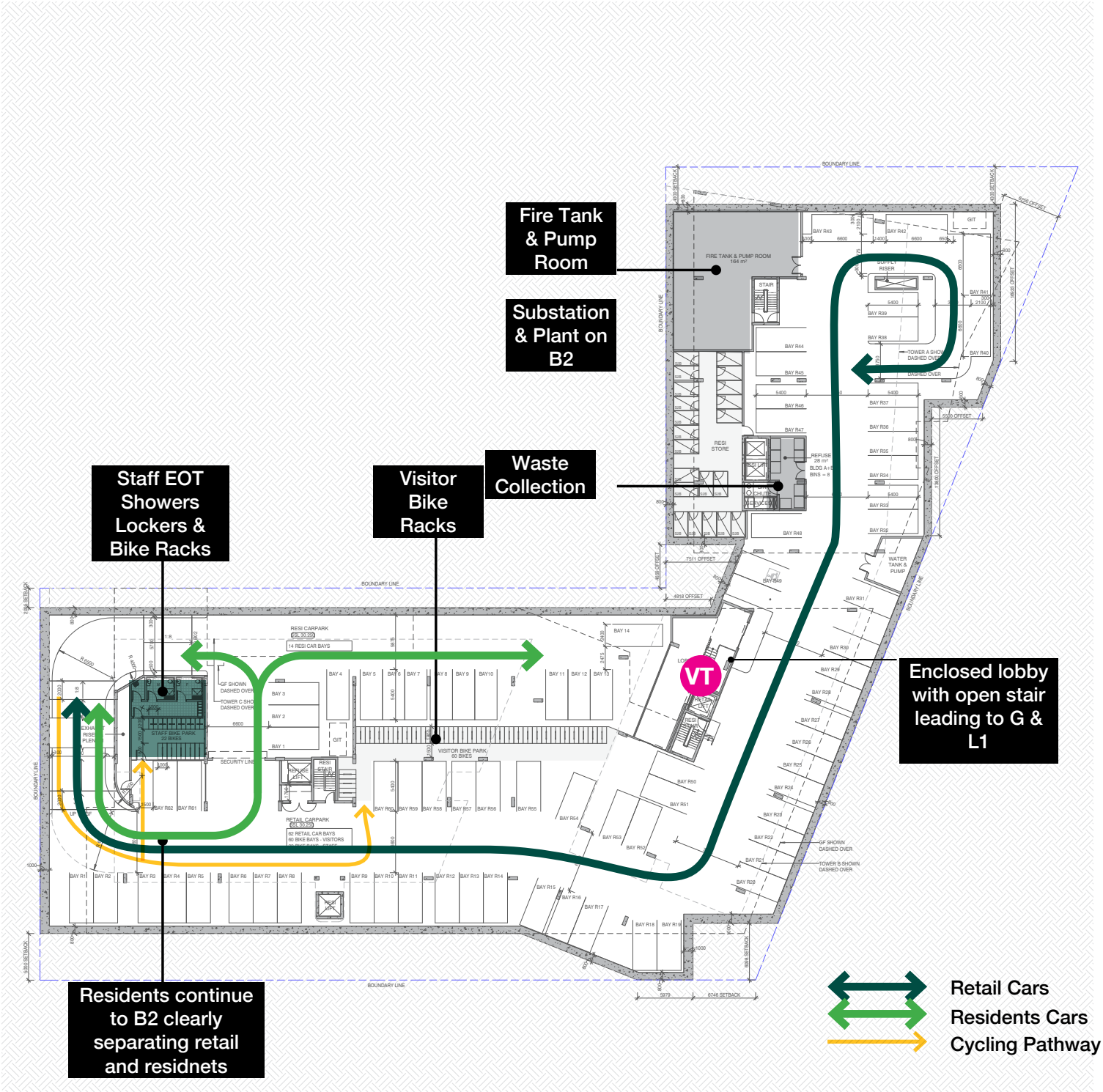
The plan puts the pedestrian experience first and manages the non public uses throughout the 3Dimensional cross section of the building to ensure the long term functionality of the precinct.



The basement's houses much of the precinct plant and servicing requirements. Typically located on the ground floor, these uses have been placed here to allow maximum useability and habitation of the ground and public realm. Waste for the Manning Street building is collected in B1 and transferred to a hoist to a centralised waste collection and alleviate the need to transfer waste through the public realm on ground and freely up ground floor space for active use.

The laneway is a new space for the area, which previously was an unsafe, underutilised Way for servicing. the transformation of this space into a new shared zone providing activity and retail frontage, along with passive surveillance is a transformational objective for the urban fabric of Mosman Park.

The laneway has be designed to safely accommodate both vehicles and pedestrians incorporating planter which double as seating for serendipitous encounters. The upgrade further enlists the Wellington Street shops to utilise the rears of their properties to engage the space, which has been greatly supported by the current operators



4. Functionality and Build Quality

Residences Designed to Last

The floorplate design has been thoroughly developed to maximise views and internal amenity for the residences, effectively balancing the function and structural requirements of the building.

The Structural bays and apartment subdivision has been coordinated carefully with the basement carpark eliminating internal columns in apartments providing ultimate fitout flexibility for the residents.

A variety of apartment types and configurations provide the development with a range of choices for owners, and types of residents creating a rich social environment. All of which Contribute to the ongoing live ability of the buildings for their life span



Apartment Design

- Light filled & naturally ventilated apartments with panoramic glazing to living spaces and bedrooms, providing privacy and great daylight amenity
- 2.7m High ceilings, with larger terraces which flow from the living space, allowing for the living space to expand on weather permitting days.
- Integrated reticulated balcony planters providing biophilia to the apartments
- Large and generously apportioned spaces for long term owner occupiers and those wanting to downsize but remain in Mosman Park with a long
- Range of 1, 2 and 3 bed apartments suiting a range of occupants
- The benefit of being part of a mixed use development with substantial retail and public amenity at your doorstep



4. Functionality and Build Quality

Material Palette

A robust and durable selection of materials have been designed that will endure for and relate to the context for the life span of the buildings. The composition of the materials give the building a softness, drawing from the tones, character and language of the suburb.



Fluted concrete with copper oxide paint wash blending into tones of Mosman Park



Brick referencing tones and context building fabric



Brick and timber to retail frontages



Steel highlights and detailing

05 Sustainability

Good design optimises the sustainability of the built environment, delivering postival, environmental, social and economic outcomes

4. Sustainability

A Holistic Approach

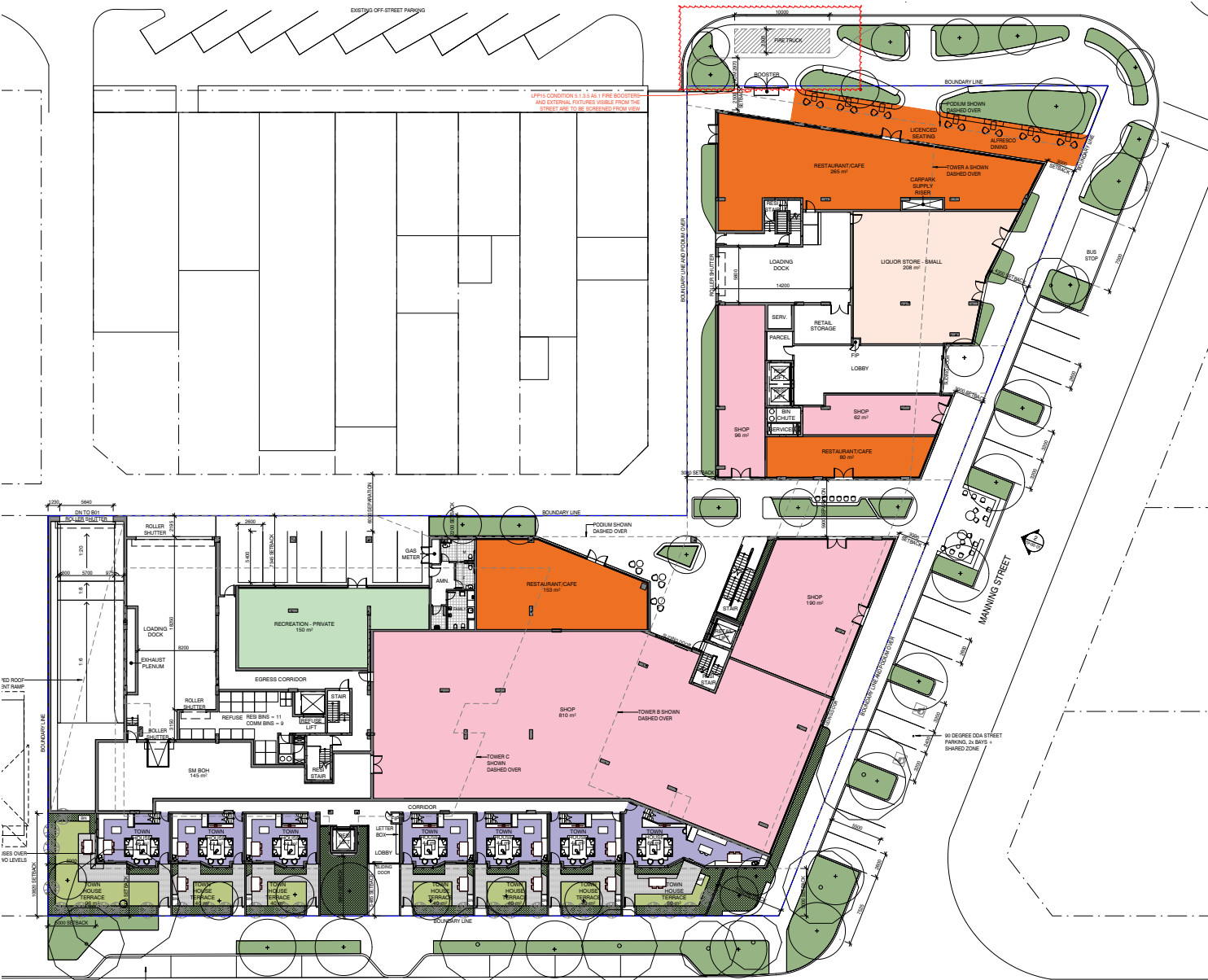
Sustainability is integrated into the first principles of the design taking a holistic to create a positive environmental outcome, including

- Passive and active design,
- Social and economic sustainability,
- And appropriate densification of a key development site reducing the need to expand the cities growth boundary or demolish large swathes of the existing building stock,

