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Appendix E - Mosman Civic Precinct Place Plan

Mosman Civic Precinct Place Plan

Mosman Civic Precinct Place Plan

Design Report

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Prepared for
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1 Introduction

Executive Summary

The Mosman Civic Precinct presents a once-in-a-generation opportunity to strengthen Mosman's civic heart through a connected mix of community, commercial and public spaces.

Building on the precinct's established civic role, the Mosman Civic Precinct Place Plan envisions a new Library & Community Hub, an expanded Village Green, enhanced public spaces and improved connections between Mosman Square, Mosman Art Gallery and Allan Border Oval.

As Mosman's population continues to grow and diversify, the precinct will provide new opportunities for community gathering, learning, recreation and civic life. A connected landscape network, activated public spaces, and a mix of community, cultural, retail and commercial uses will support a vibrant and welcoming destination that serves current and future generations.

Together, these initiatives will create a connected civic centre that supports local activity while advancing the long-term vision established by the Mosman Masterplan.

KEY OUTCOMES

~4,000m² Library & Community Hub
A contemporary civic destination for learning, gathering and community life.

~2,000m² Village Green
Expanded public open space supporting events, recreation and community activity.

New Community, Retail + Commercial Uses
A diverse mix of uses supporting activation and precinct vitality.

Consolidated Public Parking
Parking consolidated underground to support future growth and place activation.

One Connected Civic Heart
Connecting Mosman's key civic, cultural and recreational destinations







Purpose of the Report

This Place Plan has been prepared to guide the future evolution of the Mosman Civic Precinct. It establishes a coordinated urban design framework for built form, landscape, movement, and public domain, providing clear direction for future planning, design and implementation while supporting a high-quality civic outcome.

Responding to the broader transformation anticipated through the Mosman Masterplan, the Place Plan strengthens Mosman's civic, cultural and community heart while respecting the precinct's valued character.

Design Guidelines

The Design Guidelines establish the key urban design principles and built form framework that will guide future development within the precinct. They provide direction on building height and massing, movement, landscape, public domain, active frontages and civic interfaces to ensure future development contributes to a cohesive, high-quality and people-focused environment.

Illustrated Place Plan

The Illustrated Place Plan translates the Design Guidelines into a spatial vision for the precinct. It illustrates the intended arrangement of buildings, streets, open spaces and landscape, communicating the desired future character and demonstrating how the design principles shape a connected and vibrant civic destination.

Reference Scheme

The Reference Scheme demonstrates one potential development outcome informed by the Place Plan framework. It provides greater clarity around the proposed ground-floor arrangement, landscape and public domain, illustrating how the precinct's different zones and intended uses can work together to realise the vision and objectives of the Place Plan.



DESIGN GUIDELINES

A framework of urban design principles and planning controls that guide future built form, landscape, movement and public domain outcomes.



ILLUSTRATED PLACE PLAN

A visual representation of the preferred precinct structure, illustrating the intended arrangement of buildings, open spaces, landscape and movement.



REFERENCE SCHEME

An indicative development outcome demonstrating how the Place Plan framework can be realised through a coordinated ground-floor, landscape and public domain response.

Staging Program

The Civic Precinct Place Plan is intended to be delivered in stages, providing a clear framework for the coordinated renewal of the precinct over time.

Stage 1 (0-5 years)

Establishes the civic centre through delivery of key community facilities and public realm improvements:

- Deliver the expanded Library & Community Hub
- Consolidate existing at-grade parking into basement parking, reproviding existing supply, accommodating future demand and allowing flexibility for potential future commercial uses
- Deliver upgrades to the existing Mosman Art Gallery and its surrounding public realm
- Establish a new shared road from Mosman Square to the Mosman Art Gallery, extending the Art Gallery's public domain and shared zone along Art Gallery Way.
- Expand and enhance the Village Green as the precinct's primary civic open space
- Pedestrianise The Crescent to prioritise the public realm and improve pedestrian connectivity to Allan Border Oval

Stage 2 (5-15 years)

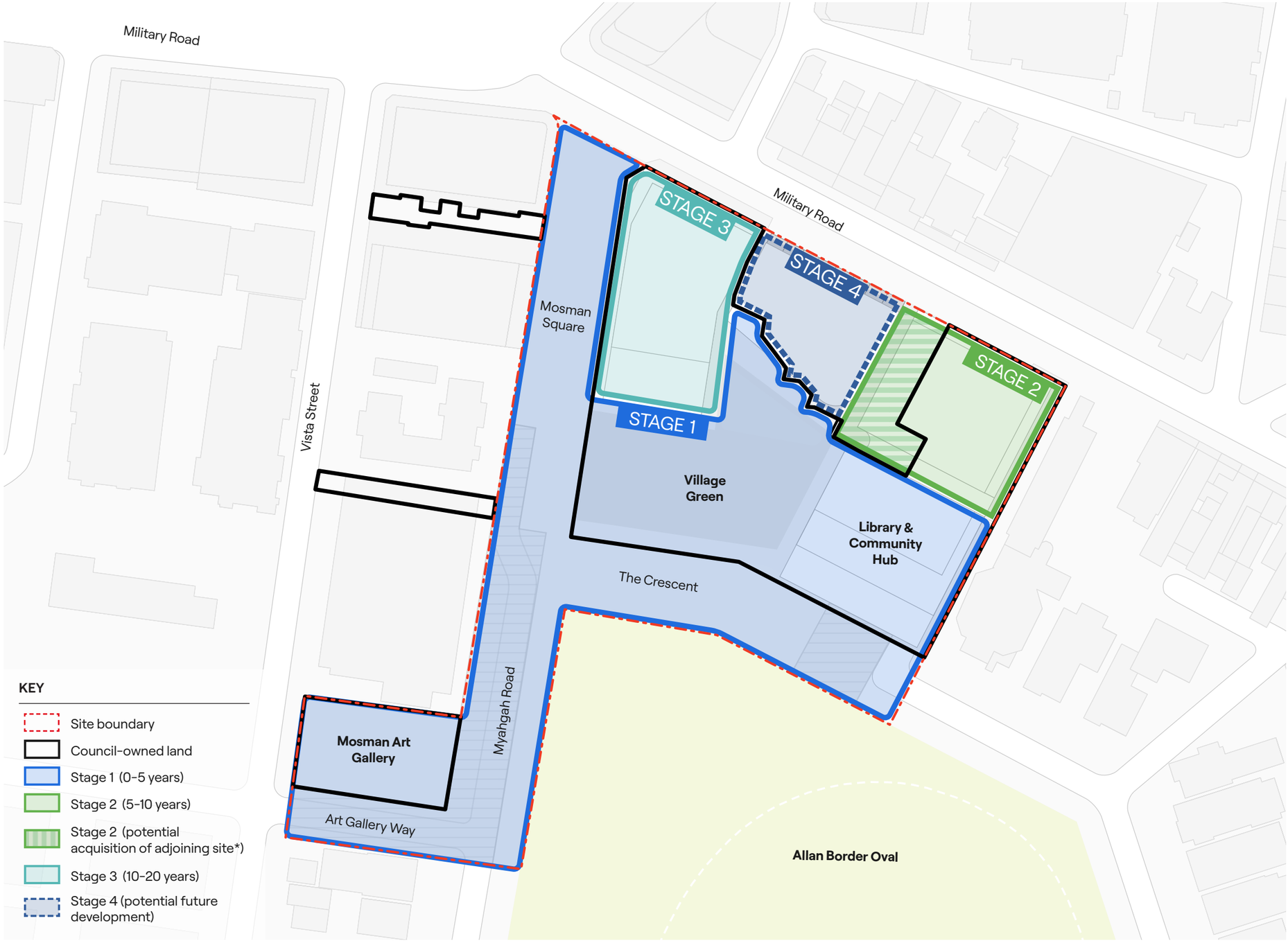
Strengthens the Military Road interface through new commercial development and supporting infrastructure:

- Deliver a new mixed-use commercial building with a public arcade connecting Military Road to the new Library & Community Hub
- Expand basement parking to support future development
- *This plan assumes the acquisition or co-development of an adjoining site because this maximises the public benefit outcome and preserves adjacent heritage values. Should this not proceed, an amended Stage 2 is feasible and would be progressed working solely in Council's own land holdings.

Stages 3 & 4 (15-30 years)

Completes the long-term vision for the Civic Precinct through additional mixed-use redevelopment and future growth:

- Redevelop the Council Chambers site as a mixed-use destination
- Enable potential future development above the retained heritage terraces fronting Military Road (subject to feasibility and heritage considerations)



Staging plan overlaid on the future Mosman Masterplan context.

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Context

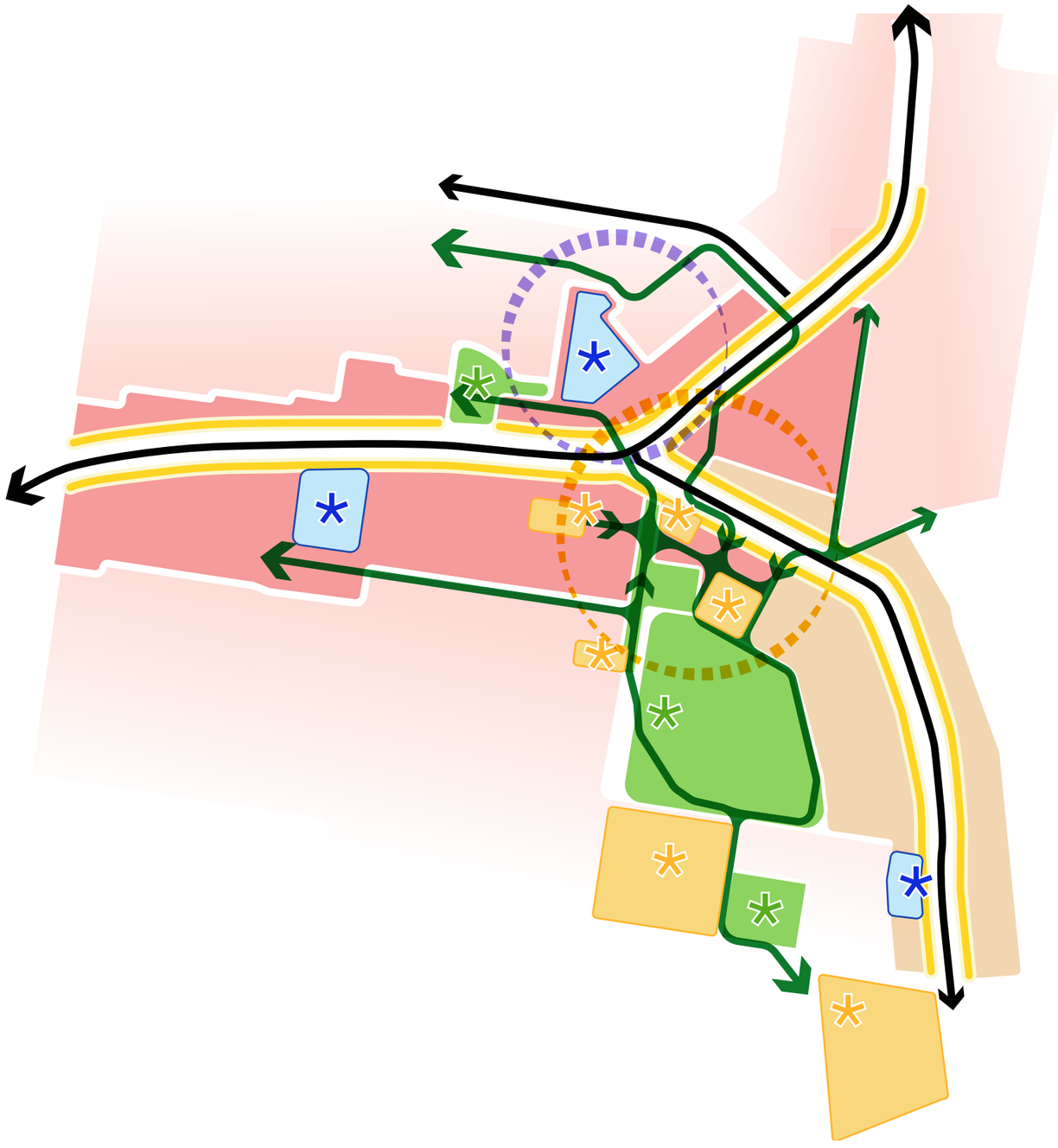
Urban Role of the Civic Precinct

The Civic Precinct is one of Mosman Village Centre's primary public anchors. Located at the northern gateway to the Military Road Conservation Area, it marks the transition into the village's heritage main street and plays a defining role in Mosman's civic and cultural identity.

As one of the largest areas of Council-owned land within the village centre, the precinct brings together key existing public assets including Council Chambers, the Library, the Council car park, the Village Green and Mosman Square. Together, these facilities support everyday community services, civic functions, public events and informal gathering, making the precinct the heart of civic life in Mosman.

The precinct is also strategically positioned between Allan Border Oval, Military Road, Bridgepoint Shopping Centre, Mosman Art Gallery and the public swim centre, placing it at the centre of a broader network of civic, cultural, recreational and commercial destinations within walking distance.

This concentration of publicly owned land presents a rare opportunity to coordinate future civic investment, strengthen connections between these destinations and deliver a more integrated, vibrant and accessible civic precinct for the community.



KEY

- Community anchor
- Commercial/ mixed use anchor
- Open anchor
- High density local centre
- Residential density
- Heritage conservation area
- Key movement corridors
- Green links
- Retail & commercial hub
- Community hub

Existing civic, cultural and community context within the wider Mosman Village Centre.

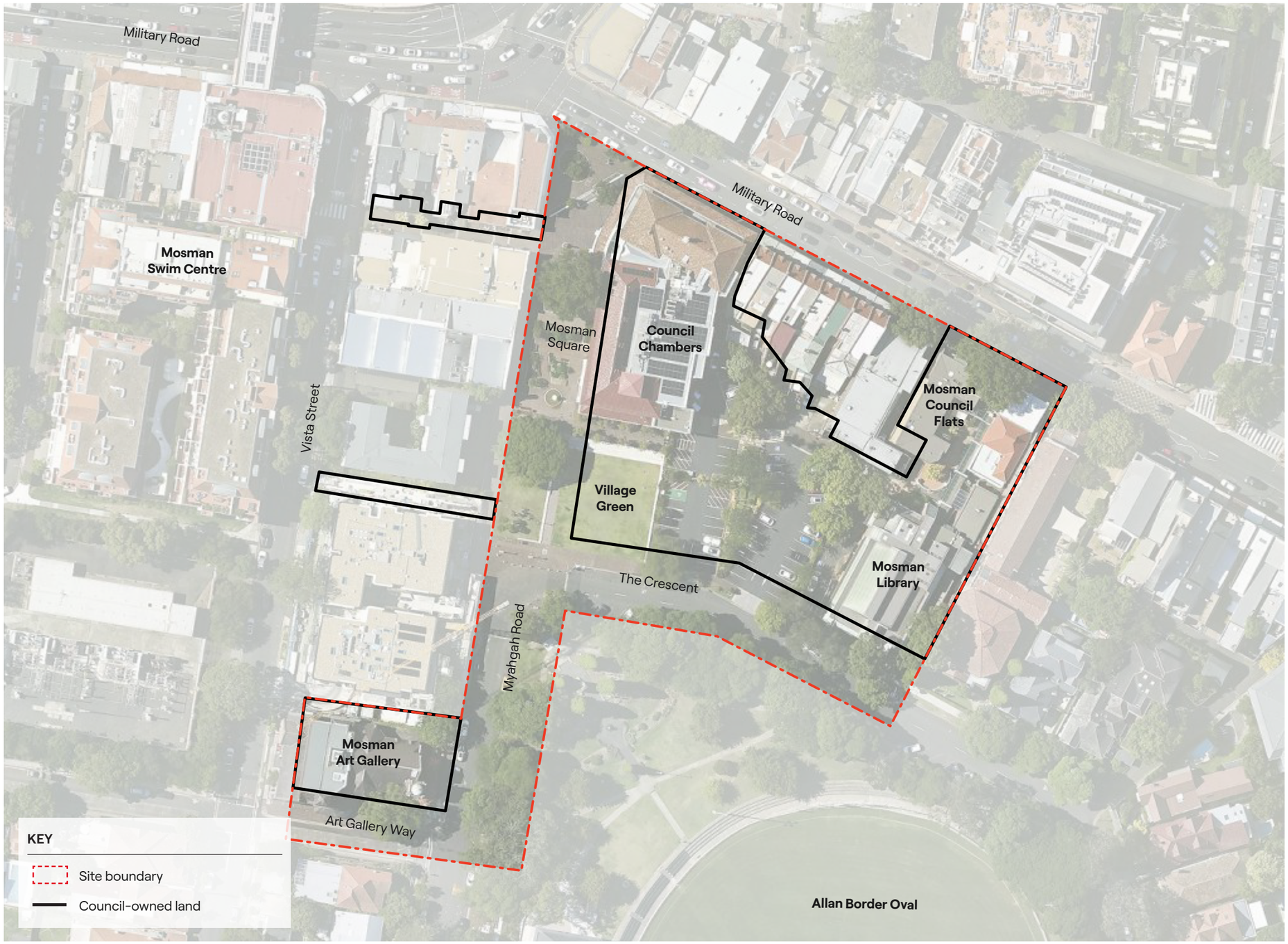
Local Context

The Mosman Civic Precinct forms an important civic and community hub within Mosman Town Centre, bringing together a mix of civic, cultural, community and open space uses.

Key characteristics of the precinct include:

- Central location within the Mosman Town Centre
- Mix of civic, cultural, community and recreational uses
- Strong landscape setting anchored by the Village Green and Allan Border Oval
- Existing civic buildings set within a fine-grain surrounding context
- Network of public spaces, streets and pedestrian connections
- Existing level changes impacting accessibility and connectivity
- Underutilised Council landholdings with opportunity for renewal

Together, these conditions position the precinct as a significant opportunity to strengthen Mosman's civic identity, improve connectivity and enhance the relationship between community uses and public open space.



Site context plan.

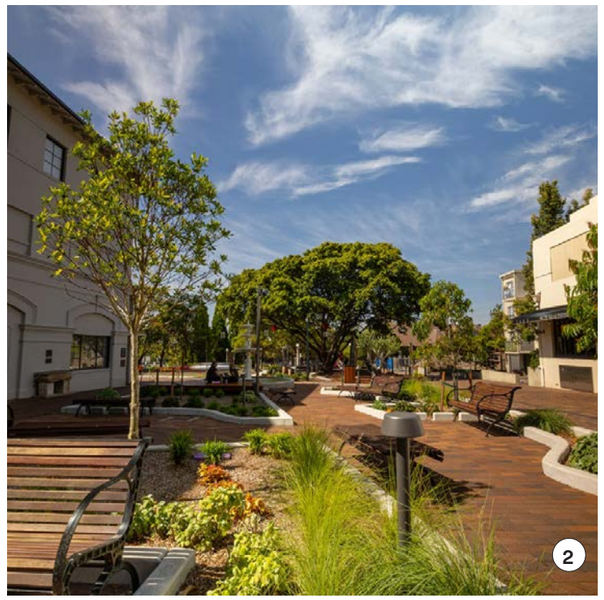


Site Context Photos

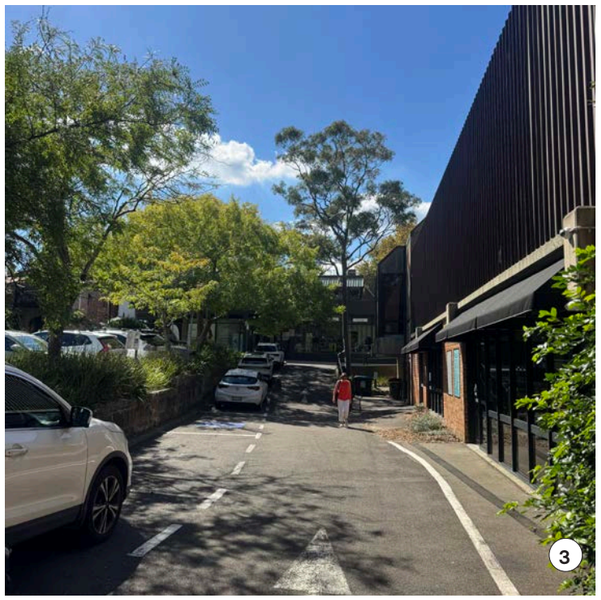
The Civic Precinct is characterised by mature tree canopy, heritage buildings and well-established civic and community facilities. While the precinct contains high-quality public spaces such as Mosman Square and the Village Green, other areas are fragmented by surface car parking, poor pedestrian connections and underutilised land. The following photographs illustrate the existing character of the precinct and identify opportunities for future renewal.



Heritage terraces fronting Military Road.



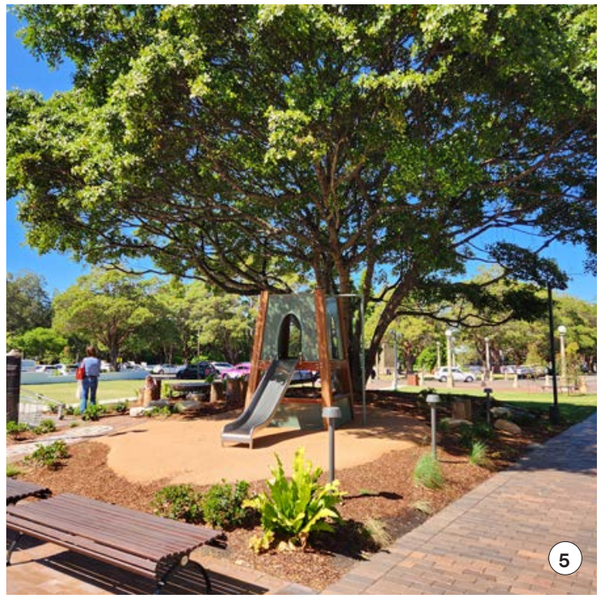
Mosman Square and its upgraded landscaped public domain.



Existing at-grade parking adjoining the western edge of the library



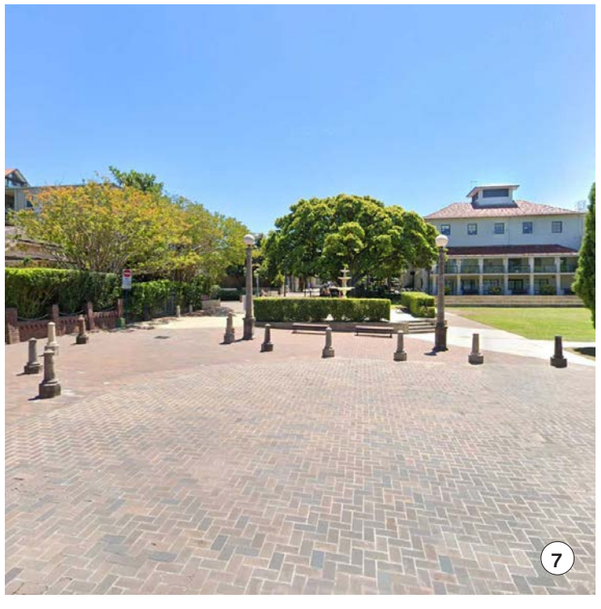
Village Green looking towards the Council Chambers.



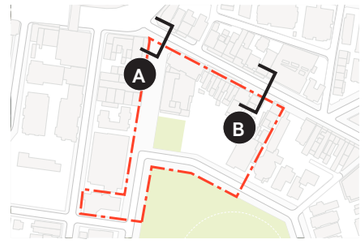
Playground adjoining the Village Green.



Pedestrian link connecting Military Road and the library.

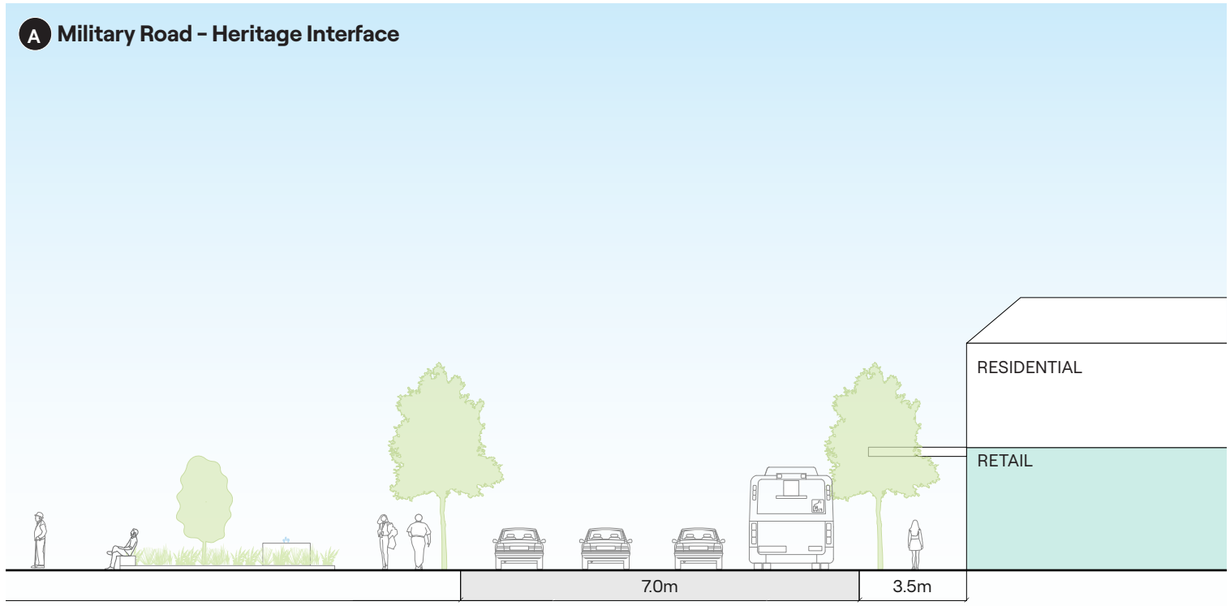


Intersection of Myahgah Road and The Crescent, featuring consistent paving treatments leading to Mosman Square.



Existing Street Interfaces

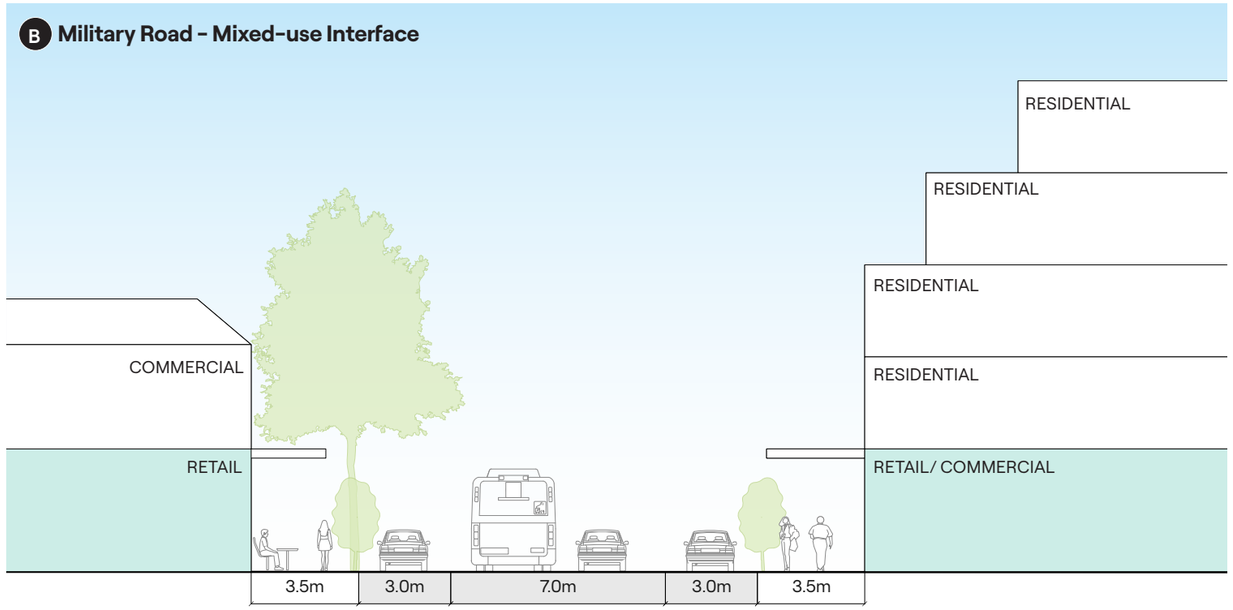
A Military Road - Heritage Interface





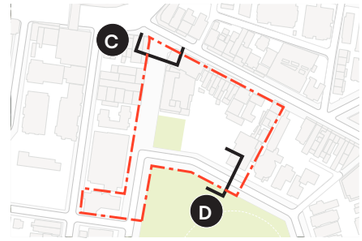
This section of Military Road is characterised by a fine-grain heritage streetscape that transitions into the civic and commercial character of Mosman Square. Active ground-floor retail with upper-level commercial and residential uses creates a vibrant pedestrian environment, while the adjoining public square and signalised intersection establishes a key arrival point to the Civic Precinct.

B Military Road - Mixed-use Interface



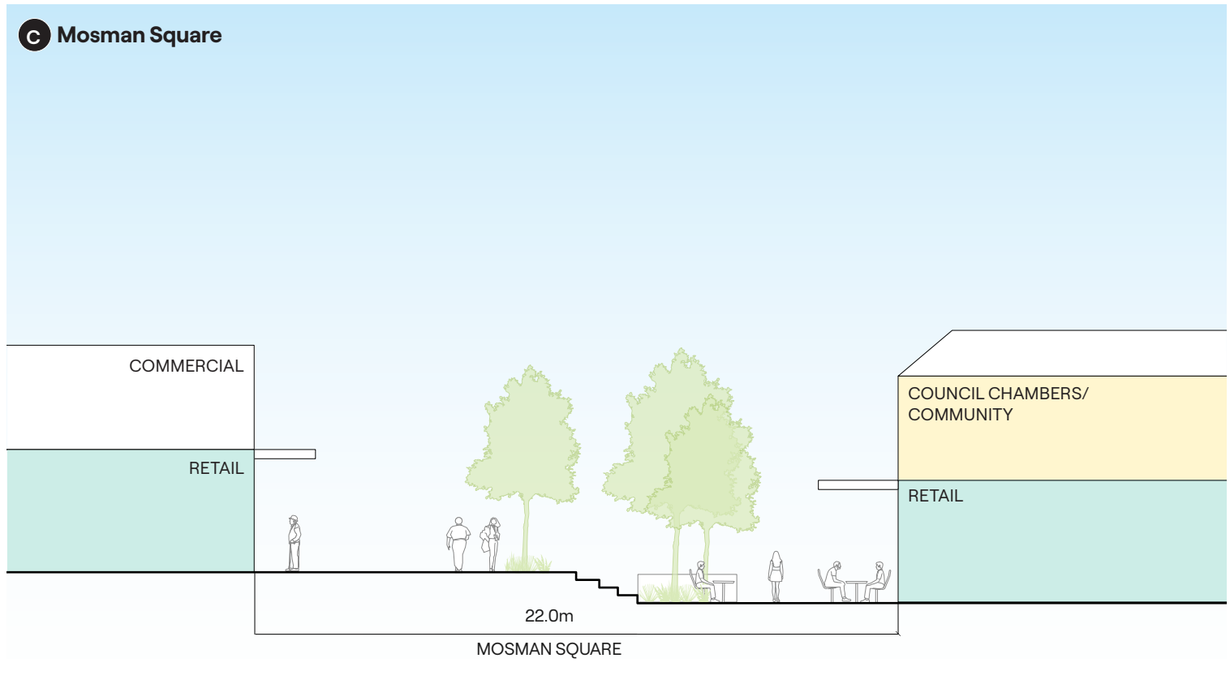


This section of Military Road is defined by a strong mixed-use edge with active ground-floor retail and residential uses above. Mature street trees, generous footpaths and on-street parking supports a comfortable pedestrian environment, while the emerging five-storey built form establishes a contemporary urban frontage that reinforces the precinct's role as Mosman's civic and commercial centre.



Street Interfaces

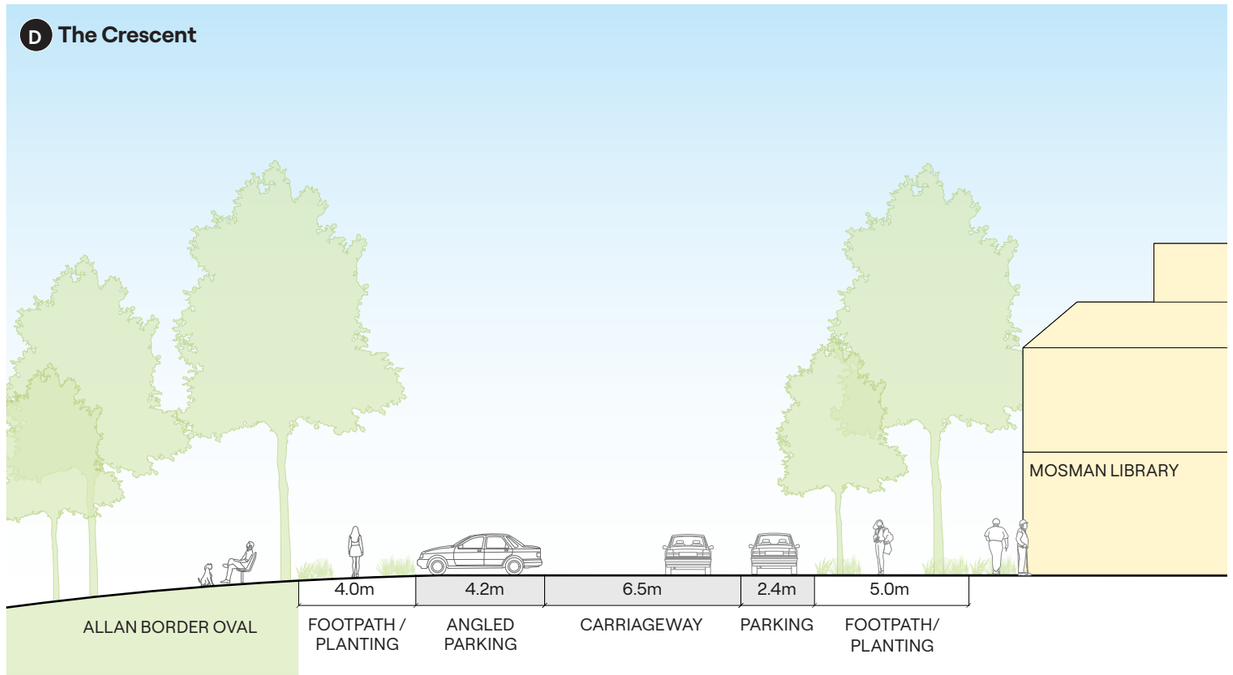
C Mosman Square





Mosman Square provides the precinct's primary civic gathering space, framed by active retail, community uses and commercial frontages. A pedestrian-priority environment, with recently upgraded landscape and outdoor dining creates an inviting public destination that supports everyday community activity and reinforces the Civic Precinct as the heart of Mosman.