Social and Economic

The ground plane creates a critical mass of retail spaces, fronting onto the street which are anchored by IGA and the residential population over. These spaces are partnered with

generous public realm that allow for people to congregate and dwell in various sizes as part of the daily rituals life, fostering the social fabric of the suburb



Floorplate and passive design principles

Floorplates have been designed to maximise cross ventilation and dual aspect apartments. As well as utilising balcony configurations to protect dwellings from hot north and westerly sun and allow for greater sunlight penetration on the south and south east facing apartments. Opportunity to naturally ventilate the corridor in L1 & 2

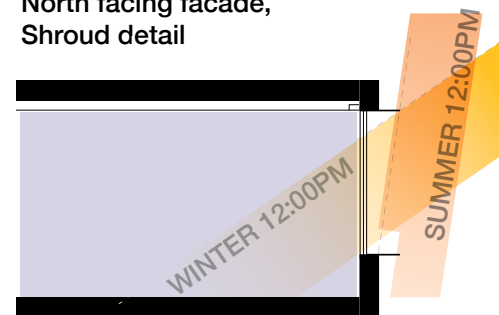


Facade Design, Materiality Landscape

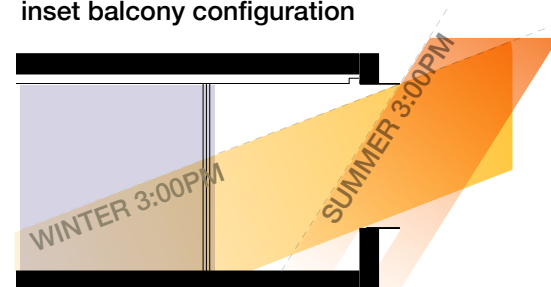
The facades incorporate an upstand with a projecting shroud around the window frames to maximise winter sun penetration and minimise hot summer sun. Outboard balconies protect apartments with northern and western aspect.



North facing facade,
Shroud detail

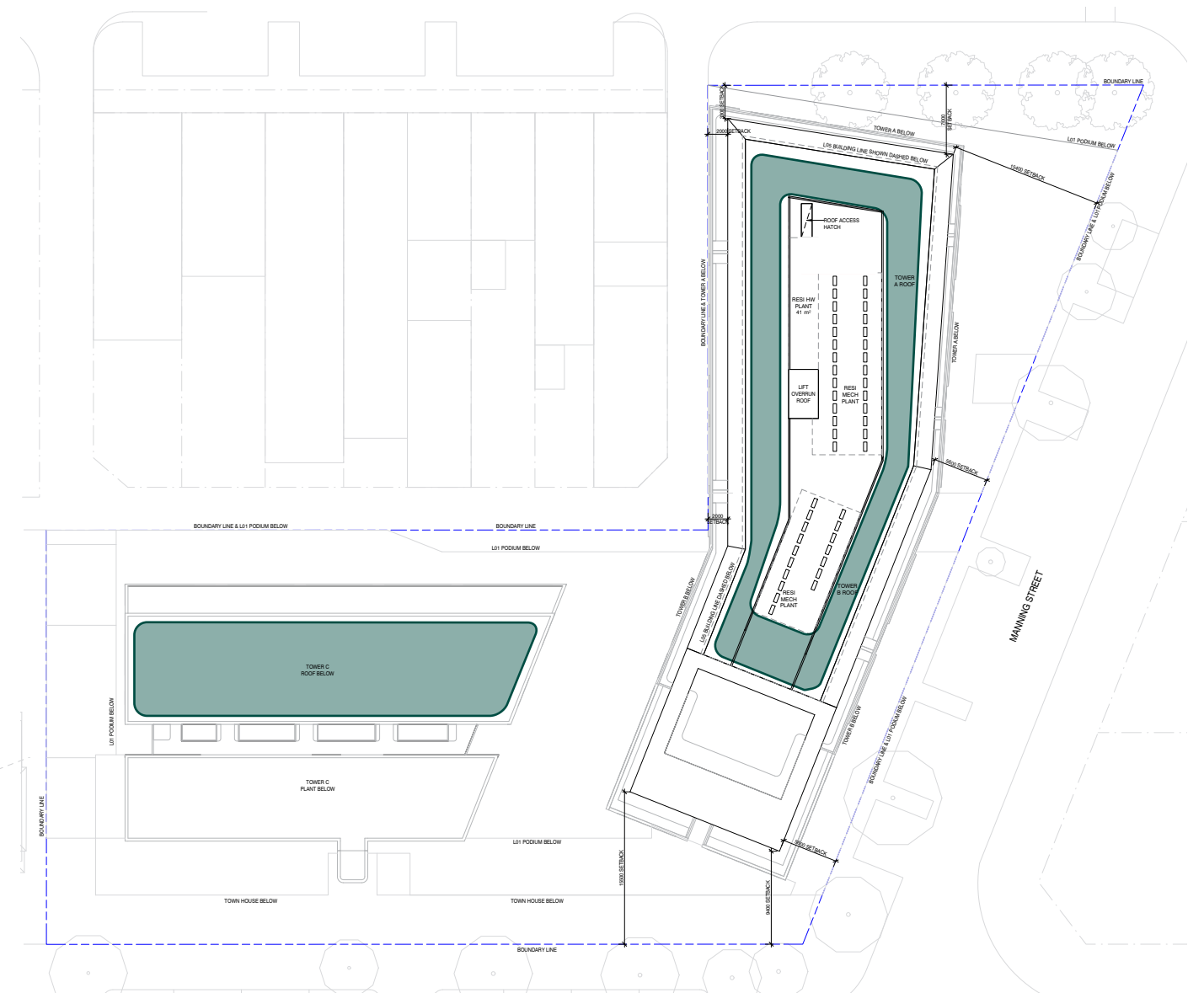


North & West facing facade,
inset balcony configuration



PV Solar & Power Sharing

Large solar arrays to roof areas, providing power to both retail and residential, maximising consumption of sustainable energy during the peak of the day.



06 **Amenity**

Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy

6. Amenity

Public and Private

The design has created generous amenity both for visitors to and residents of the precinct through a considered process of iteration and development, that has yielded an outcome which balances and enhances the experience of all user groups

Ground Plane & Landscape

Active ground floor tenancies with weather protected spaces enable year round utilisation of the precinct, with a considered tenant profile curated to suits the needs of the community



Floorplate design

Maximises passive solutions to increase the comfort of the dwellings and reduce energy demand.
A wide range of apartment types bringing together a rich cross section of residents.

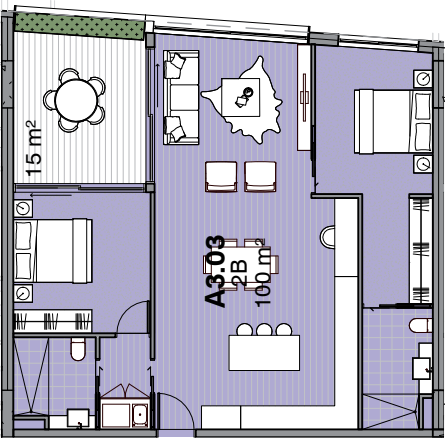
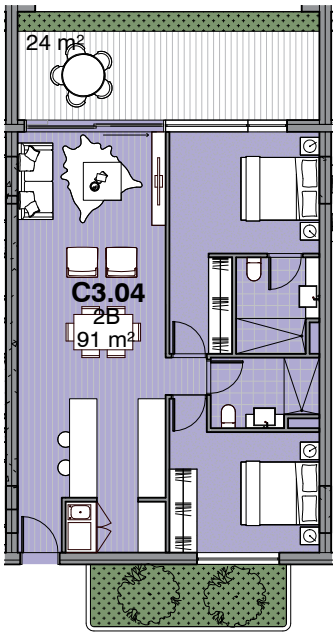


Apartment design

Generous spaces that have been planned to maximise comfort and usability of the dwellings. Residences finished to a high standard, utilising materials that promote light and life and a connection to the character of Mosman park

Balcony arrangements have been designed to enhance the relationship with the interior to create a flow of spaces when in use, expanding on the living space of the dwellings.

Landscape is integrated into all apartments through balcony planters creating a strong connection with the outdoors central to the Mosman Park character and lifestyle



07

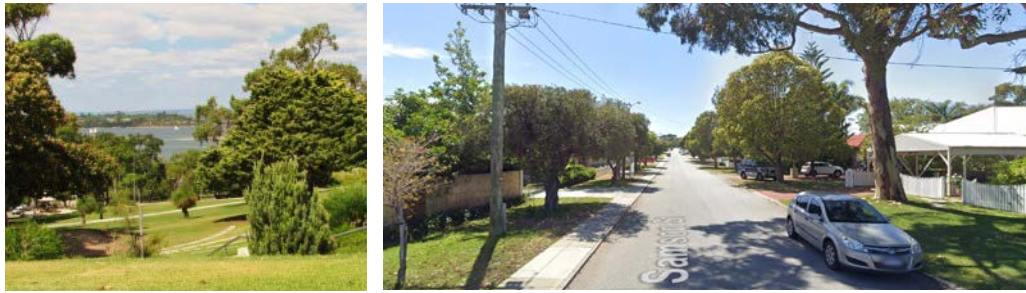
Legibility

Good design results in the buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around