D The Crescent





The Crescent forms a green civic edge overlooking Allan Border Oval, characterised by mature canopy trees, generous landscape setbacks and the Mosman Library. The quieter streetscape complements the active recreational interface while providing a strong connection between the Civic Precinct and surrounding open space.

Site Constraints

The site is constrained by a range of physical, planning and operational factors that influence the location, scale and delivery of future development.

HERITAGE

Heritage-listed buildings, the Heritage Conservation Area and sensitive interfaces with adjoining heritage items constrain redevelopment and require a considered built form response.

TOPOGRAPHY

The site's sloping topography, falling from Military Road to The Crescent, requires level changes to be addressed when considering building siting, accessibility, public domain and basement design.

SOLAR ACCESS

The proposed solar access controls, which require no additional overshadowing of Allan Border Oval, constrain building height and massing across the site.

ACCESS, SERVICING & EASEMENTS

The existing road network, property access, servicing arrangements and easements, including access to the heritage terraces fronting Military Road and adjoining residential properties accessed from Myahgah Road, must be maintained throughout redevelopment.

EXISTING CIVIC BUILDINGS

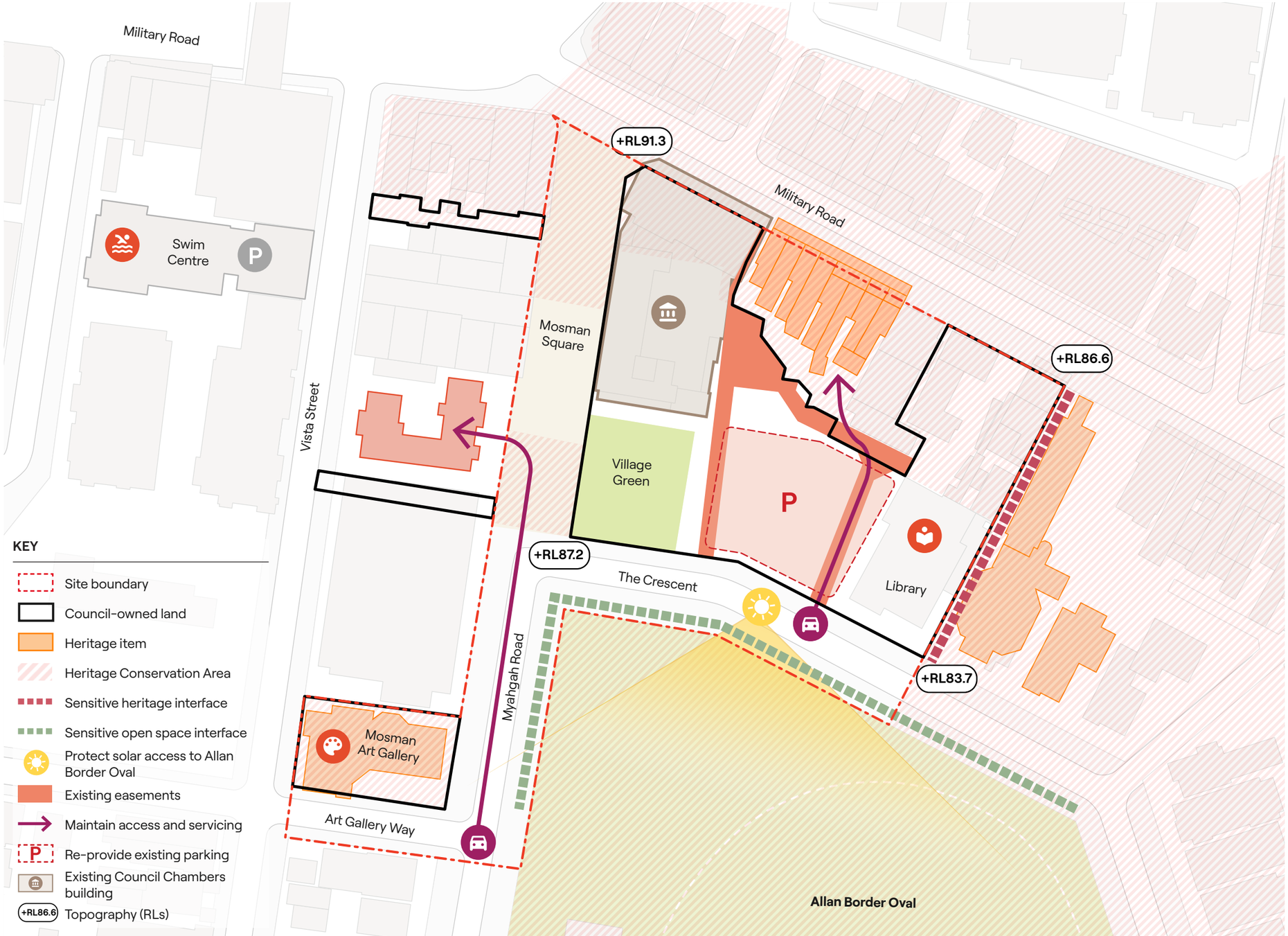
Existing civic buildings, including the Council Chambers, are expected to remain in the short term, influencing redevelopment staging and site planning.

PUBLIC PARKING

The existing public parking provision must be re-provided to support the ongoing operation of the civic precinct.

SITE OWNERSHIP

The existing pattern of land ownership, with Council owning only part of the precinct, influences redevelopment extent, staging and delivery. The development configuration in this report assumes a potential future acquisition or co-development of adjoining land. If acquisition or co-development does not proceed, an alternative scheme remains feasible within Council-owned sites.



Site constraints within the existing context.

Site Opportunities

The site presents opportunities to strengthen its civic role, improve connectivity, enhance the public realm and support future redevelopment.

Library & Community Hub

Redevelop and expand the library to create a stronger civic destination, supporting a broader range of community, cultural and civic uses.

VILLAGE GREEN

Expand and enhance the Village Green as the heart of the precinct, creating a larger, more flexible civic open space with upgraded play opportunities and a new performance area.

CONNECTIVITY & PERMEABILITY

Strengthen pedestrian connectivity by reinforcing a north-south spine through Mosman Square, improving permeability and strengthening connections between new development and surrounding community destinations, including the Swim Centre, Art Gallery and Allan Border Oval.

PUBLIC REALM

Integrate Mosman Square with future development while improving the public realm along The Crescent and Myahgah Road, including opportunities for future pedestrianisation of The Crescent.

HERITAGE

Celebrate the heritage terraces along Military Road by retaining their frontages. Prioritise sensitive redevelopment that responds to the precinct's heritage significance and surrounding heritage interfaces.

BUILT FORM

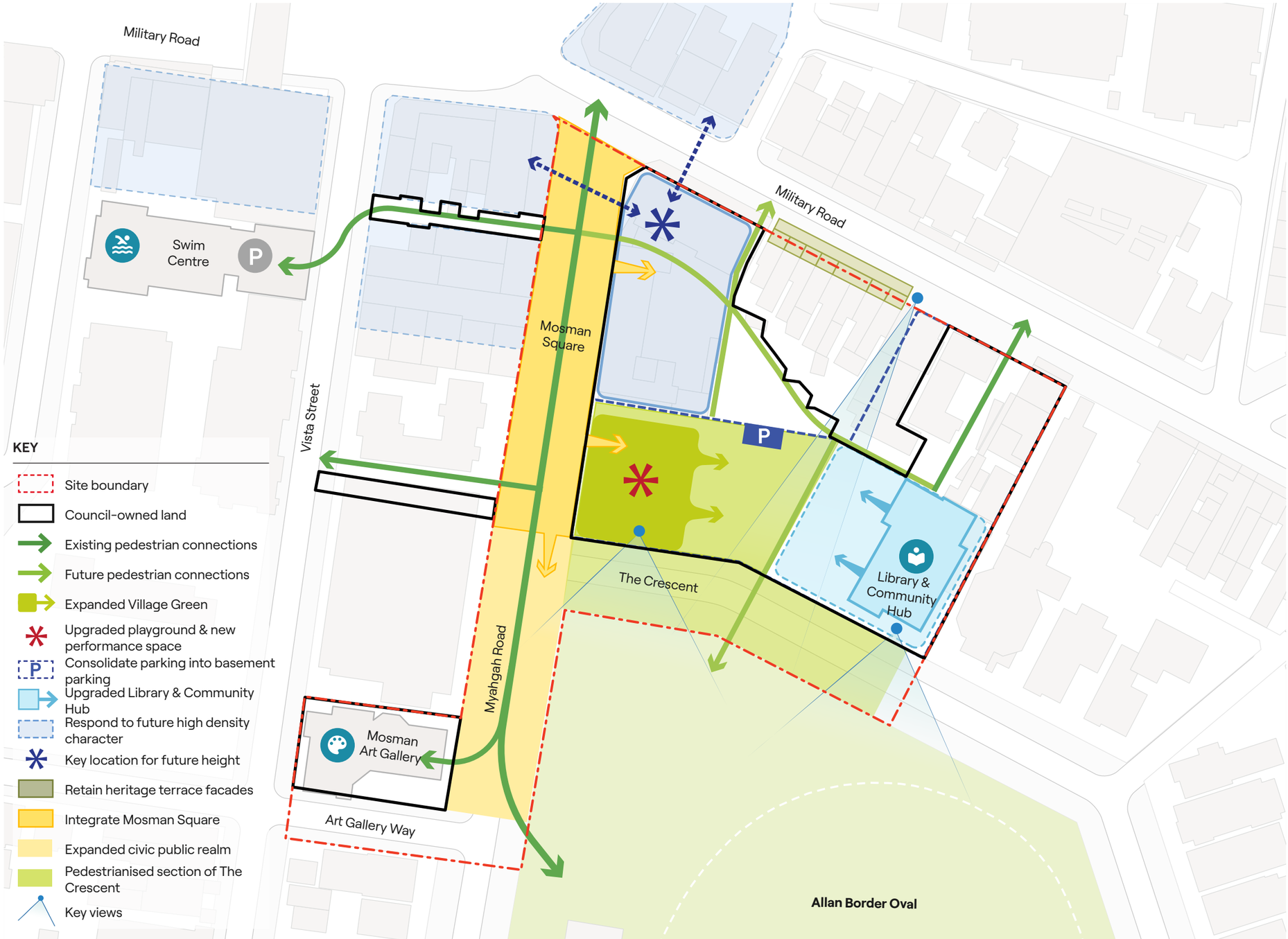
Locate higher-density development along key civic edges to reinforce the precinct structure, respond to the future Mosman Masterplan and provide an appropriate transition to surrounding heritage and residential interfaces.

UNDERGROUND PARKING

Consolidate parking below ground to prioritise public realm, improve pedestrian amenity and support future redevelopment.

KEY VIEWS

Protect and enhance key views through the precinct, maintaining visual connections to Allan Border Oval, Mosman Square and surrounding civic destinations.



Site opportunities plan within the existing context.

Program Opportunities

The Civic Precinct has the potential to accommodate a diverse mix of uses and activities that support its role as a civic, community and mixed-use destination. The following uses illustrate the broad range of activities that may support the long-term evolution of the precinct. They are intended to inform future testing rather than represent a proposed development program.

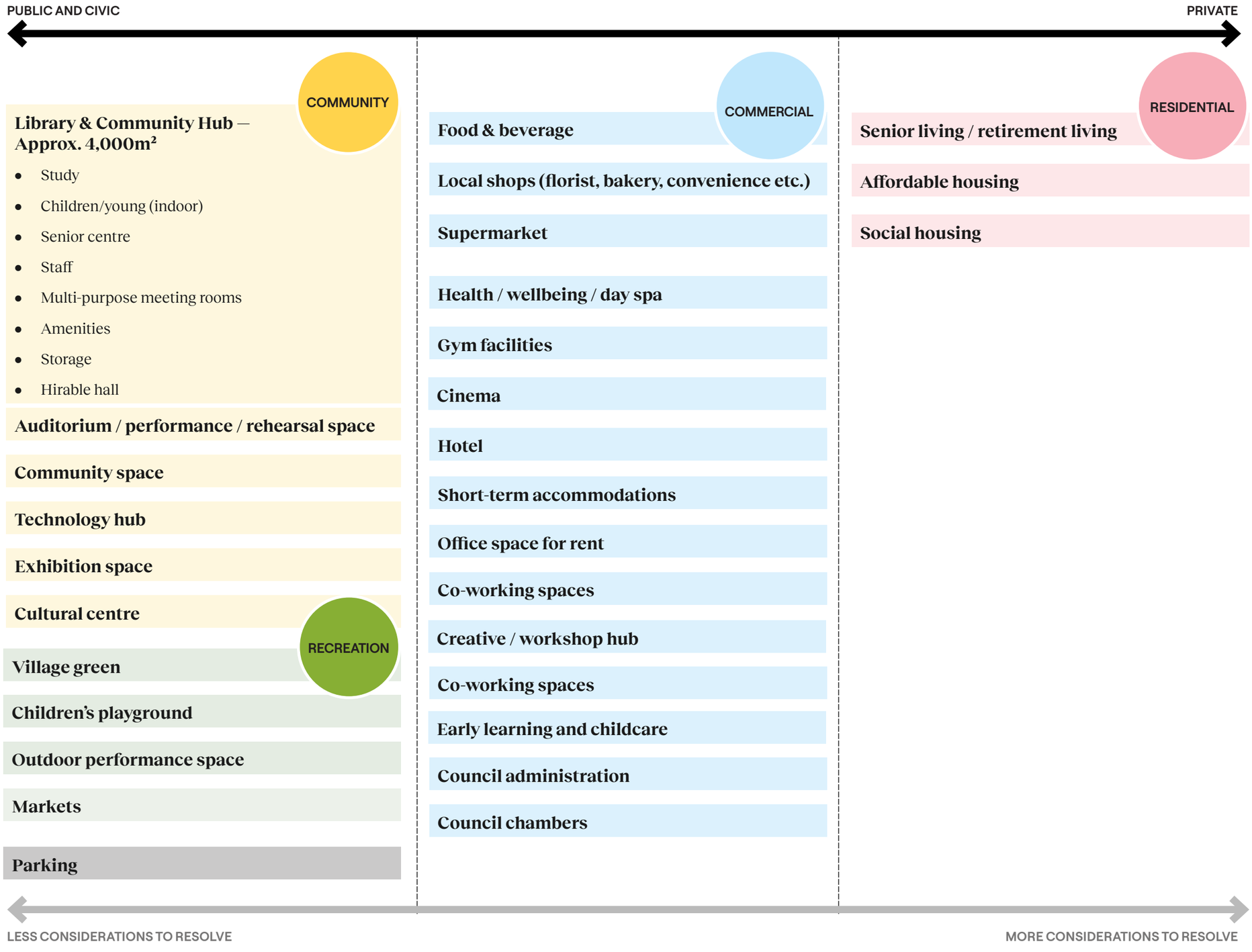
These potential uses can be understood along a spectrum ranging from public, civic and community-focused activities through to more private or commercially-oriented uses.

While all uses may be appropriate in principle, each carries different operational, spatial and delivery considerations. These include variations in:

- ownership and management models
- ground-floor activation needs
- servicing requirements
- parking demand
- access arrangements
- security
- interface conditions with the public realm

Given the scale and capacity of the precinct, it is not anticipated that all identified uses should be delivered simultaneously. Rather, the program opportunities illustrate the range of potential use combinations that could support the future evolution of the precinct. The preferred mix of uses should balance civic value, community benefit, commercial viability, operational practicality and Council's long-term strategic objectives.

As the Civic Precinct Place Plan progresses, further work will refine these opportunities into a preferred mix of uses to inform a future project brief.