7. Legibility

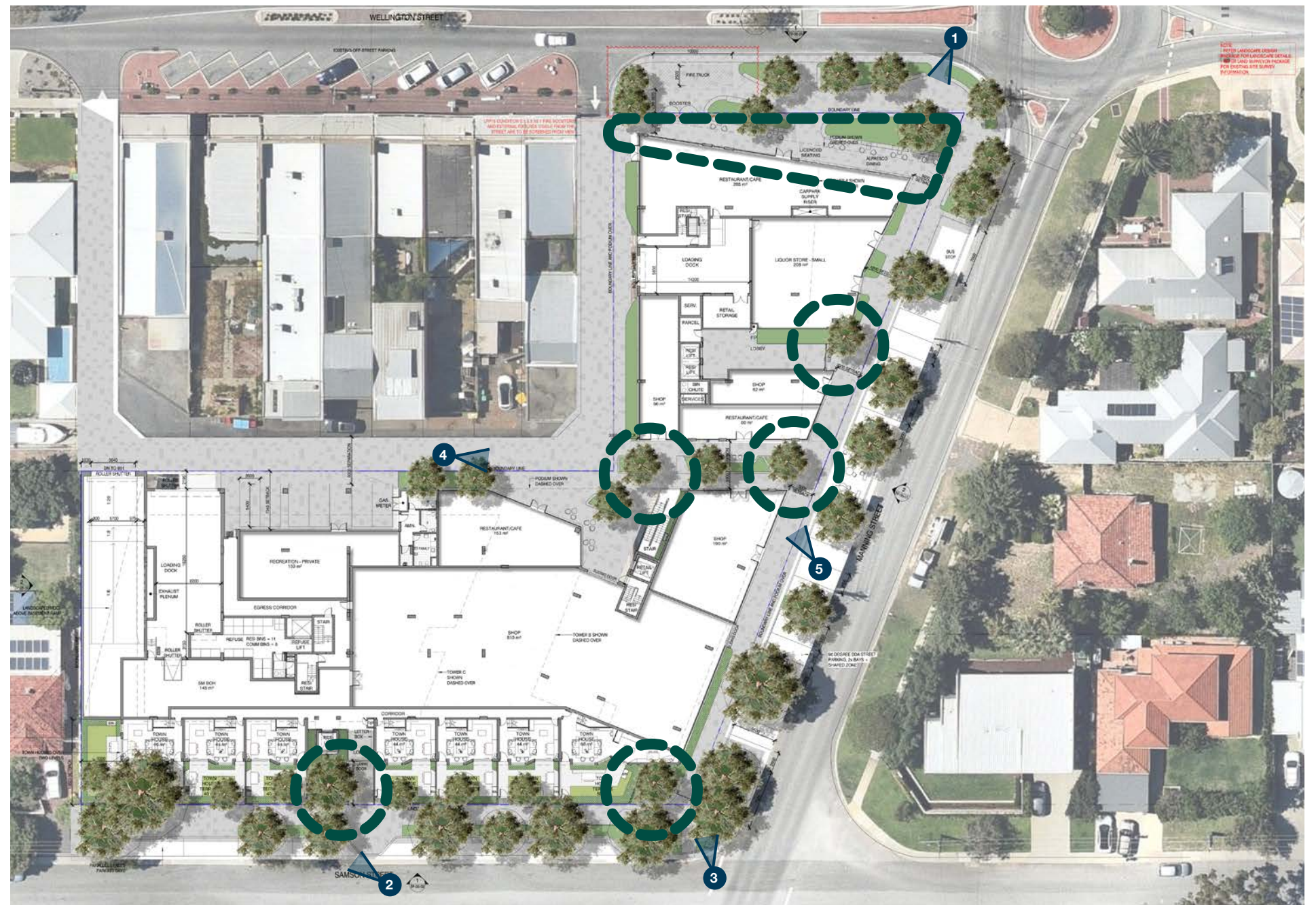
Built Form and Place

Careful curation and design of the buildings has been undertaken to create a unified composition within the broader urban context, that draws from the character and tones of the area. As well as the independent registration of elements to allow for the legibility of ones building, home or destination.



Address & the Public Realm

Utilisation of the landscape and public realm to announce key entries / arrival and hold points with the plan. This is coupled with material transitions to create legibility between residential and retail uses, as well as breaks in the podium over which announce entry, such as the laneway and Manning Street residential address (see image 5)



Street Experience

Trees, and breaks in the podium / building form identify key points of address or entry within the precinct

1.



2.



3.



4.



5.



08 Safety

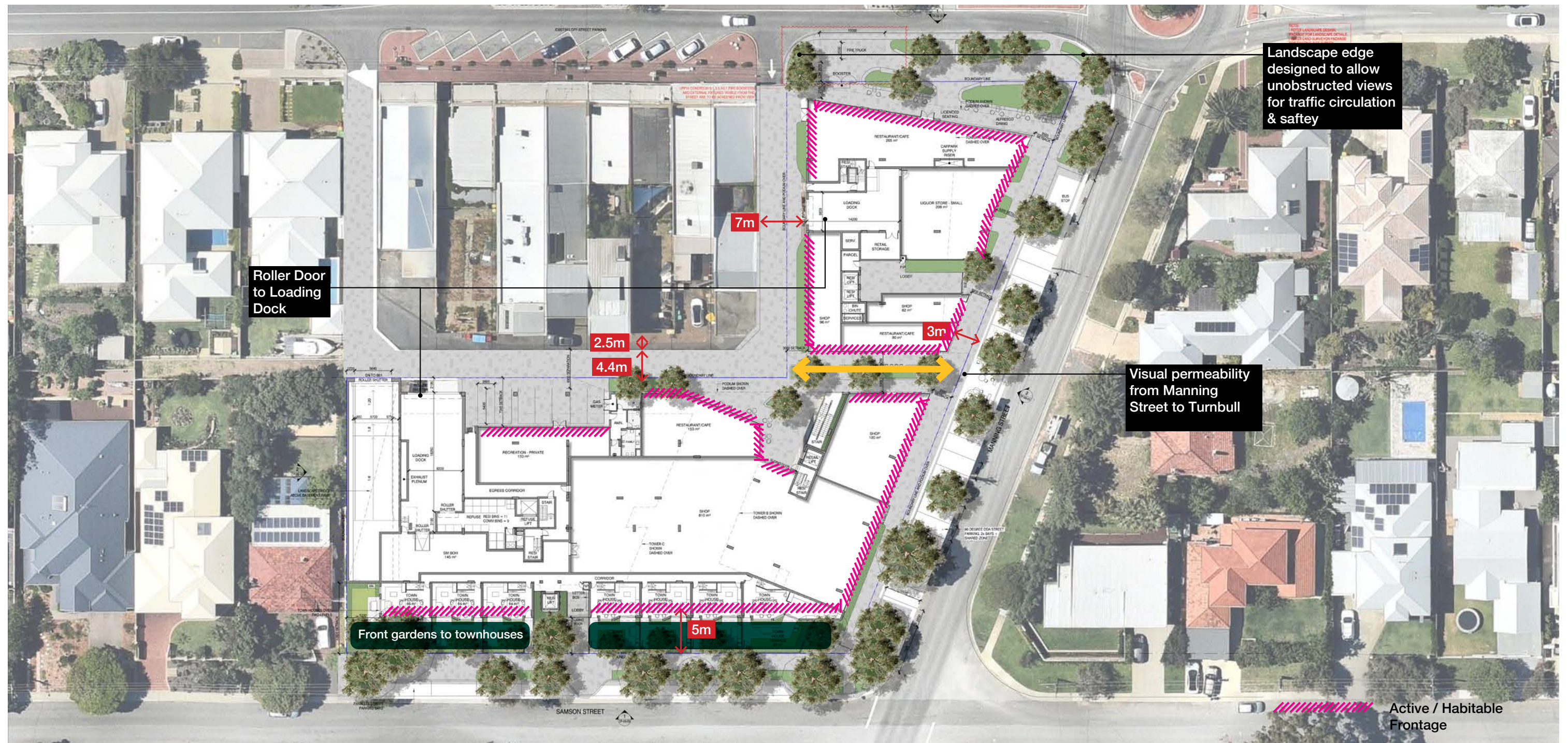
Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use

8. Safety

Active precinct

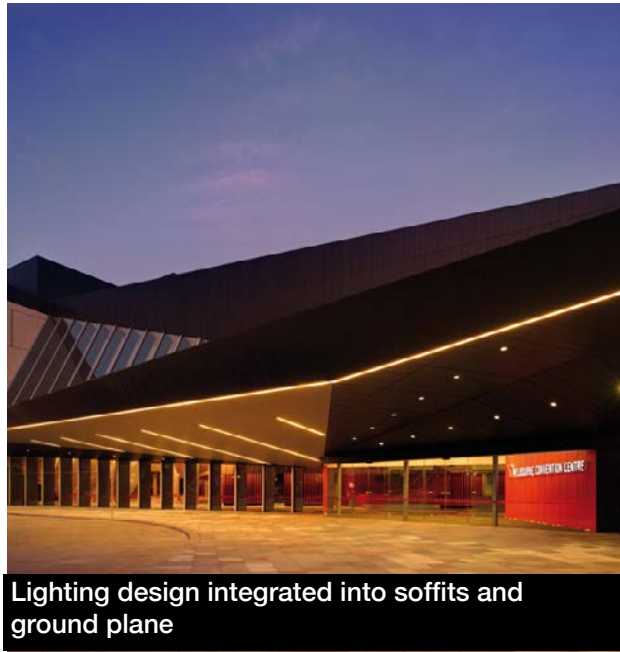
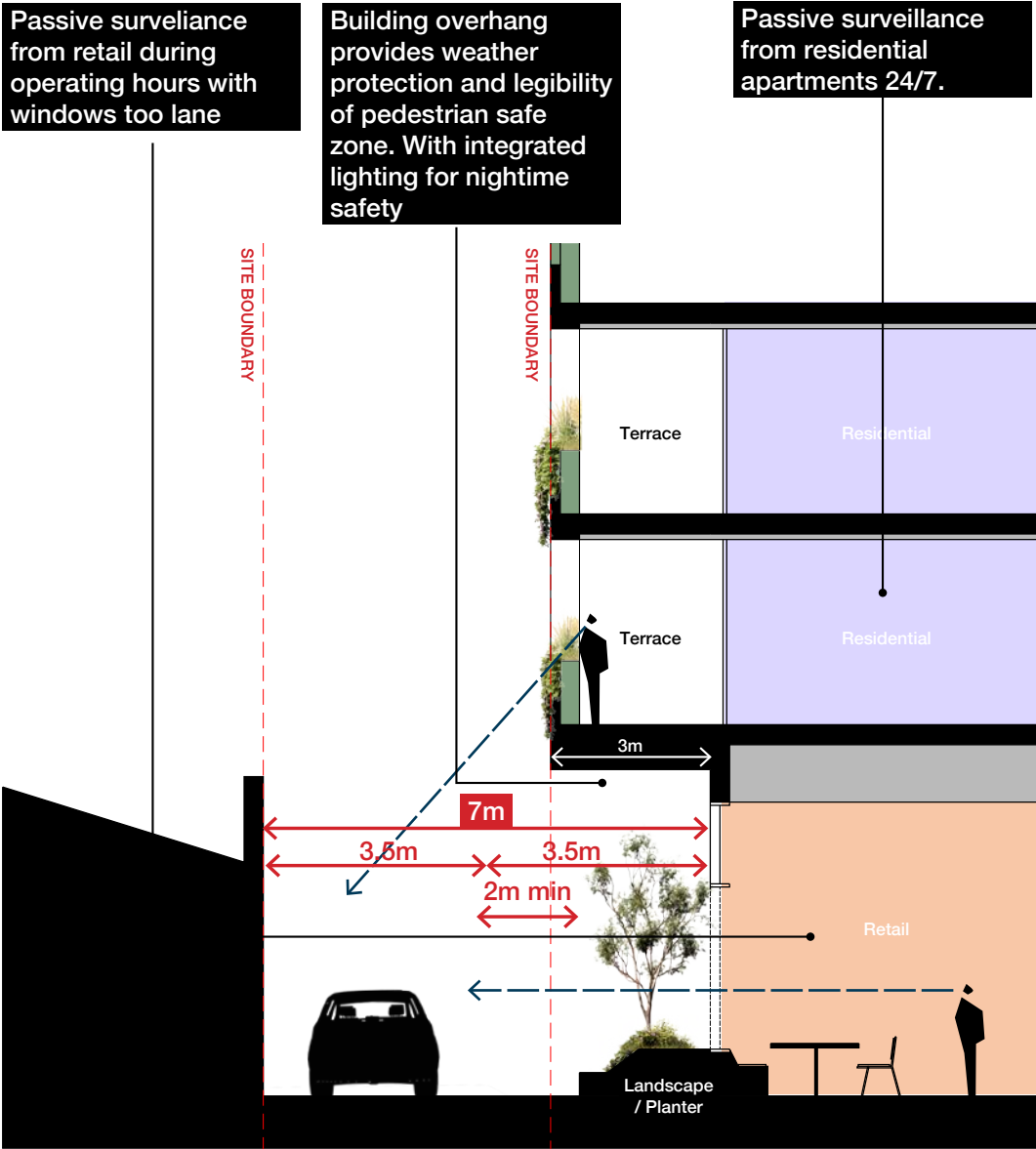
The precinct design has carefully consider CPTED items, responding to the safety of the precinct through the following measures