3

Case Studies

The Canopy, Lane Cove (NSW)









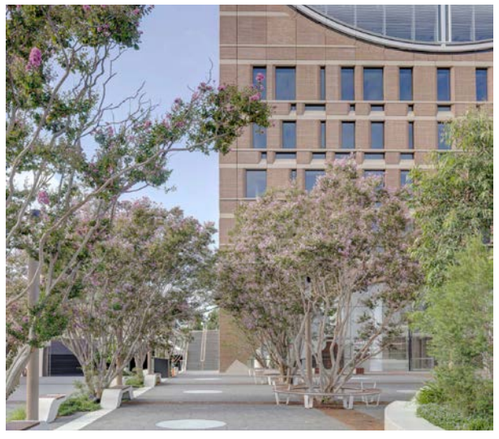
PROJECT DETAILS

Project type	Mixed-use civic, retail and public open space redevelopment
Site area	~7,000sqm
Cost	Approx. $85M
Delivery	Council-led + partnership redevelopment — Staged delivery integrating civic open space, retail, and parking — Public domain delivered alongside mixed-use development
Program and uses	— 5,800m² civic green and public open space — 1,300m² performance green and event space — 1,000m² nature play and recreation space — Retail, dining, and supermarkets — Community gathering and pedestrian-focused public spaces — 500-space basement car park
Key takeaways	— Civic open space acts as the precinct anchor — Flexible public spaces support events and everyday use — Active edges strengthen activation and safety — Mixed-use development supports civic infrastructure delivery — Staged delivery integrates public domain with surrounding development

Civic Place (Stage 1), Liverpool (NSW)









PROJECT DETAILS

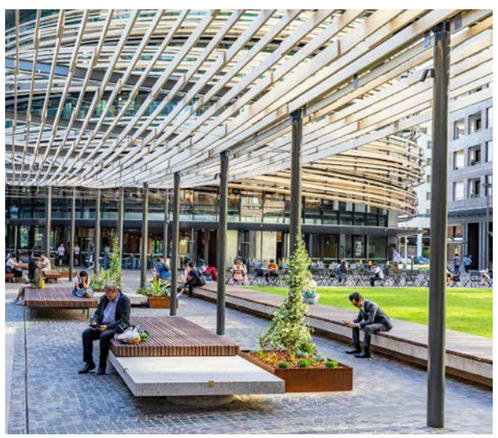
Project type	Mixed-use civic, commercial and potential future BTR development
Site area	~9,000sqm
Cost	Approx. $195M+ (Stage 1)
Delivery	Public-private partnership delivery with Built — Staged civic and commercial redevelopment — Civic infrastructure delivered alongside commercial uplift
Program and uses	— 5,000m² civic library and community hub — 13,000m² council and commercial office space — Civic plaza and activated retail frontages — Council chambers and civic administration uses — 2,600m² public park, community gathering spaces and activated public domain — Future residential / BTR development within later stages — Basement parking integrated within the precinct
Key takeaways	— Library and civic plaza act as central public anchors — Co-location of civic and commercial uses supports all-day activation — Commercial uplift supports civic infrastructure delivery — Flexible staged delivery supports long-term precinct growth

Darling Square, Haymarket (NSW)









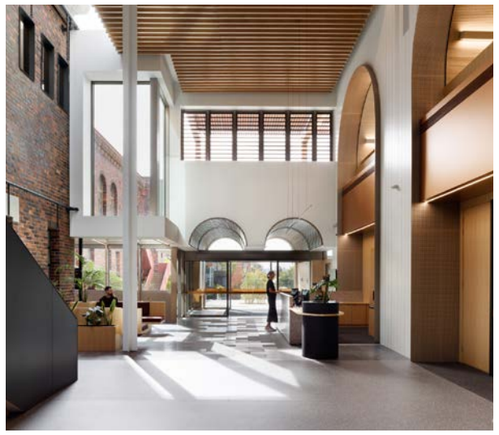
PROJECT DETAILS

Project type	Mixed-use residential, retail, civic, and public domain redevelopment
Site area	~4.6ha
Cost	Approx. $3B precinct development
Delivery	State-led urban renewal delivered by Lendlease - Staged mixed-use redevelopment integrating civic and residential uses - Public domain delivered alongside commercial and residential uplift
Program and uses	— ~2,000 apartments and student accommodation — ~3,500m² Darling Square Library and community hub — Retail, dining, and active ground floor frontages — Civic plaza, playgrounds, and public open spaces — Pedestrian-focused laneways and public domain — ~2,700m² central civic square and public open space
Key takeaways	— Library acts as the civic anchor — Public domain integrated with mixed-use development — Civic and residential uses support all-day activation — Pedestrian-focused spaces strengthen public life

Maribyrnong Civic Precinct and Community Hub (VIC)









PROJECT DETAILS

Project type	Council-led civic hub integrating library, community services and adaptive reuse of the historic Town Hall
Site area	~8,000sqm
Cost	Approx. $39M (staged civic investment)
Delivery	Council-led staged civic investment — Publicly funded civic infrastructure — Delivered in stages to maintain ongoing civic operations — Long-term public ownership and management
Program and uses	— ~2,800m² civic administration and community building — Community park and civic forecourt — Public library and community hub — Flexible meeting and multipurpose spaces — Council customer service centre and civic offices
Key takeaways	— Co-location of civic uses strengthens community access and activation — Adaptive reuse integrated with contemporary civic expansion — Flexible staged delivery supports long-term civic growth — Strong integration between civic buildings and public open space — Civic heart anchored by library, community, and gathering spaces

Marrickville Library Pavilion (NSW)









PROJECT DETAILS

Project type	Civic library, community hub, and public open space redevelopment with adaptive reuse
Site area	~5,000m²
Cost	Approx. $40M (developer contributions)
Delivery	Council-led redevelopment delivered in partnership — Council-led civic redevelopment — Adaptive reuse integrated with contemporary expansion — Public domain delivered alongside civic infrastructure
Program and uses	— ~3,600m² library and community hub — Flexible community and learning spaces — Café and multipurpose gathering spaces — Landscaped civic forecourt and public open space — Adaptive reuse of the historic hospital laundry building
Key takeaways	— Adaptive reuse integrated with new civic development — Library acts as a community anchor — Strong connection between landscape and civic space — Flexible spaces support everyday community use

The Concourse, Chatswood (NSW)









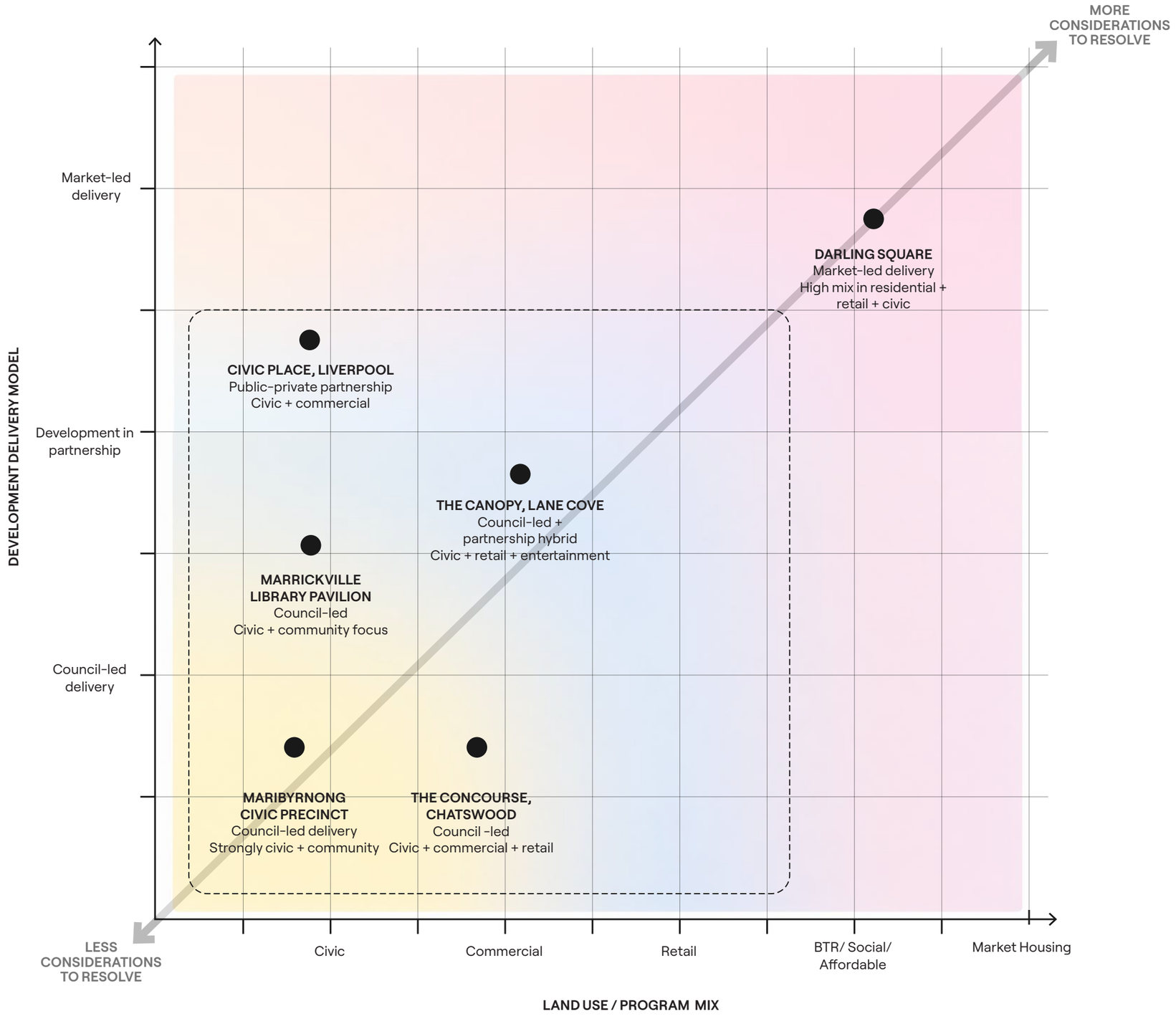
PROJECT DETAILS

Project type	Integrated civic, cultural, library and performing arts precinct
Site area	~12,500sqm
Cost	Approx. $160M
Delivery	Council-led civic redevelopment — Delivered following extensive public consultation and community support — Integrated delivery of civic infrastructure, cultural facilities and public domain — Redevelopment of the former Civic Centre site into a new civic and cultural heart
Program and uses	— ~5,000sqm public library — 1,000-seat concert hall and 500-seat theatre — Exhibition, rehearsal and community spaces — Retail, dining and civic functions — ~6,000sqm landscaped and paved area
Key takeaways	— Public open space positioned at the heart — Terraced public domain responds to level changes across the site, creating a series of connected civic and gathering — Civic functions embedded below support larger open spaces above — Library integrated with broader cultural and community uses — Reinforces civic identity within a commercial centre

Development Matrix

The matrix maps the relationship between delivery model and land use mix, illustrating how different projects balance civic, commercial, and mixed-use outcomes. Overlaying the case studies highlights a range of approaches to delivering active, integrated, and publicly focused precincts.

Key Takeaways:
Most case studies cluster within the highlighted area, demonstrating predominantly council-led, civic-focused delivery rather than market-led housing outcomes.



KEY

- Civic / Council-led
- Commercial + retail / development in partnership
- Residential / market-led delivery

4

Design Concept

Heritage Integration

Mixed-Use Precinct

~2,000m² Expanded Village Green

Pedestrian-Focused

~4,000m² Library & Community Hub

Vision



Re-imagining Mosman Civic Precinct as a connected mixed-use destination anchored by community, landscape and village character.

We see an opportunity to transform the Mosman Civic Precinct into a lively, mixed-use destination that builds on its established civic role, landscape setting, and village character. Anchored by a new Library & Community Hub, an expanded Village Green and enhanced public realm, the precinct will strengthen Mosman's civic identity while supporting a complementary mix of community, retail, and commercial uses.

As Mosman's population grows and residential density increases, the Place Plan establishes a flexible and adaptable framework that responds to evolving community needs while supporting future investment, renewal and development. Sensitive built form, integrated landscape and heritage-sensitive design will ensure future change respects Mosman's heritage setting, landscape character and relationship with surrounding open space, while establishing a contemporary civic destination that responds to future growth.

Design Principles

Of its place





↑ Respond to the existing and future character in and around the precinct.

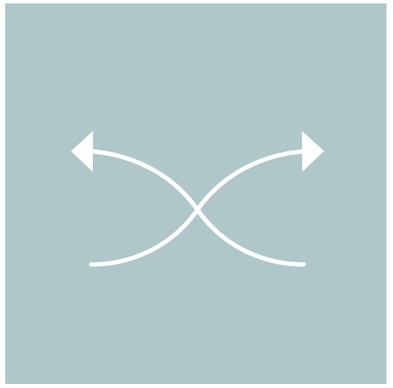
A civic heart





↑ Anchored by a new Library & Community Hub, plaza and Village Green.

Connected and permeable





↑ Strong connections through the precinct and beyond.

A place to gather





↑ Spaces for community, events and everyday life.

Bring the landscape in





↑ Extending green connections to the oval and wider open space network.

Active and evolving





↑ Designed to support continuous activation through a staged delivery of the precinct.

Design Objectives

The following objectives establish the key planning and development priorities guiding the future evolution of the Mosman Civic Precinct. They provide a framework for balancing civic uses, movement, landscape, heritage, solar access, and future development opportunities across the site.

NEW LIBRARY & COMMUNITY HUB

Deliver a contemporary, flexible civic Library & Community Hub positioned to maximise visibility, access, and connection to surrounding public spaces.

TRANSITION BUILDING HEIGHT

Provide a clear transition in height and bulk to surrounding residential and conservation areas, stepping down at sensitive edges.

RESPECT VILLAGE CHARACTER

Reinforce Mosman's village character through sensitive architecture, landscape character and carefully integrated heritage.

MAINTAIN SOLAR ACCESS

Protect solar access to Allan Border Oval, with built form shaped to minimise overshadowing and protect midwinter sun.

EXTEND VILLAGE GREEN

Enhance and extend the Village Green as a key civic space for events, recreation and everyday use, including a new performance area, playground and flexible event lawn.

STRENGTHEN PERMEABILITY

Provide new and improved pedestrian connections to strengthen permeability and connect into the broader network.

ENHANCE WALKABILITY

Create a safe, accessible and pedestrian-prioritised public realm that responds to the site's topography and supports comfortable movement throughout the precinct.

CONSOLIDATE PARKING + VEHICLE ACCESS

Limit vehicle access within the precinct by consolidating parking underground and prioritising pedestrian movement throughout the public realm.

CREATE ACTIVE FRONTAGES

Deliver active frontages to support a safe, vibrant, and engaging civic domain.

Key Moves

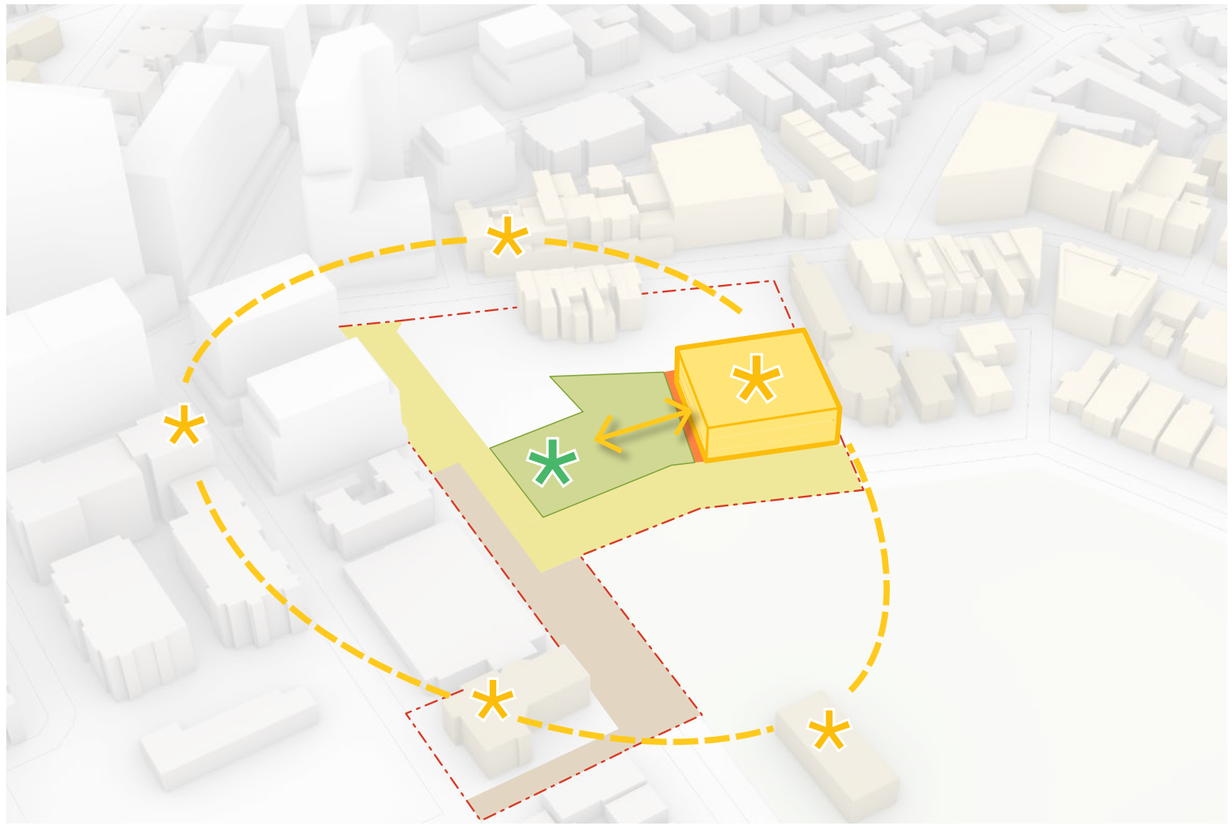


Extend the landscape

Draw the surrounding parklands into the precinct by extending the landscape network through the site. The pedestrianisation of The Crescent strengthens connections between Mosman Square, the Village Green and Allan Border Oval, while the new and expanded Village Green offers a generous, flexible civic space for events, recreation and everyday community life.



Flexible civic open space.



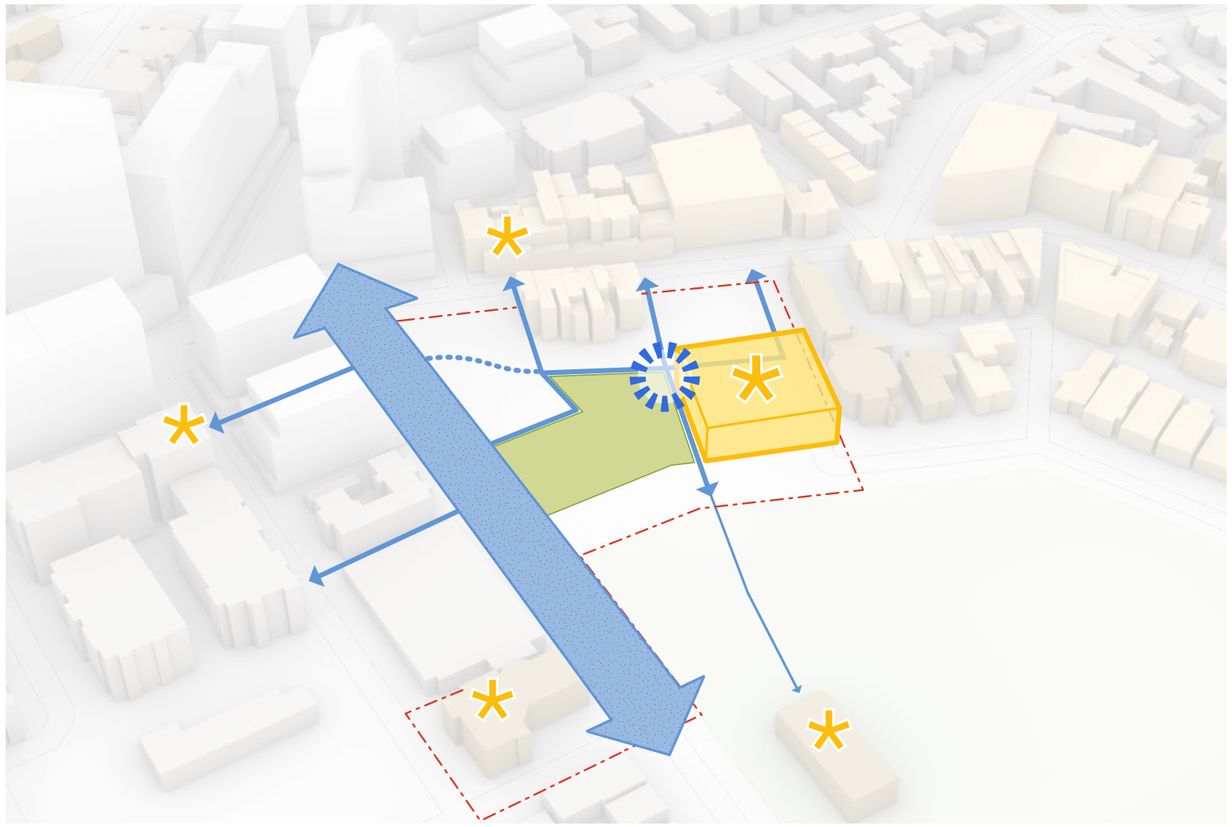
Library & Community Hub at the Heart

A new Library & Community Hub is proposed in its existing location, reinforcing its role as the civic heart of the precinct. Positioned adjacent to the Village Green, the building anchors the primary civic space, strengthens connections between key community destinations and creates an active, welcoming and highly visible civic destination.



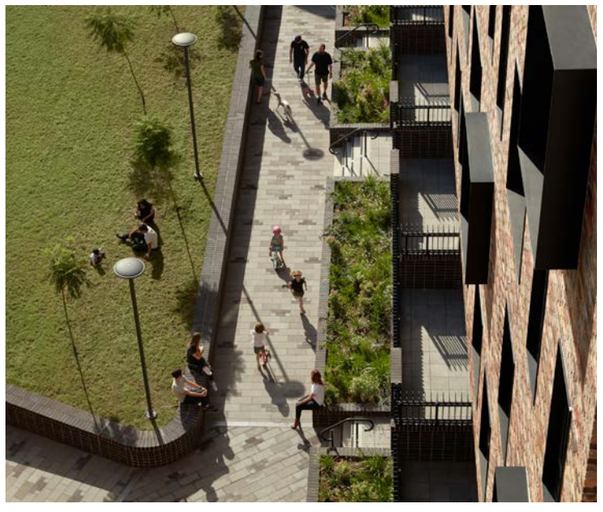
Library integrated with landscape and community gathering spaces.

Key Moves

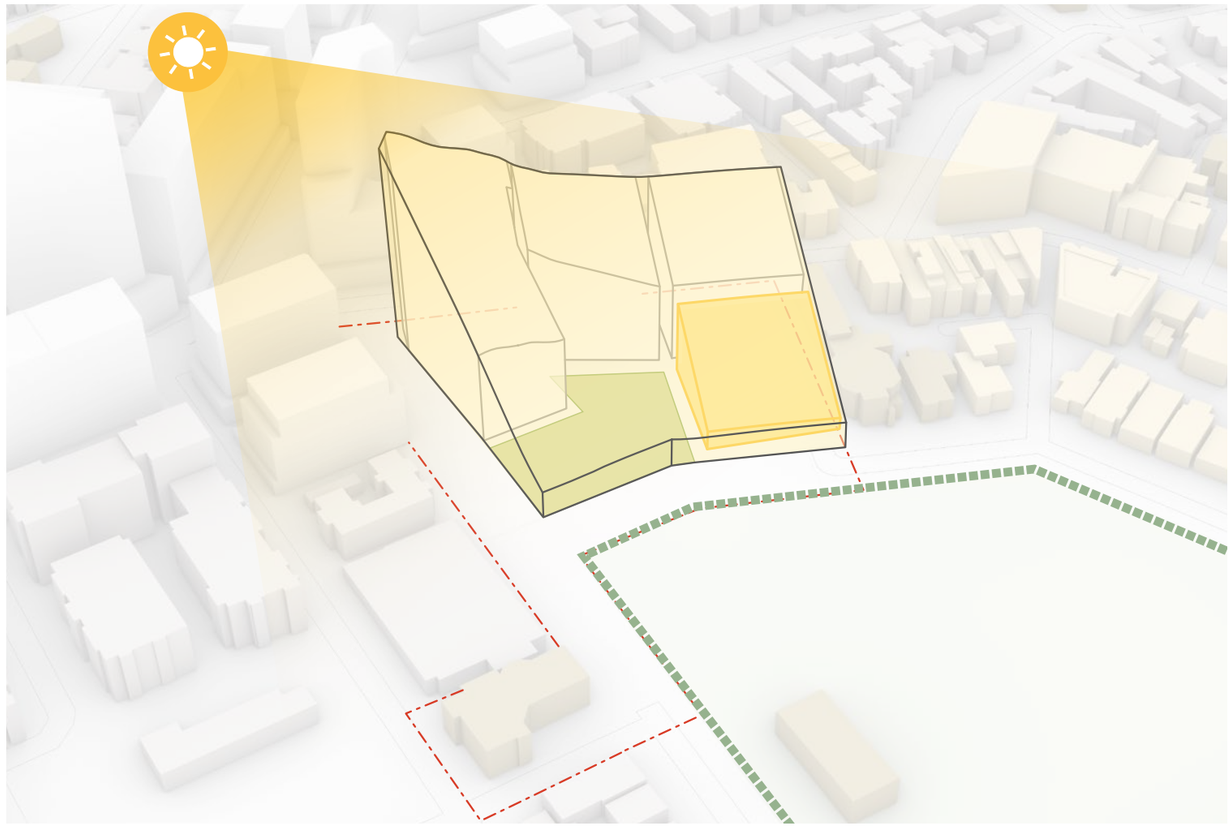


Connected Civic Network

New and enhanced through-site links strengthen connections between the Library & Community Hub, Village Green, Mosman Square, Mosman Art Gallery, and surrounding community destinations. Together, these connections establish a legible civic network that improves permeability and integrates the precinct with the surrounding pedestrian network.



Pedestrian-focused civic connection.



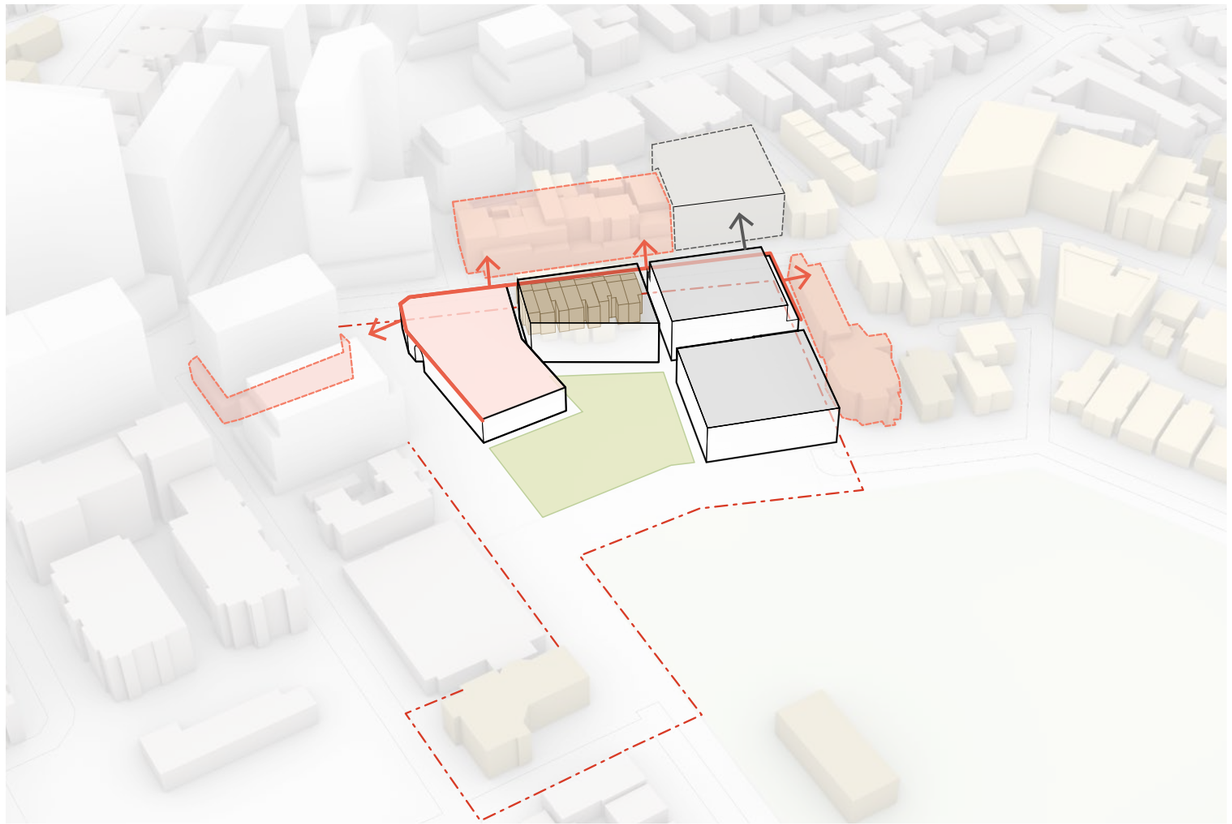
Defined Development Zones

Development is concentrated within defined building zones that frame the expanded Village Green, reinforce key civic connections and position the Library & Community Hub as the precinct's primary civic anchor. Building envelopes respond to heritage interfaces, key view corridors and the solar clipping planes protecting Allan Border Oval.



Built form framing civic open space.

Key Moves

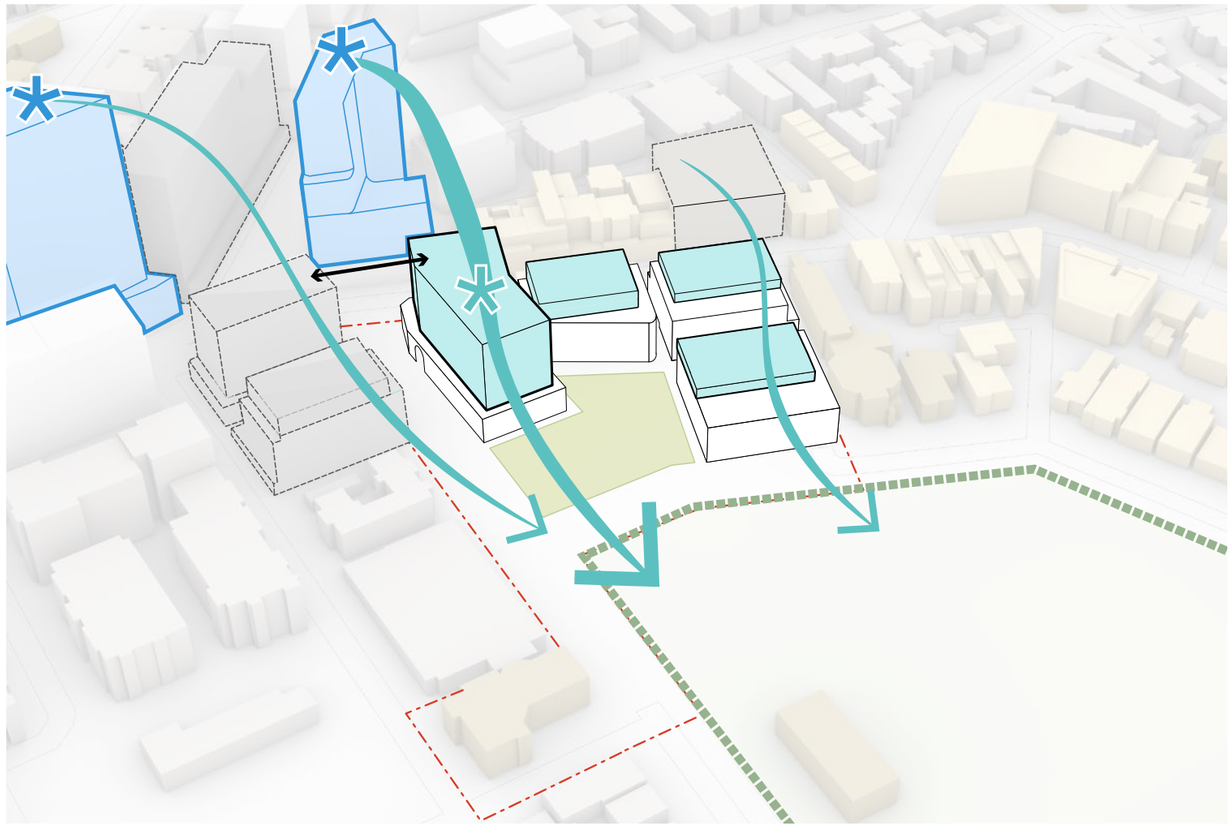


Contextual Podium Response

Podium and street wall heights respond to the surrounding context, reinforcing the character and scale of adjacent heritage and civic buildings. Lower built form aligns with established datum lines and street wall conditions, maintaining a consistent human scale while reinforcing active civic edges.

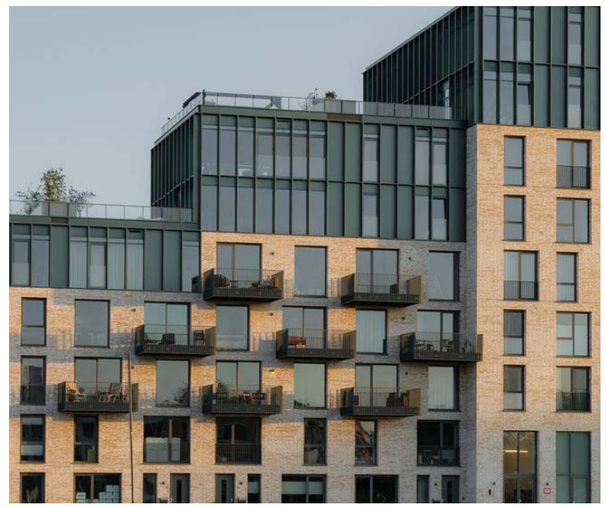


Podium responding to neighbourhood character.



Sensitive Height Transition

Height is concentrated along Military Road, responding to its role as a primary corridor and the emerging taller built form along this edge. Built form transitions down towards Allan Border Oval, balancing increased density with neighbourhood character while protecting amenity at sensitive interfaces.



Graduated building height transition.

5

Civic Place Plan

The Concept

1 Library & Community Hub
A contemporary civic destination for learning, culture and community.

2 Village Green
A flexible community lawn supporting everyday recreation, events and gathering.

3 Children's Play
A dedicated play space integrated into the civic heart.

4 Performance & Events
A flexible outdoor pavilion space for performances, markets and community celebrations.

5 Active Civic Edge
Cafes and community uses activate the ground plane and frame public spaces.

6 Pedestrianised Public Realm
A car-free section of The Crescent, landscaped steps and generous seating create a welcoming civic gathering space.

7 Connected Civic Spine
Improved pedestrian links connect Mosman Square, Military Road and Allan Border Oval.

8 Future Civic Destination
A mix of upper-level commercial uses supports a vibrant mixed-use precinct

9 New Shared Zone
A pedestrian-priority shared street improves safety, accessibility and flexibility while supporting civic activity and local access.



Concept diagram of the Precinct Plan.

Design Guidelines - Landscape & Public Domain

Note: *This scheme assumes the acquisition or co-development of adjoining land. An alternative scheme remains feasible within Council-owned sites if this does not proceed.*

The design guidelines are structured under the overarching design objectives to provide a clear framework for achieving the vision for the precinct.



Design Guidelines - Landscape & Public Domain Plan.

EXTEND VILLAGE GREEN

Design Guidelines:

- **1.1** Expand and raise the existing Village Green to create a minimum 2,000m² of contiguous civic open space above a semi-basement car park.
- **1.2** Design Village Green levels to provide a gradual transition between Mosman Square, the Library & Community Hub, and The Crescent, integrating landscaped terraces, paths and steps that respond to changes in topography.
- **1.3** Provide a children's playground along the northern edge of the Village Green to create a shaded play environment.
- **1.4** Establish a flexible central open lawn to support everyday informal recreation, community gatherings, markets and events.
- **1.5** Deliver a low-profile outdoor performance space integrated within the landscaped terraces of the Village Green to preserve views towards Allan Border Oval.
- **1.6** Integrate outdoor seating, dining spill-out areas and informal gathering spaces around the edges of the Village Green and The Crescent to support cafes, the Library & Community Hub and everyday social activity.