- Maximising active / habitable frontages with glazing to provide surveillance to the streets
- Different uses which provide passive surveillance throughout the day and night
- Integrated lighting to publicly accessible areas
- No entrapment spaces
- Visual permeability through to Turnbull Way previously a service lane with zero activation or passive surveillance
- Security and safety doors for loading areas integrated into the architecture

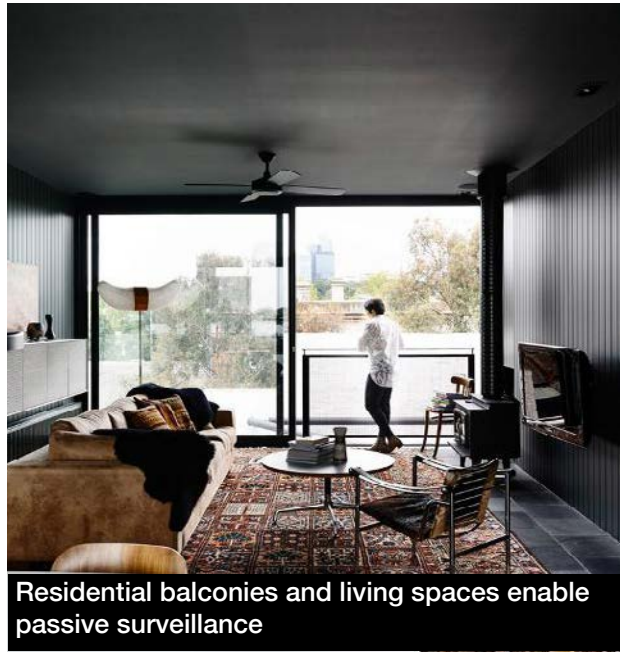


Laneway Safety

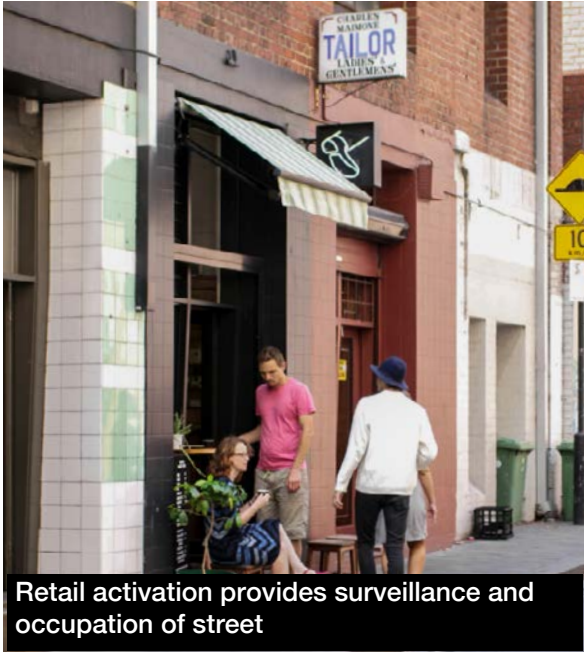
7m wide laneway provides appropriate space to safely accommodate both vehicles and pedestrians in a shared environment



Lighting design integrated into soffits and ground plane



Residential balconies and living spaces enable passive surveillance



Retail activation provides surveillance and occupation of street

09 Community

Good design responds to local community needs as well as the wider social context providing environments that support a diverse range of people and facilitate social interaction

9. Community

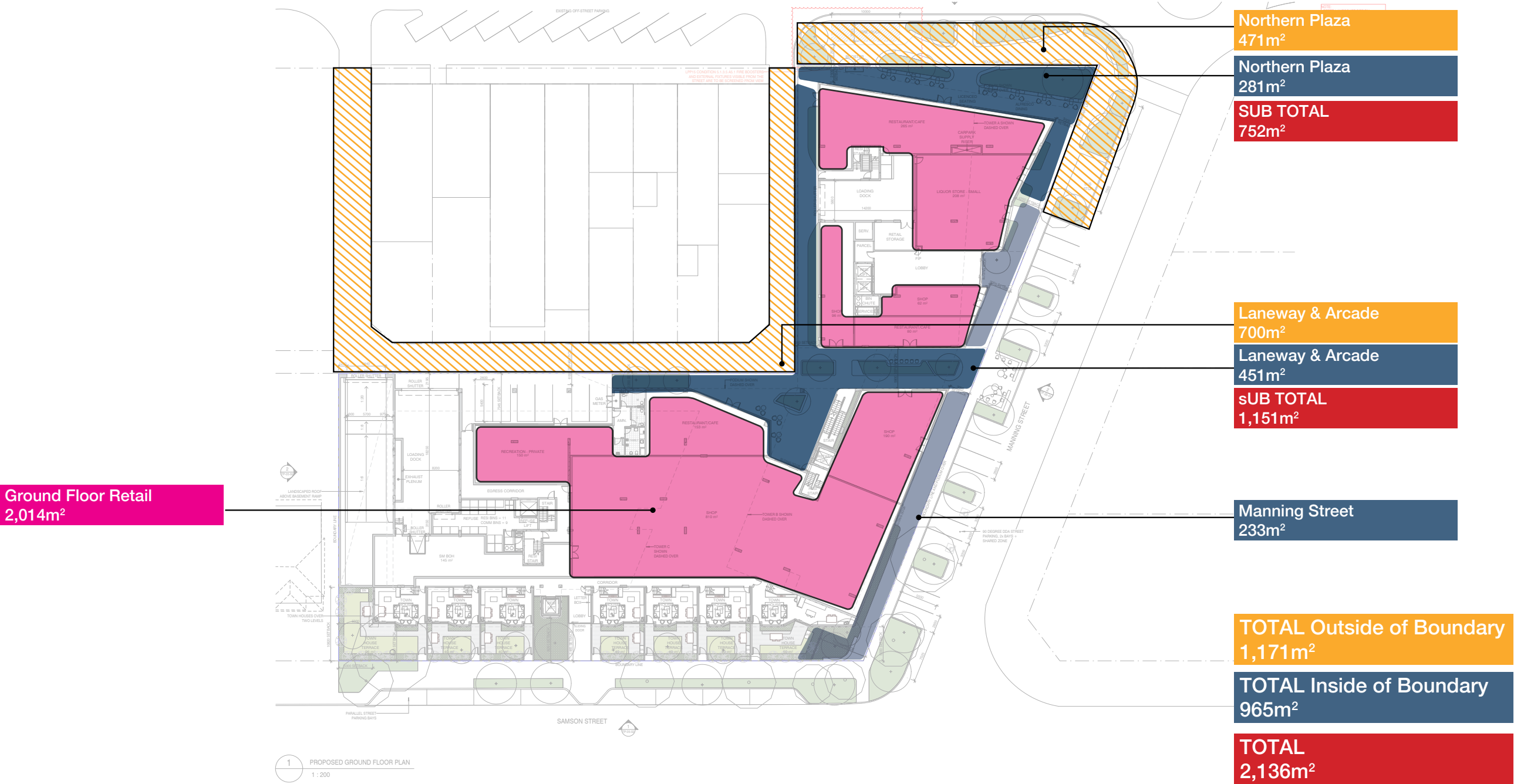
Designed for Mosman Park

As described throughout this report, community benefit has been central to design and development of this project. Specific headline items:

- Increased amenity with a specifically curated set of tenants to best serve the community needs
- Enhancements and improvements to existing public realm
- Creation of key outdoor spaces for the community to congregate
- Integration of public seating into the retail frontages allowing people to dwell
- Development of a range of housing types allowing people to either stay or move to Mosman Park
- Improved safety and servicing operations



Key metrics of public benefit



10 Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings that engage the senses

10. Aesthetics

Drawing from the character of Mosman Park

As detailed throughout the report, Mos Lane has drawn from the character and sense of place of Mosman Park to create a project which sits comfortably within the existing urban condition. Careful selection and development of materials and facades, coupled with the landscape design have been composed to create an outcome which engages the senses and invites people to dwell and live here.





10. Aesthetics

Material Palette

C1
FLUTED CONCRETE COPPER
OXIDE PAINT WASH FINISH



BR1
SANDY RED BRICK,
STRETCH BOND OR SIMILAR



BR2
LONG PROFILE DARK
CHARCOAL BRICK WITH SANDY
HIGHLIGHTS, STRETCH BOND
OR SIMILAR



M1
CHARCOAL - POWDER COATED
METAL WINDOW FRAMING AND
FACADE PANELS



M2 / M4
CHARCOAL - POWDER COATED
METAL BALUSTRADE AND
BALUSTRADE PLANTER BOXES



M3
CHARCOAL - POWDER COATED
METAL BATTEN SCREENING



D1
CHARCOAL - POWDER COATED
METAL LOADING DOCK ROLLER
DOOR



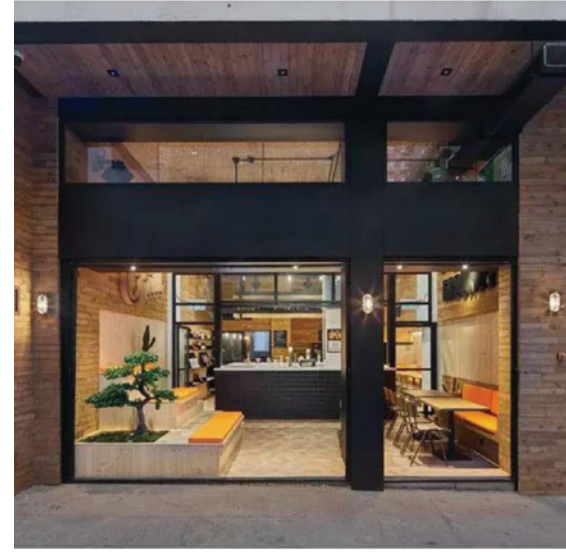
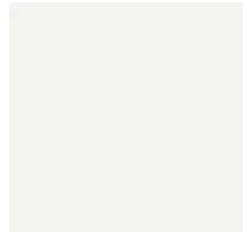
R1
CHARCOAL STANDING SEAM
ROOF



GLZ 1
RESIDNETIAL GLAZING - VISION
PANEL PERFORMANCE WINDOW
SYSTEM



GLZ 2
RETAIL GLAZING -
TRASNPARENT LOW E
SHOPFRONT GLAZING



Appendix

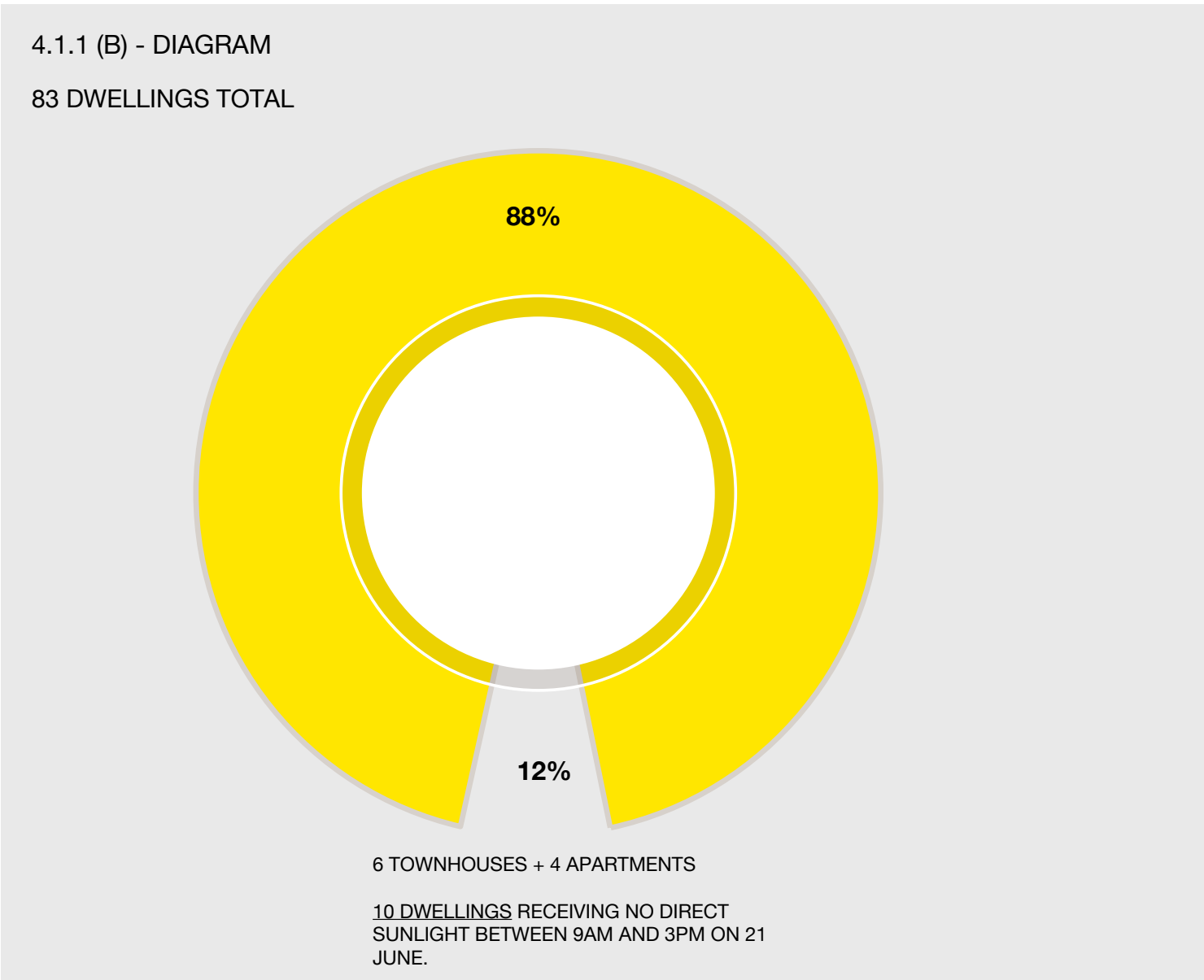
Residential Design Codes

4.1 Solar and Daylight Access

Natural Light Requirements

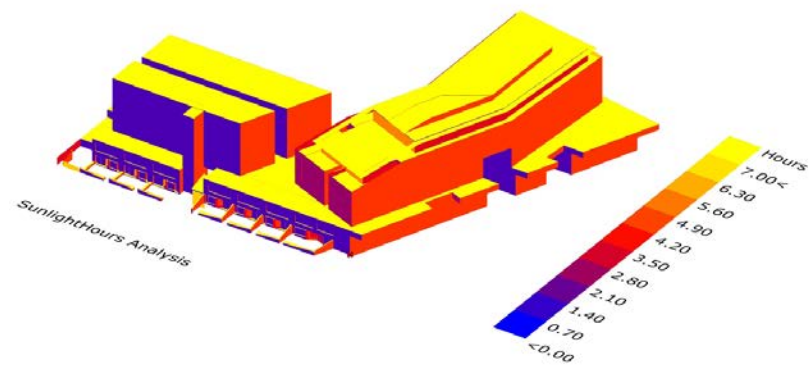
Acceptable Outcomes	Mosman Park
Climatic Zones: Western Australia	Zone 5 - Warm Temperate
4.1.1(A) Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June AND	Yes 88%
4.1.1(B) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June.	Yes - 12%
4.1.2 Every habitable room has at least one window in an external wall, visible from all parts of the room. - glazed area not less than 10 per cent of the floor area - minimum of 50 per cent of clear glazing.	Yes
4.1.3 Lightwells and/or skylights do not form the primary source of daylight to any habitable room.	Yes
4.1.4 The building is oriented and incorporates external shading devices in order to: — minimise direct sunlight to habitable rooms: between late September and early March — permit winter sun to habitable rooms in accordance with A 4.1.1 (a).	Yes