ENHANCE WALKABILITY

Design Guidelines:

- **3.1** Pedestrianise The Crescent to create a car-free civic space that strengthens the interface between the Library & Community Hub and Allan Border Oval.
- **3.2** Establish the nominated section of Myahgah Road & Art Gallery Way as a shared movement zone, prioritising pedestrians while accommodating local access and servicing for adjoining residential properties.
- **3.3** Design primary pedestrian routes with generous widths, high-quality paving, lighting and clear wayfinding to accommodate anticipated pedestrian volumes.
- **3.4** Integrate future Art Gallery landscape upgrades with the new shared zone along Myahgah Road and Art Gallery Way to create a seamless public domain connection.
- **3.5** Provide a short- to medium-term civic forecourt outside the existing Council Chambers entrance as an interim civic space prior to future redevelopment of the site.
- **3.6** Provide accessible paths, ramps and landscaped terraces that respond to the site's topography, ensuring equitable access throughout the precinct.

RESPECT VILLAGE CHARACTER

Design Guidelines:

- **2.1** Extend the landscape character and public domain treatment of Mosman Square through The Crescent and Myahgah Road to establish a consistent civic identity.
- **2.2** Reinforce the civic identity of the precinct through a coordinated palette of paving, planting, lighting, furniture and street trees.
- **2.3** Retain significant existing trees wherever practicable and integrate them into the landscape and public domain design. Provide additional setbacks and built form articulation where required to facilitate tree retention.
- **2.4** Provide landscaped podium rooftops overlooking Allan Border Oval to reinforce the precinct's landscape character.
- **2.5** Enhance the Mosman Art Gallery setting through landscape upgrades, extending the Gallery's open space along Art Gallery Way and enabling temporary closure for events.

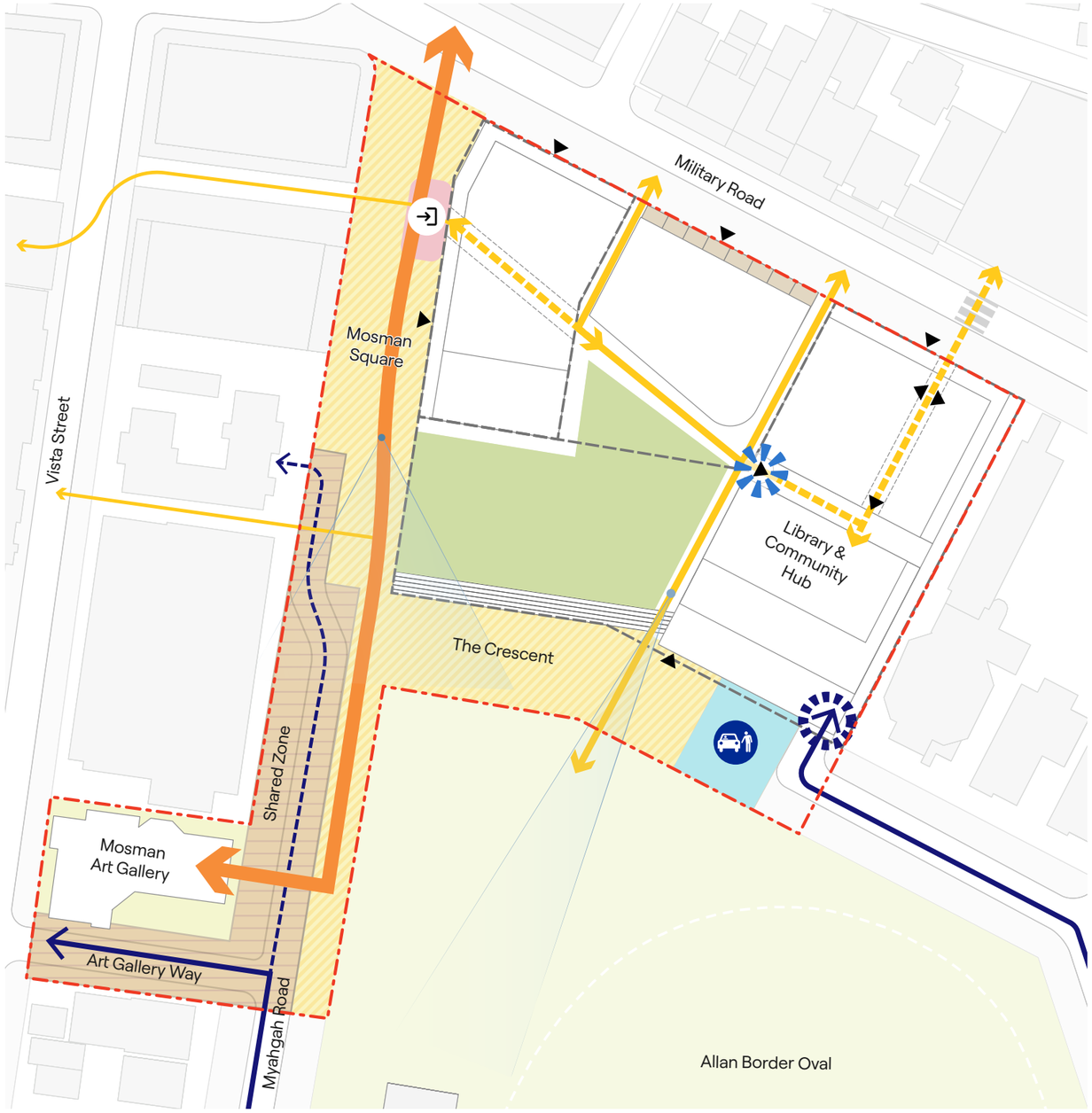
KEY

- Village Green
- Car-free civic space
- Landscaped steps
- Existing significant trees
- Shared zone
- Interim civic forecourt (short-medium term)
- Performance space
- Central open lawn and event space
- Outdoor seating & dining spill-out areas
- Children's playground
- Mosman Art Gallery landscape upgrades
- Landscaped podium rooftop
- Heritage facade

Design Guidelines - Movement

Note: *This scheme assumes the acquisition or co-development of adjoining land. An alternative scheme remains feasible within Council-owned sites if this does not proceed.*

The design guidelines have been structured under the overarching design objectives to provide a clear framework for achieving the vision for the precinct.



Design Guidelines - Movement Plan.

STRENGTHEN PERMEABILITY

Design Guidelines:

- **4.1** Reinforce Mosman Square as the precinct's principal civic spine by strengthening pedestrian connections to Military Road, the Village Green, Allan Border Oval and the Mosman Art Gallery.
- **4.2** Provide a network of secondary pedestrian connections linking Mosman Square, the Library & Community Hub, the Village Green and surrounding civic destinations, to create safe and legible routes throughout the precinct.
- **4.3** Provide internal pedestrian arcades, including an east–west connection through the Council Chambers site and a north–south connection between Military Road, the Library & Community Hub and The Crescent.
- **4.4** Terminate the primary east-west pedestrian connection at a prominent Library & Community Hub entrance, reinforcing the library as a key civic destination.
- **4.5** Principal building entries should address key pedestrian routes and civic spaces, including Mosman Square, Military Road and the connection between the Library & Community Hub and Village Green.
- **4.6** Align north–south pedestrian connections to maintain key views from Military Road and Mosman Square towards the Allan Border Oval & its Pavilion, reinforcing wayfinding and civic legibility.

CONSOLIDATE PARKING & VEHICLE ACCESS

Design Guidelines:

- **5.1** Consolidate public parking within a basement beneath future development to minimise vehicle infrastructure at ground level. The basement footprint should be designed to support future staged expansion, allowing integration with adjoining basement parking as the precinct evolves.
- **5.2** Locate the basement entry at street level from The Crescent, beneath the south-east corner of the new Library & Community Hub, to minimise excavation and provide efficient access for vehicles, servicing and loading.
- **5.3** Provide a turning circle adjacent to the basement vehicle entry to facilitate safe and efficient vehicle manoeuvring, servicing, loading and emergency access.
- **5.5** Provide flexibility for potential future commercial uses within the Stage 1 basement footprint, subject to future detailed design.

ENHANCE WALKABILITY

Design Guidelines:

- **3.7** Pedestrianise The Crescent to create a car-free civic space between the Village Green and Allan Border Oval, prioritising pedestrian movement and public life.
- **3.8** Establish the nominated section of Myahgah Road & Art Gallery Way as a shared movement zone, prioritising pedestrians while accommodating local access and servicing for adjoining residential properties.
- **3.9** Provide accessible pedestrian connections throughout the precinct that respond to changes in topography through integrated paths, ramps and landscaped steps.
- **3.10** Provide generous civic forecourts and car-free pedestrian interfaces at key destinations, including the Library & Community Hub, Village Green and Mosman Square.

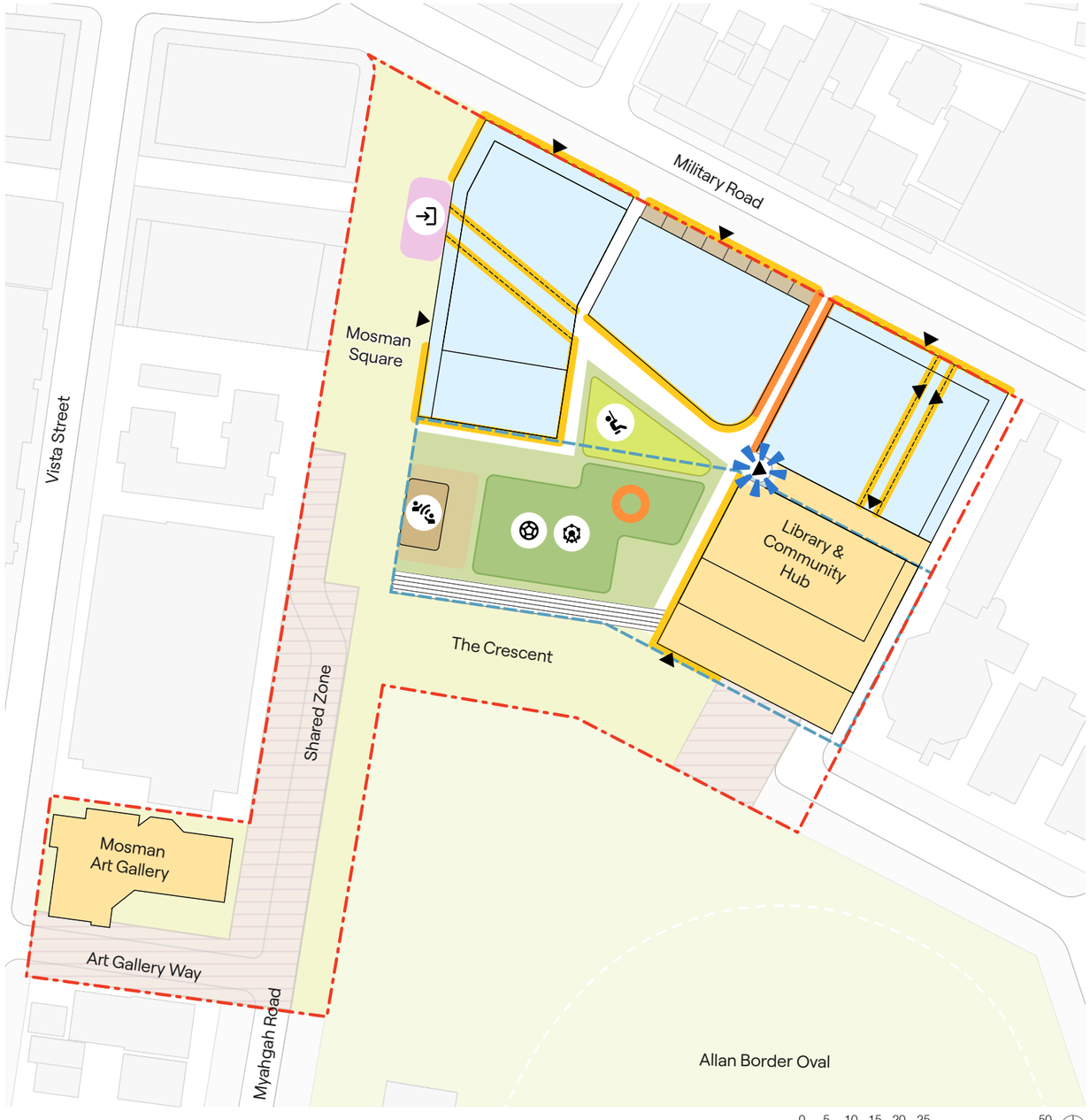
KEY

- Primary civic spine
- Secondary pedestrian link
- Internal pedestrian arcade
- Connections to surrounding network civic uses
- Primary pedestrian entry
- Principal Library & Community Hub entry
- Vehicular movement
- Residential access way
- Basement entrance
- Basement car park footprint
- Shared zone
- Car-free civic space
- Interim civic forecourt (short to medium term)
- Drop-off area & turning circle (subject to future detailed design)
- Key views
- Heritage facade

Design Guidelines - Land Use & Activation

Note: *This scheme assumes the acquisition or co-development of adjoining land. An alternative scheme remains feasible within Council-owned sites if this does not proceed.*

The design guidelines have been structured under the overarching design objectives to provide a clear framework for achieving the vision for the precinct.



Design Guidelines - Land Use & Activation Plan.

NEW LIBRARY & COMMUNITY HUB

Design Guidelines:

- **6.1** Retain the Library & Community Hub in its existing location, reinforcing its role as the precinct's primary civic anchor while defining and addressing the Village Green.
- **6.2** Establish the Library & Community Hub as the precinct's principal civic landmark through its siting, architectural expression, and its relationship to the Village Green and Allan Border Oval.
- **6.3** Orient principal building entrances towards key active frontages and civic spaces, including a primary entry addressing the car-free Crescent, to maximise visibility, accessibility and civic presence.
- **6.4** Design the outdoor performance space as a visually permeable civic structure that supports community events, performances and civic gatherings while activating the Village Green.

CREATE ACTIVE FRONTAGES

Design Guidelines:

- **7.1** Provide active frontages along the Village Green, Mosman Square, Military Road, internal arcades, and the Library & Community Hub. Active frontages should include retail, food and beverage, and other publicly accessible uses at ground level, with the final mix of uses informed through future design development.
- **7.2** Design active frontages with frequent entries, transparent glazing and primary building entrances addressing key public spaces and pedestrian routes
- **7.3** Introduce a short- to medium-term civic forecourt outside the existing Council Chambers entrance to support civic activity until future redevelopment of the site.
- **7.4** Incorporate integrated public art opportunities within building facades along the north-south civic connection between Military Road and the Library & Community Hub to strengthen the pedestrian experience and reinforce the precinct's civic identity.
- **7.5** Locate community and civic uses at ground level around the Village Green and Mosman Square, complemented by commercial uses along Military Road, to create an active and complementary precinct.

EXTEND VILLAGE GREEN

Design Guidelines:

- **1.7** Support flexible community events, markets, performances and everyday recreation within the Village Green, reinforcing its role as the precinct's primary civic gathering space.
- **1.8** Integrate a children's playground within the Village Green to support families and provide opportunities for informal play.
- **1.9** Integrate public art opportunities within the landscaped edges surrounding the central open lawn to enrich the Village Green and celebrate Mosman's civic and cultural identity.

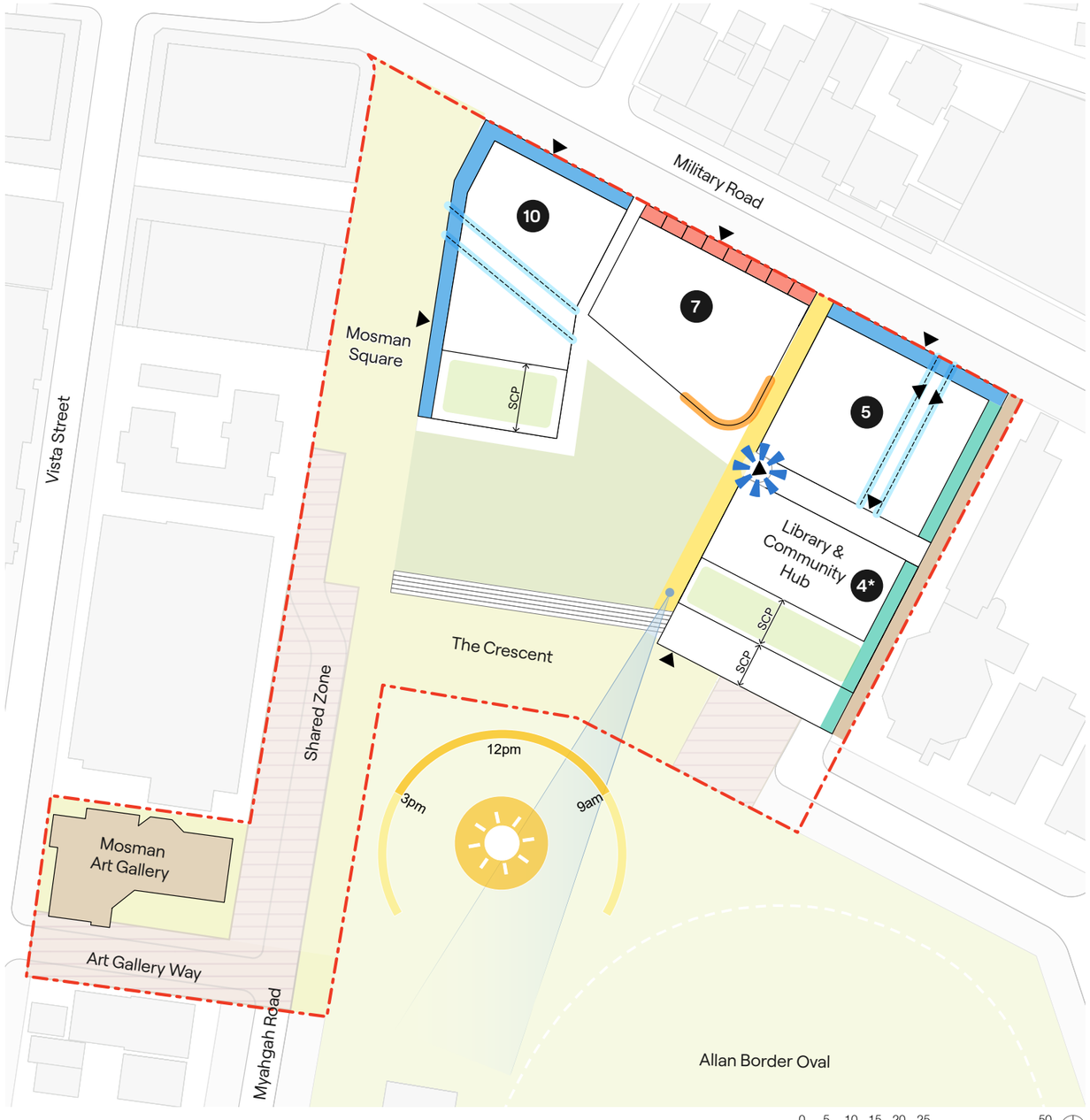
KEY

- Community uses
- Commercial uses
- Heritage facade
- Potential basement footprint for commercial uses (subject to future detailed design)
- Active frontages
- Active frontages within internal arcades
- Public art facade opportunities
- Landscape integrated public art opportunities
- Primary pedestrian entry
- Principal Library & Community Hub entry
- Interim civic forecourt (short to medium term)
- Children's playground
- Performance space
- Central open lawn and event space

Design Guidelines - Built Form

Note: *This scheme assumes the acquisition or co-development of adjoining land. An alternative scheme remains feasible within Council-owned sites if this does not proceed.*

The design guidelines have been structured under the overarching design objectives to provide a clear framework for achieving the vision for the precinct.