Dwellings with Direct Sunlight, 21 June, 9am - 3pm

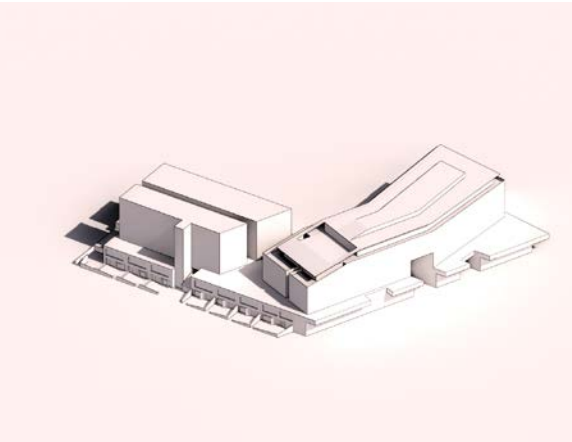


Solar and Daylight Access - 9am - 3pm Solar Analysis

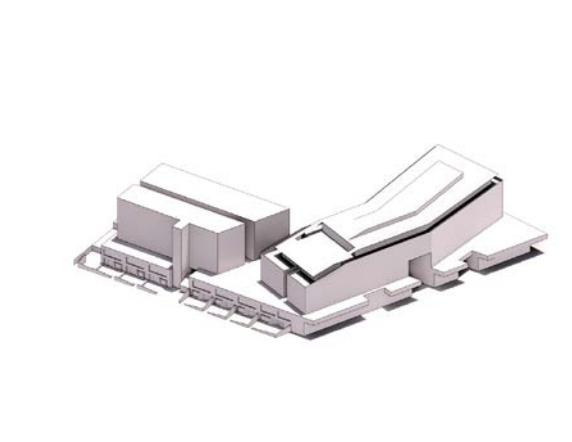
Summer Solstice:
21 December, 9am-3pm



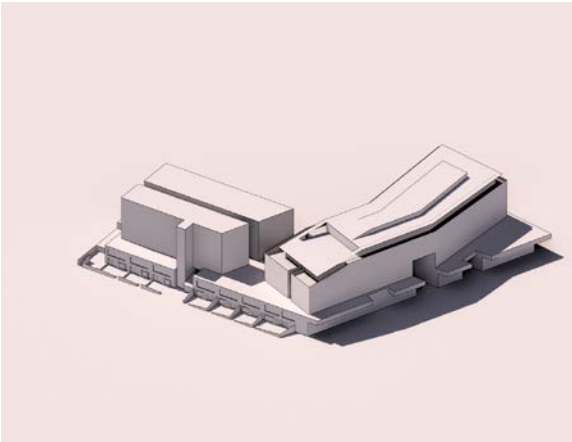
9am



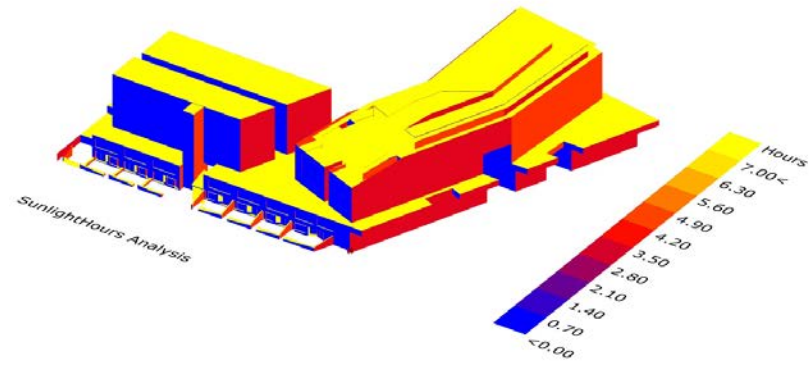
12pm



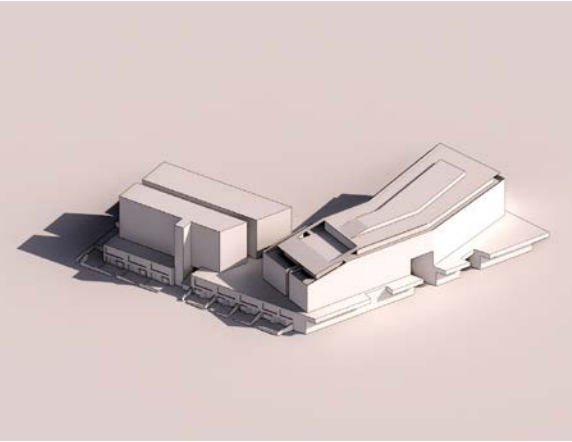
3pm



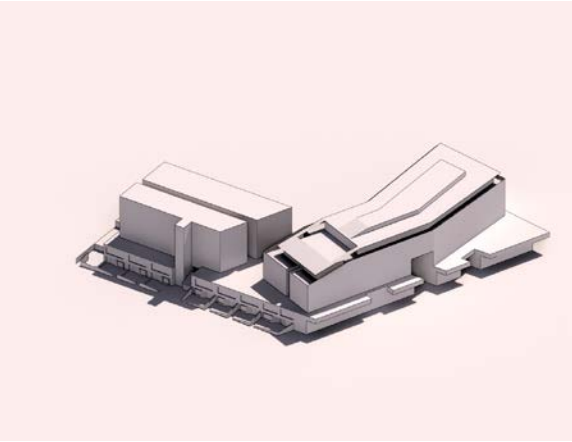
Equinox:
21 March 9am-3pm



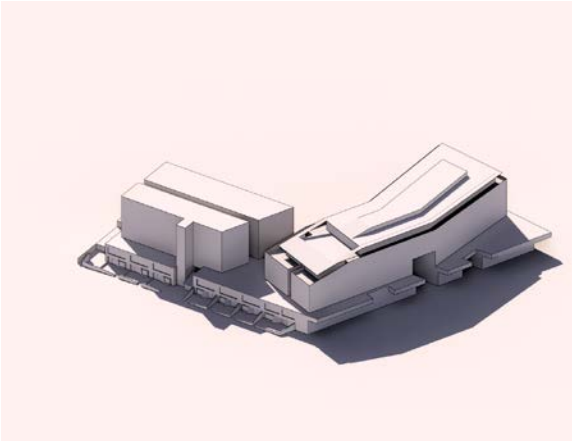
9am



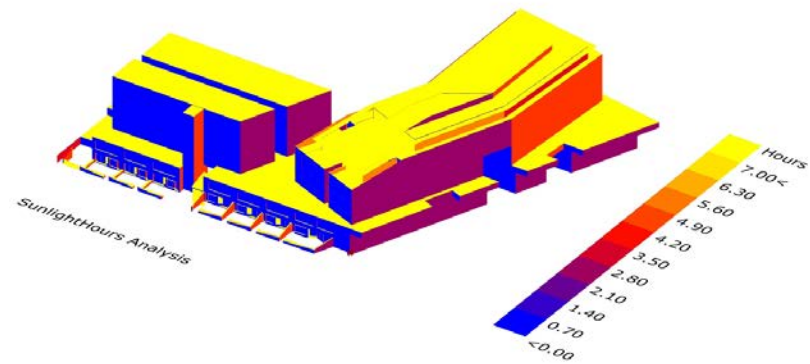
12pm



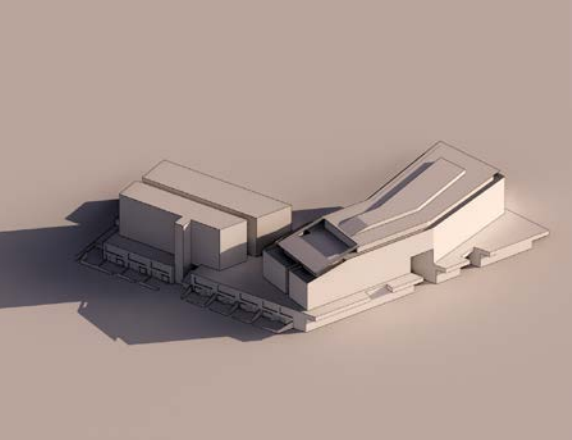
3pm



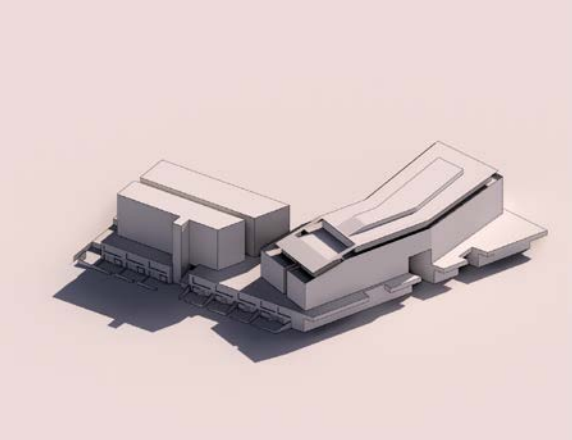
Winter Solstice:
21 June, 9am-3pm



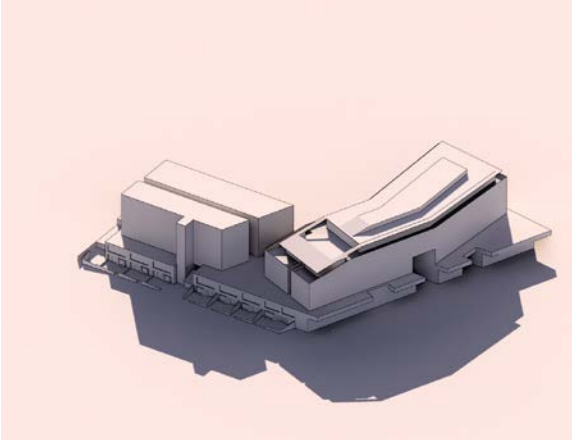
9am



12pm

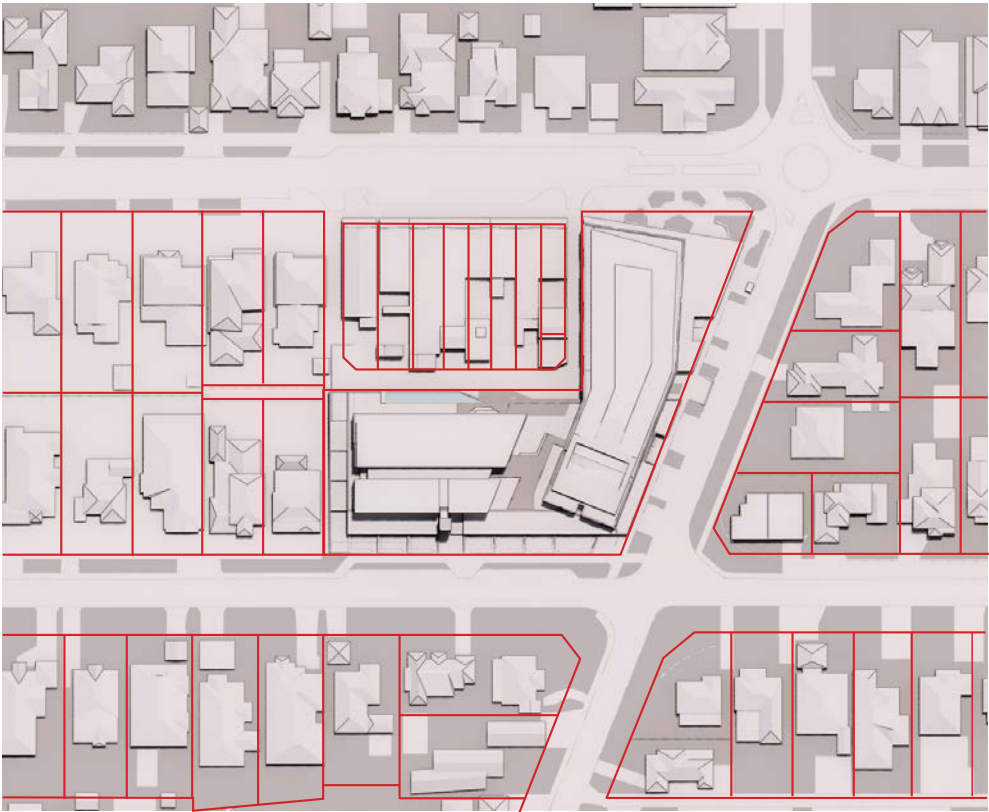


3pm



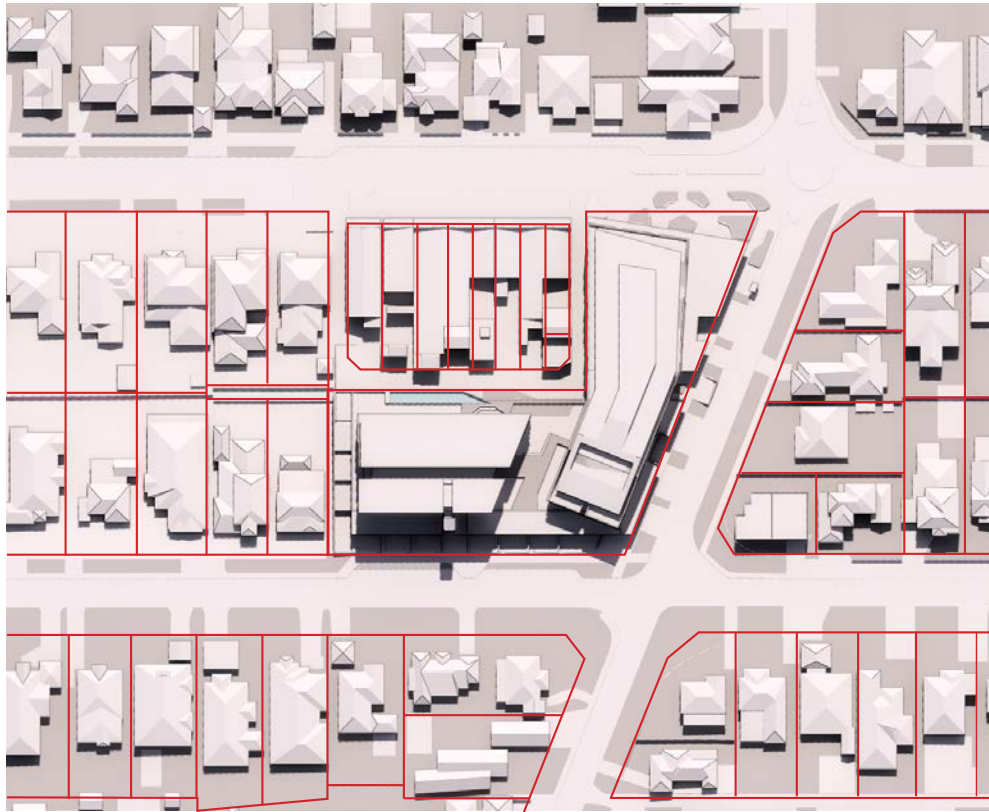
Shadow Studies

Summer Solstice:
21 December 12:00pm



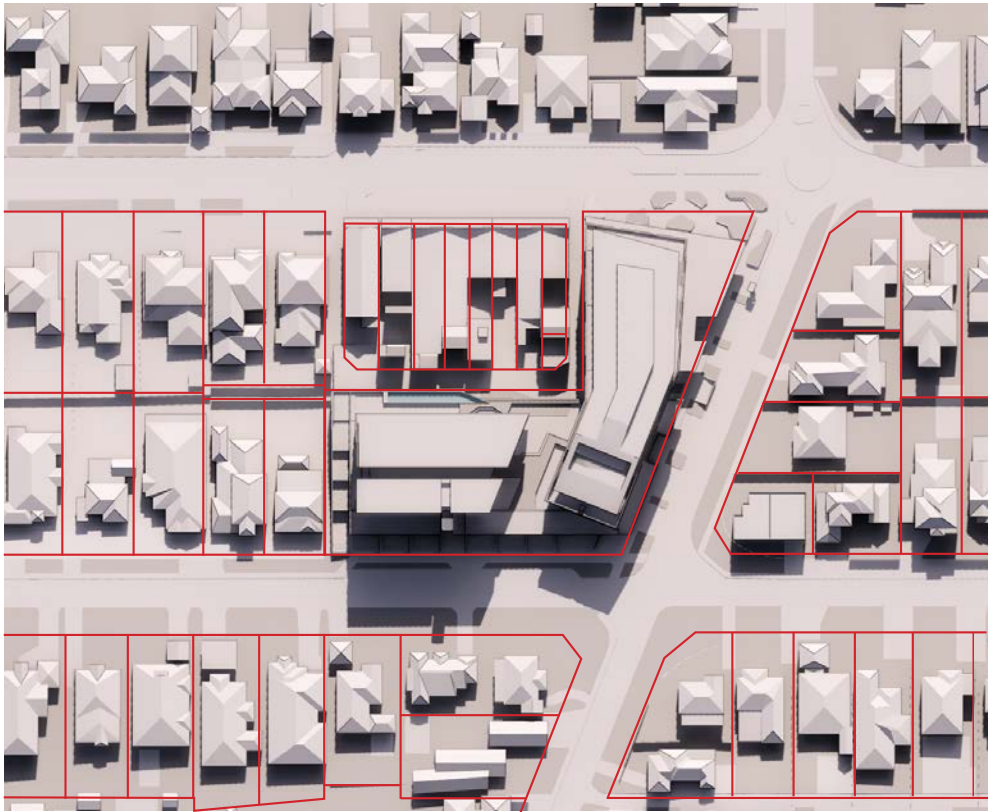
0% Overshadowing of neighbouring properties

Equinox:
21 March 12:00pm



0% Overshadowing of neighbouring properties

Winter Solstice:
21 June 12:00pm



2.5% overshadowing of 50 Samson Street property at 12:00pm on June 21. shadow does not meet any built structures

Summer Solstice / 21 December:
9:00am



10:00am



11:00am



1:00pm



2:00pm



3:00pm



Equinox / 21 March:
9:00am



10:00am



11:00am



1:00pm



2:00pm



3:00pm



Winter Solstice / 21 June:
9:00am



10:00am



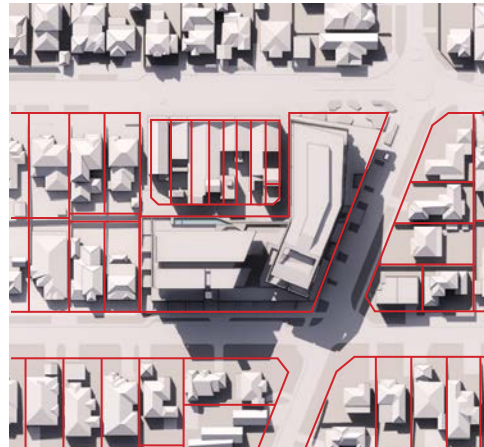
11:00am