Design Guidelines - Built Form Plan.

TRANSITION BUILDING HEIGHT

Design Guidelines:

- **8.1** Shape building heights in accordance with the Allan Border Oval Solar Clipping Plane to protect solar access and establish an appropriate height transition across the precinct.
- **8.2** Locate the Library & Community Hub as a maximum four-storey building to protect solar access to Allan Border Oval while reinforcing its civic role fronting the Village Green.
- **8.3** Concentrate taller built form ranging from 5 to 10 storeys along Military Road, stepping down towards neighbouring heritage properties and Allan Border Oval.
- **8.4** Provide upper level setbacks determined by the Solar Clipping Plane (SCP), creating opportunities for rooftop podiums while protecting Allan Border Oval from additional overshadowing.

RESPECT VILLAGE CHARACTER

Design Guidelines:

- **2.6** Retain and integrate the frontages of significant heritage terraces along Military Road. Locate new built form above and set back from retained heritage frontages to maintain their prominence, scale and character.
- **2.7** Establish a two-storey streetwall to Military Road and Mosman Square, with upper levels setback 3 metres to reinforce the civic scale of the public domain and reduce perceived building bulk.
- **2.8** Provide a sensitive interface to the neighbouring heritage church through a 3 metre ground floor setback and a 6 metre upper level setback along the eastern boundary
- **2.9** Provide internal pedestrian arcades to break up larger building blocks, including an east-west connection through the Council Chambers site and a north-south connection between Military Road, the Library & Community Hub and The Crescent.
- **2.10** Provide an open-to-sky pedestrian link aligned with the principal Library & Community Hub entrance to maintain views and visual connections to Allan Border Oval.
- **2.11** Retain and enhance the heritage significance of the Mosman Art Gallery through sensitive building upgrades and complementary landscape improvements.

MAINTAIN SOLAR ACCESS

Design Guidelines:

- **9.1** Shape building height, massing and upper level setbacks in accordance with the Allan Border Oval solar clipping planes to prevent additional midwinter overshadowing.
- **9.2** Locate the tallest built form on the existing Council Chambers site in response to the Allan Border Oval solar clipping plane requirements.
- **9.3** Provide a chamfered building edge responding to the Solar Clipping Plane to open views and strengthen visual connections to the Village Green.
- **9.4** Step upper levels in accordance with the Solar Clipping Plane to maximise solar access while creating opportunities for rooftop podiums.
- **9.5** *Potential to extend the Library & Community Hub to a fifth floor to accommodate a restaurant, subject to confirming revised solar controls (see Appendix 1).

KEY

- 3m upper level setback & 2 storey streetwall
- Upper level heritage setback from maintained heritage facades
- 3m ground floor setback from the eastern boundary
- 6m upper level setback from the eastern boundary
- Direct open-to-sky pedestrian link with views to Allan Border Oval
- Internal pedestrian arcades
- Curved building edge
- Primary pedestrian entry
- Principal Library & Community Hub entry
- X — Maximum building height (storeys)
- Landscaped podium rooftop
- Heritage building
- Solar controls protecting no additional overshadowing to Allan Border Oval
- SCP — Upper level setback determined by the Solar Clipping Plane (SCP) protecting Allan Border Oval
- Key views

Precedent Imagery - Civic Anchors & Heritage

VILLAGE GREEN

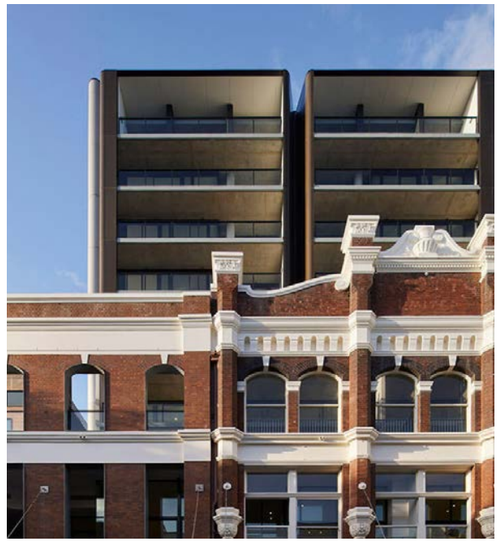






HERITAGE INTEGRATION



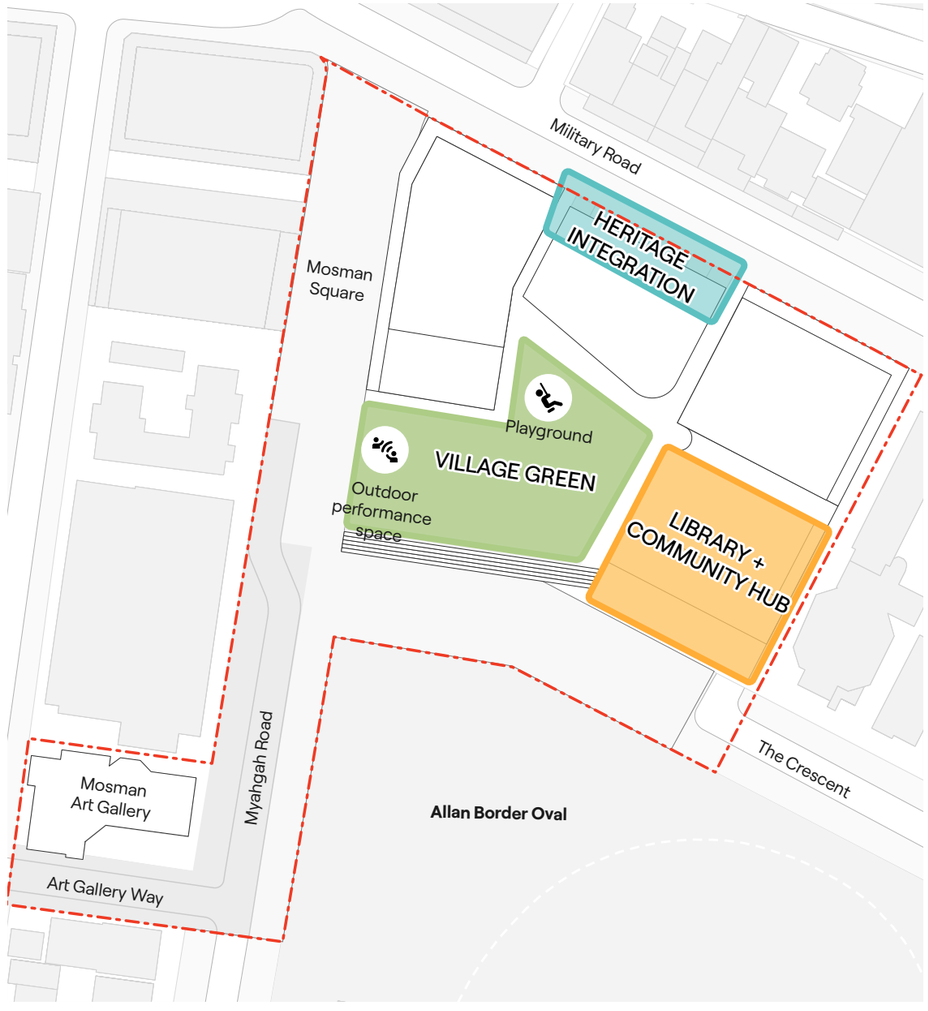


LIBRARY + COMMUNITY HUB









The precinct builds on existing civic and heritage assets through a new and expanded Village Green, incorporating a playground and outdoor performance space, a new Library & Community Hub, and adjoining public realm. Collectively, these elements reinforce Mosman's civic identity and strengthen its role as the community's civic heart.

Precedent Imagery - Movement & Activation

PEDESTRIAN LINKS



ACTIVE GROUND PLANE



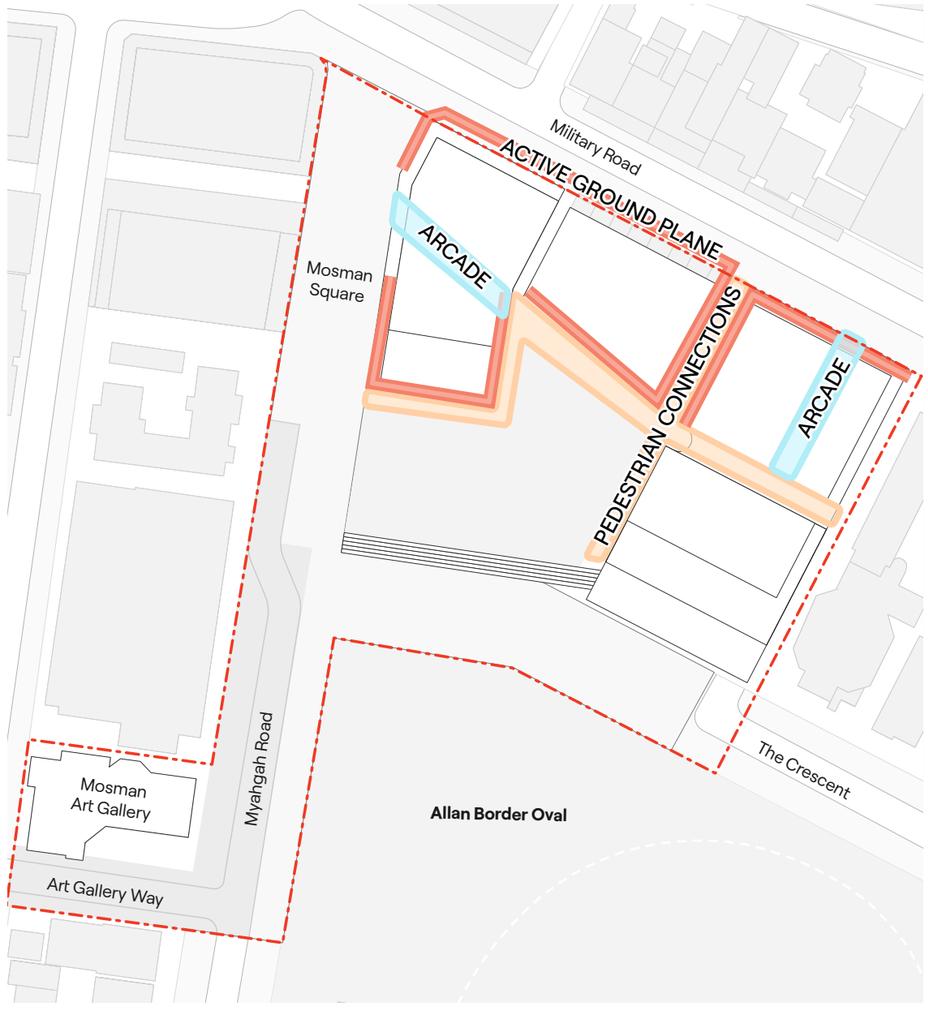




ARCADES







Pedestrian links, active frontages and arcades improve permeability and support everyday activity across the precinct. Together, these elements strengthen connections between civic, retail and open space destinations.

Precedent Imagery - Landscape & Public Domain

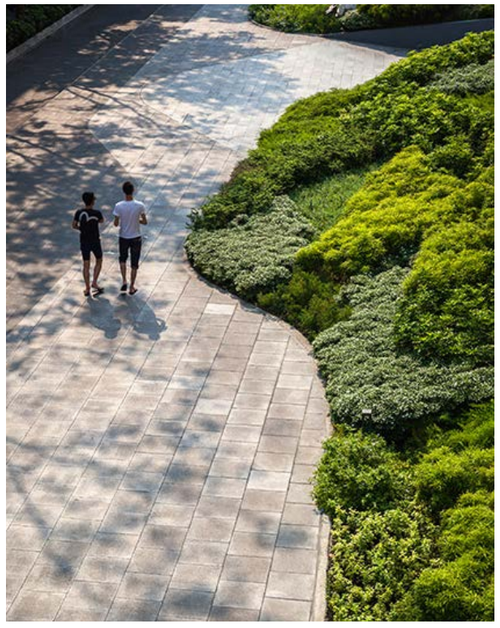
EXTENDED PLAZA/ LANDSCAPE







SHARED ZONE

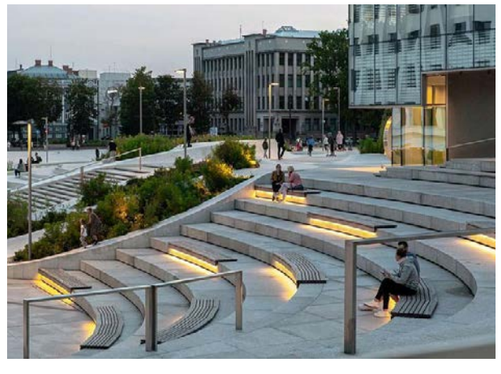




LANDSCAPED STEPS









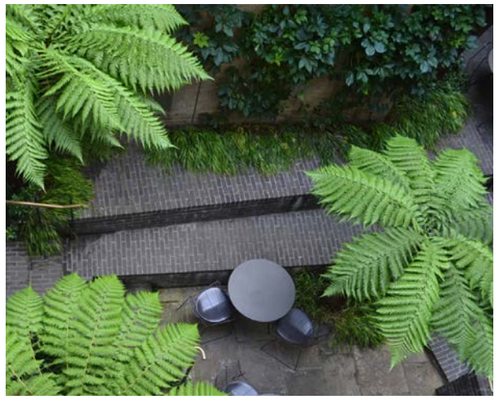
An expanded plaza, new shared zone and landscaped steps extend the precinct's landscape character and public domain. These elements improve amenity, respond to level changes and support flexible public use.

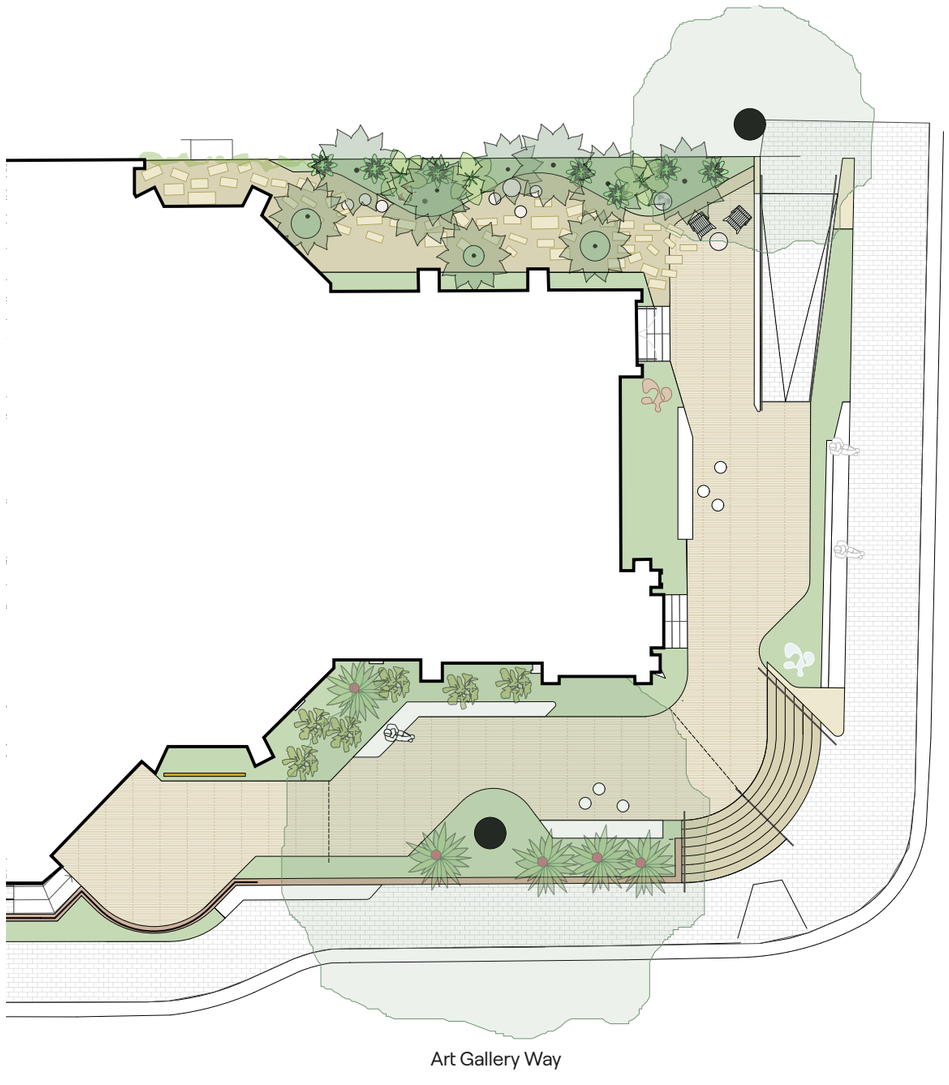
Precedent Imagery - Mosman Art Gallery Upgrades

MOSMAN ART GALLERY UPGRADES









Preliminary Concept Plan for the Mosman Art Gallery Landscape Upgrades (Studio Rewild).