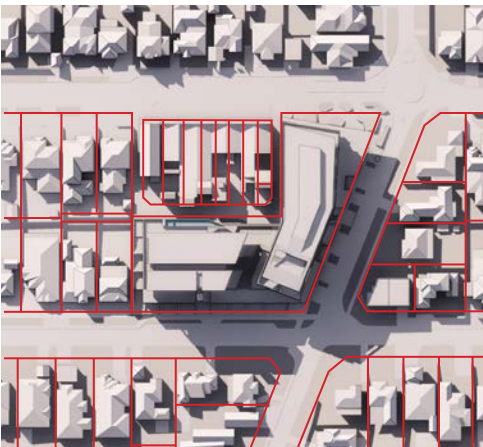
1:00pm



2:00pm



3:00pm



Residential Design Codes

3.5 Visual Privacy

Acceptable Outcomes	In accordance
A3.5.1 Visual privacy setbacks to side and rear boundaries are provided in accordance with table 3.5.	Yes 8
A 3.5.2 Balconies are unscreened for at least 25% of their perimeter (including edges abutting a building	Yes - 12%
A 3.5.3 Living rooms have an external outlook from at least one major opening that is not obscured by a screen	Yes
A 3.5.4 Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies	Yes



Level 1 - RL 5.5

Note: For the purposes of this study RL 0.0 is measured from corner of Manning and Samson Streets

Table 3.5 Required privacy setback to adjoining sites

Cone of vision from unscreened:	First 4 storeys		5th storey and above
	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	
Major opening to bedroom, study and open access walkways	4.5m	3m	Refer Table 2.7
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	
Unenclosed private outdoor spaces	7.5m	6m	

Table 2.7 Building separation

	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	5-8 storeys (up to 28m)	≥ 9 storeys (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer 2.4 Side and rear setbacks (Table 2.1) and 3.5 Visual privacy (Table 3.5)	9m	12m

Distances apply from major openings of rooms, or the inside of balustrading of balconies.
Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.

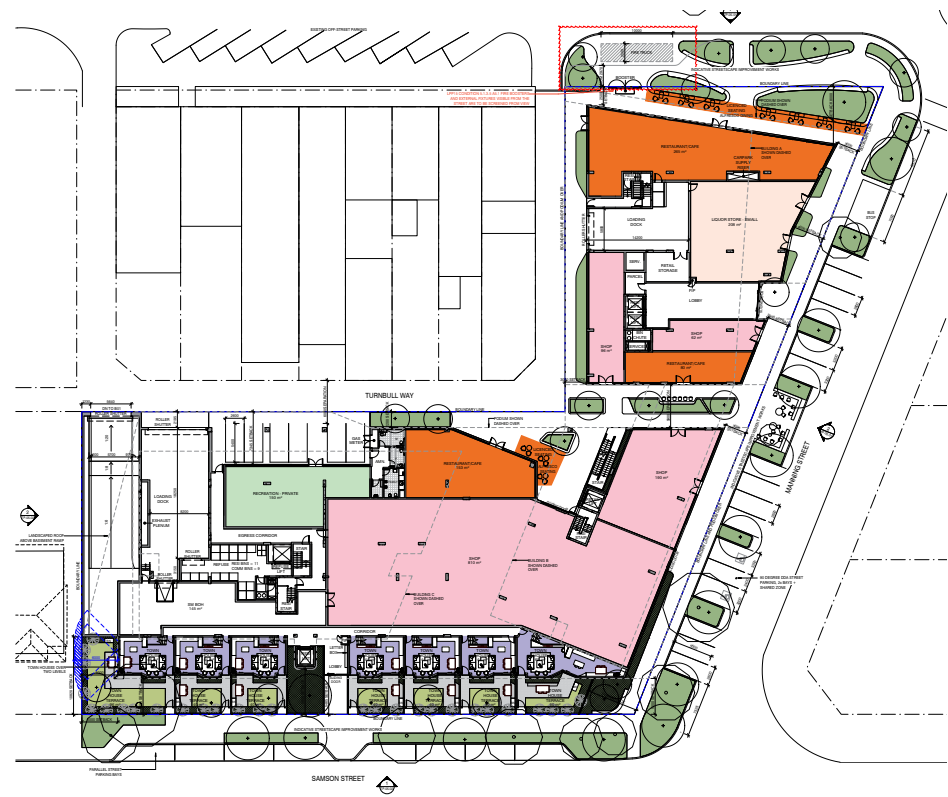


Level 2 - RL 8.8

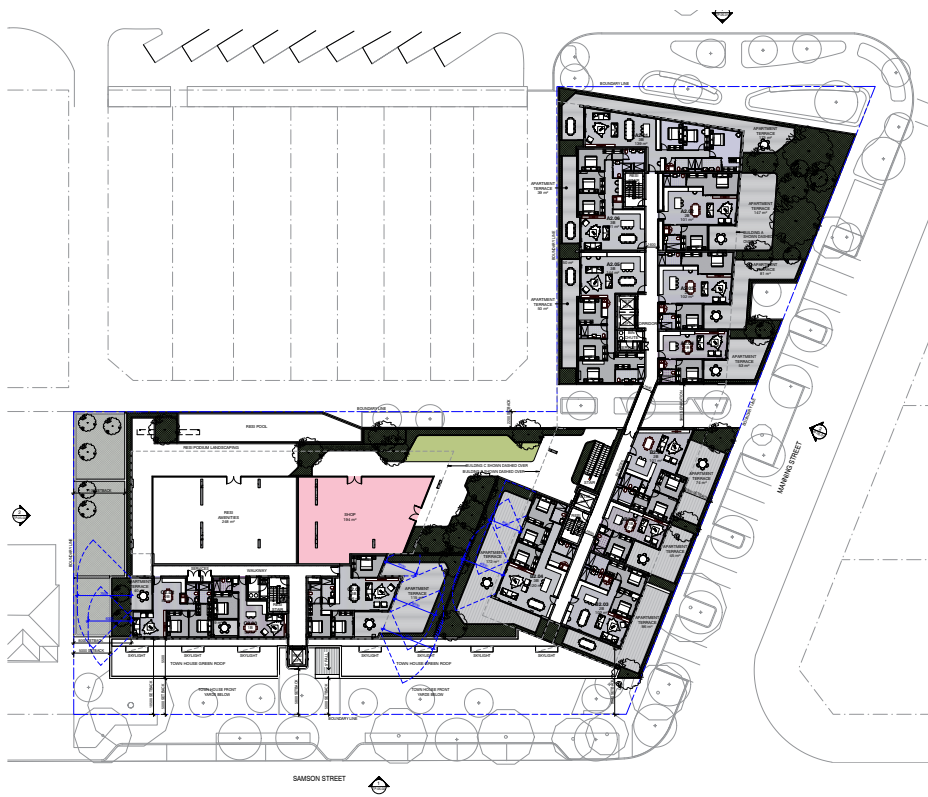


Level 4 - RL 15.4

Cone of Vision of Assement



Ground



Level 01



Level 02

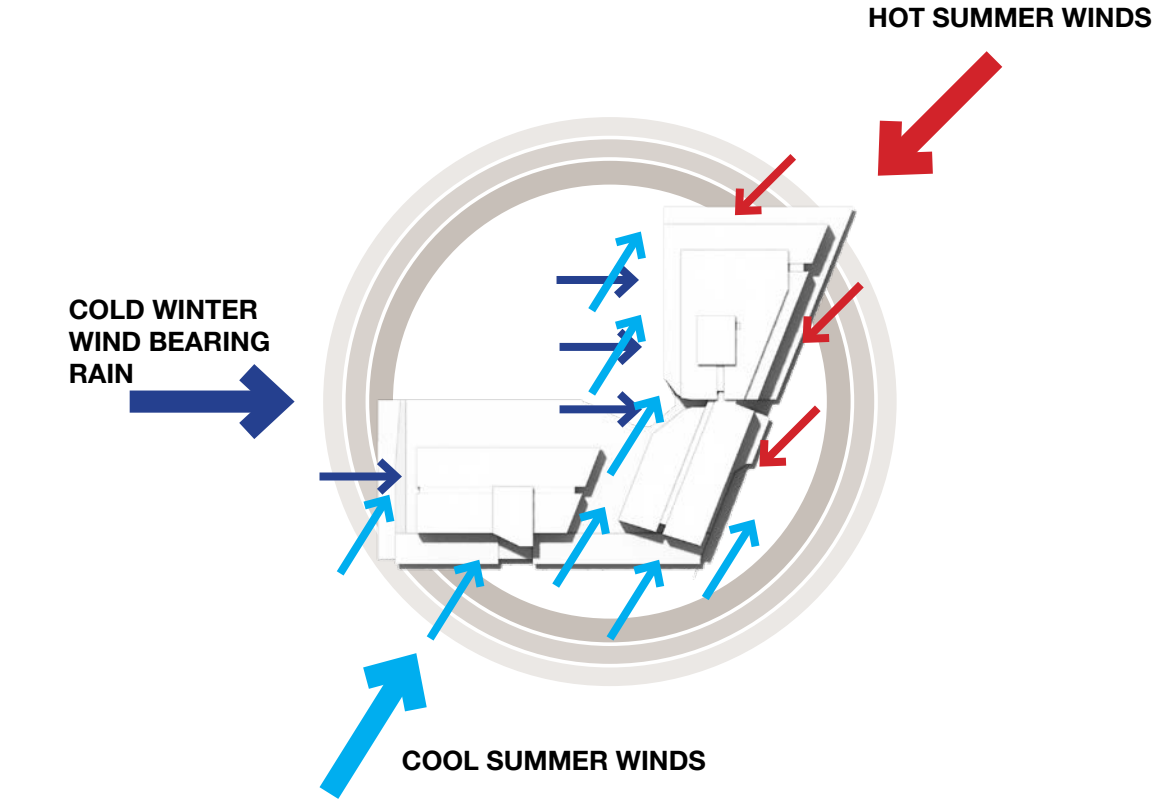
Residential Design Codes

4.2 Natural Ventilation

Ventilation

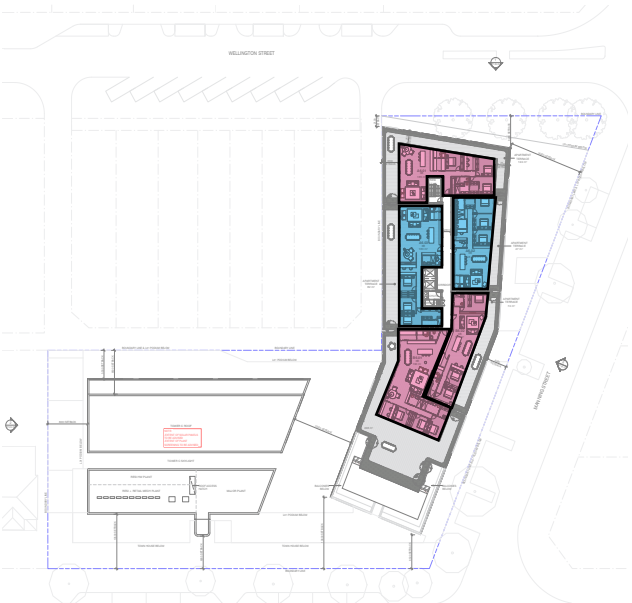
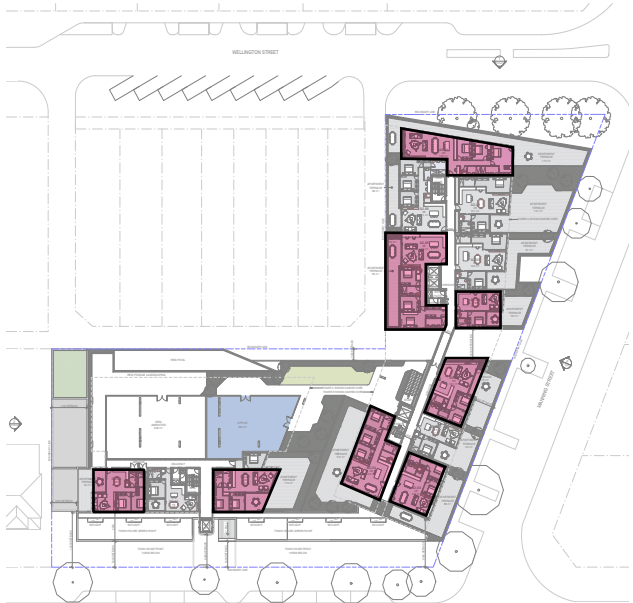
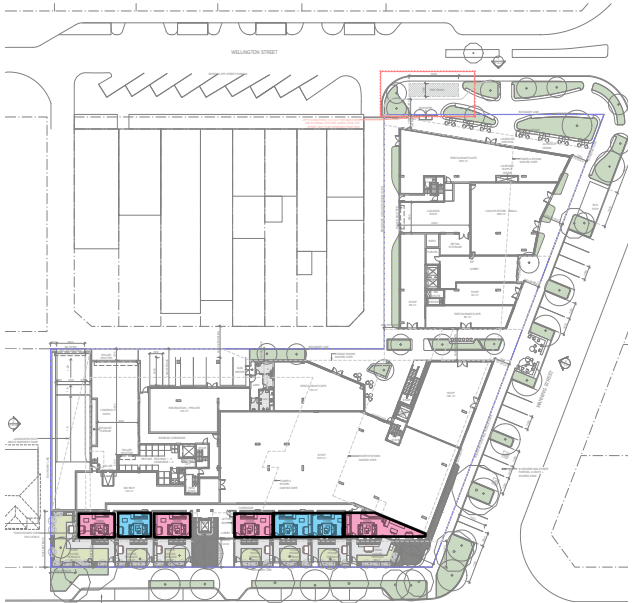
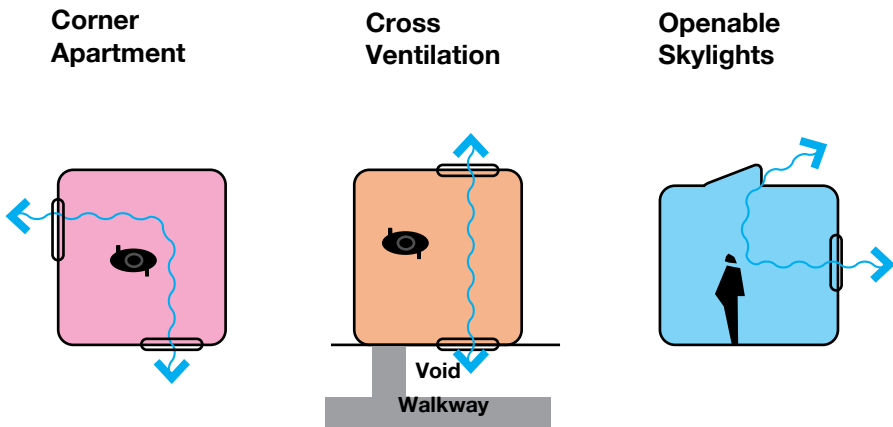
Acceptable Outcomes	Mosman Park
Climatic Zones: Western Australia	Zone 5 - Warm Temperate
4.2.1 Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.	Yes
4.2.2 (A) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building	Yes
4.2.2 (B) Single aspect apartments included within the 60 per cent minimum at (a) above must have: - ventilation openings oriented between 45 – 90 degrees of the prevailing cooling wind direction AND - room depth no greater than 3 × ceiling height	Yes
4.2.2 (C) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.	NA
4.2.3 The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.	Yes
4.2.4 No habitable room relies on lightwells as the primary source of fresh-air.	Yes

Perth Wind Conditions Diagram



Total Natural Ventilation Opportunity:
57 out 83 Dwellings
69%

Types of Natural Ventilation Utilised



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