A concept design is currently being progressed for the Mosman Art Gallery and its surrounding landscape, led by Studio Rewild and Archer Office. The proposal includes enhanced accessibility through new ramps, stairs and elevated walkways, together with new planting, seating, signage, lighting and outdoor gathering spaces that strengthen the Gallery's landscape setting and support community use. The Civic Place Plan complements this work by strengthening connections between the Art Gallery and the broader Civic Precinct, including future integration with a proposed shared zone along Art Gallery Way to enhance pedestrian connectivity and amenity.

6

Reference Scheme

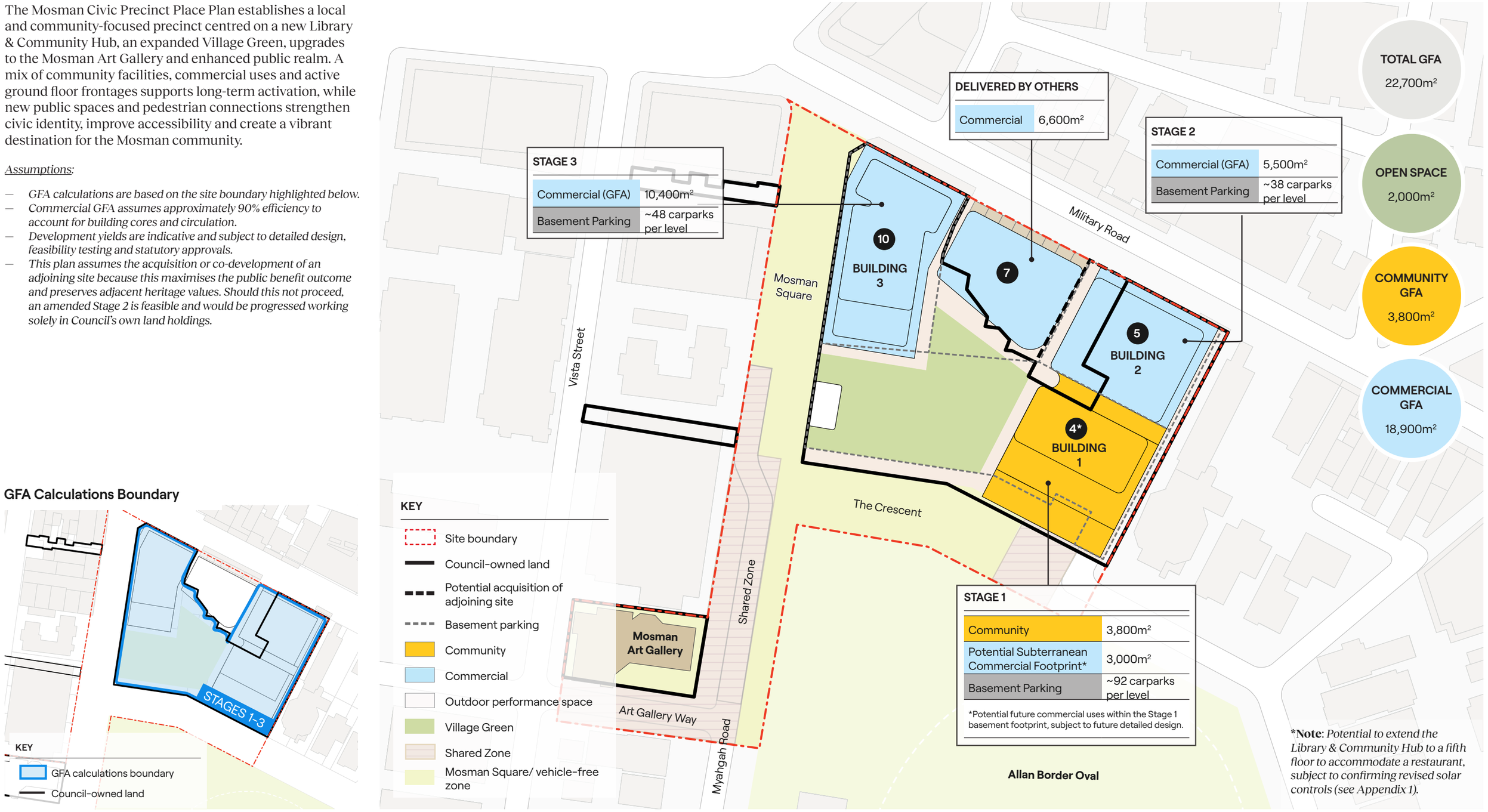
The following Reference Scheme presents an indicative development outcome, demonstrating how the Place Plan framework and design guidelines could be realised through a coordinated ground-floor, landscape and public domain response.

Development Plan

The Mosman Civic Precinct Place Plan establishes a local and community-focused precinct centred on a new Library & Community Hub, an expanded Village Green, upgrades to the Mosman Art Gallery and enhanced public realm. A mix of community facilities, commercial uses and active ground floor frontages supports long-term activation, while new public spaces and pedestrian connections strengthen civic identity, improve accessibility and create a vibrant destination for the Mosman community.

Assumptions:

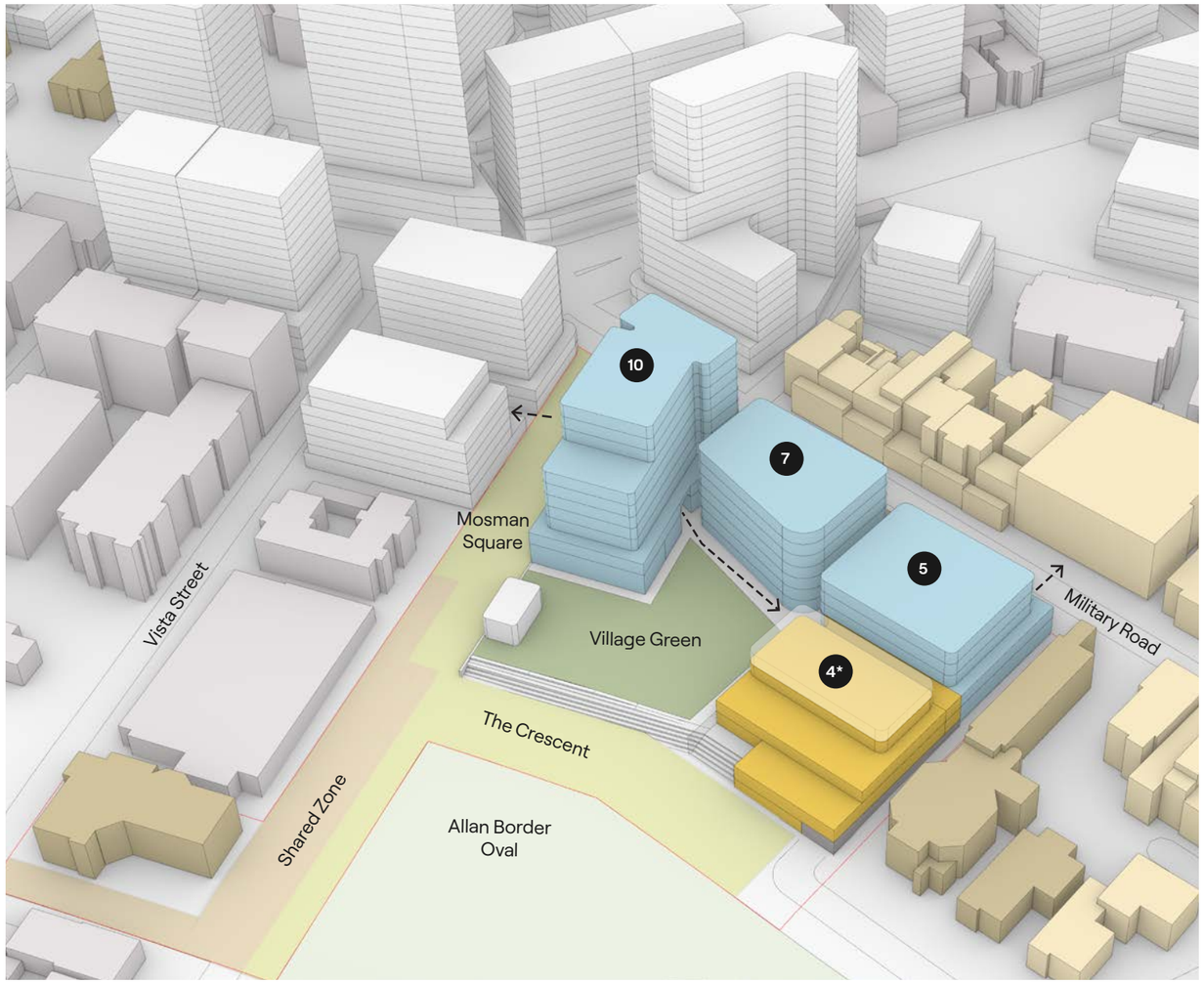
- *GFA calculations are based on the site boundary highlighted below.*
- *Commercial GFA assumes approximately 90% efficiency to account for building cores and circulation.*
- *Development yields are indicative and subject to detailed design, feasibility testing and statutory approvals.*
- *This plan assumes the acquisition or co-development of an adjoining site because this maximises the public benefit outcome and preserves adjacent heritage values. Should this not proceed, an amended Stage 2 is feasible and would be progressed working solely in Council's own land holdings.*



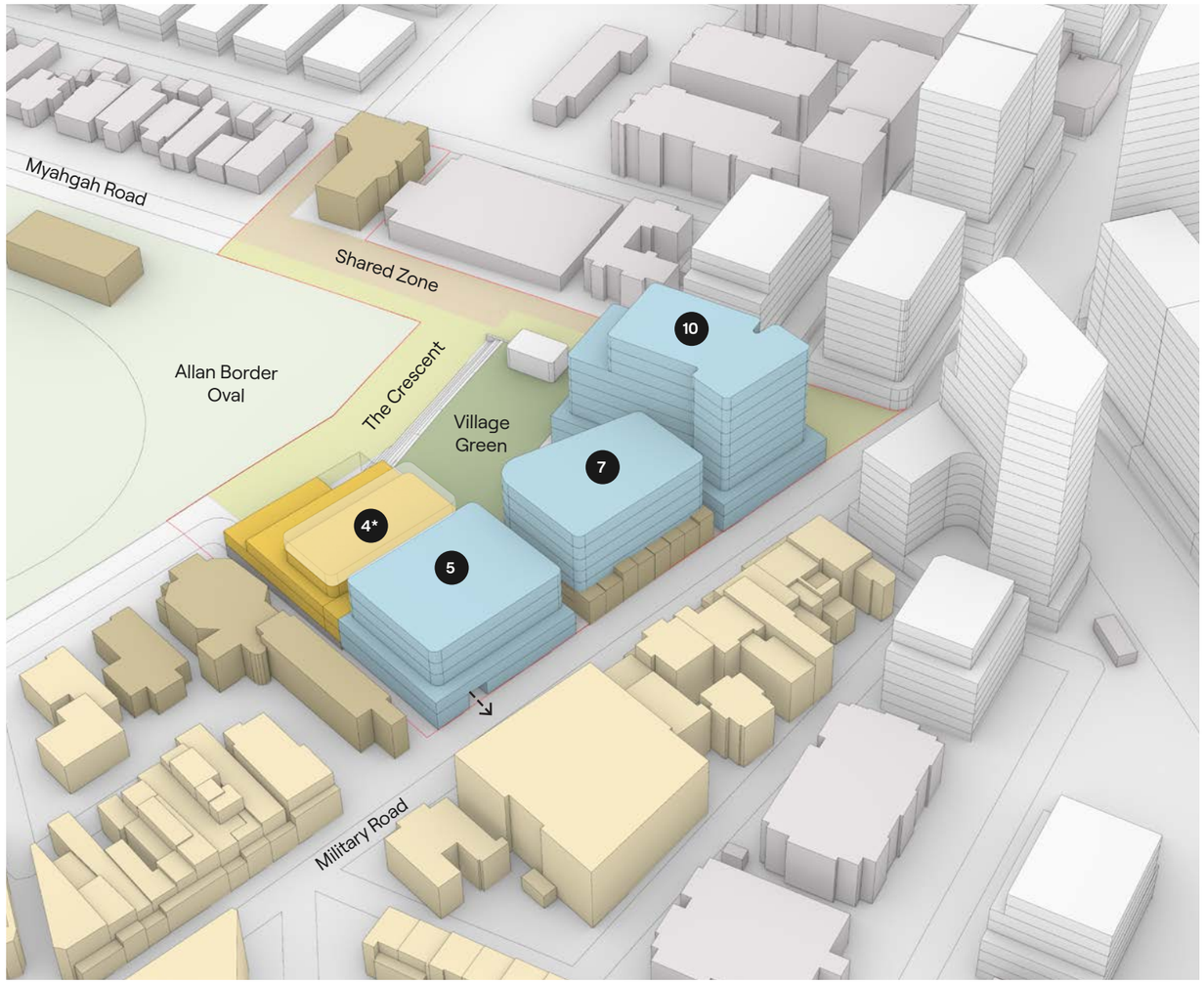
GFA Calculations Boundary

Development plan and yield summary within the future Mosman Masterplan context.

Massing



North-west view of the Mosman Civic Precinct within the future Mosman Masterplan context.

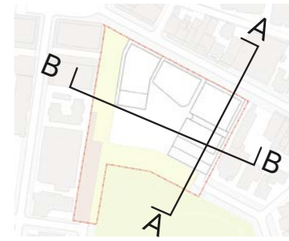


South-west view of the Mosman Civic Precinct within the future Mosman Masterplan context.

KEY

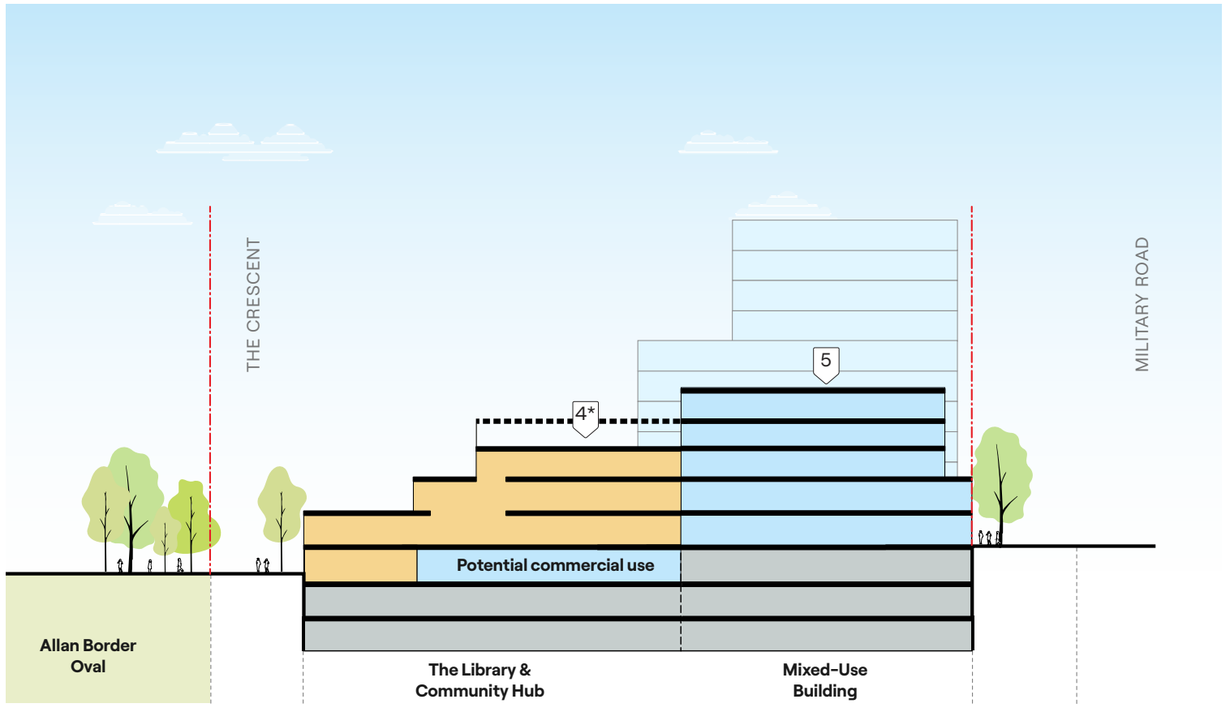
- Community
- Commercial
- Outdoor performance space
- Parking
- Village Green
- Shared Zone
- Mosman Square/ vehicle-free zone
- Heritage items
- Heritage conservation area
- Arcade link

***Note**: Potential to extend the Library & Community Hub to a fifth floor to accommodate a restaurant, subject to confirming revised solar controls (see Appendix 1).*



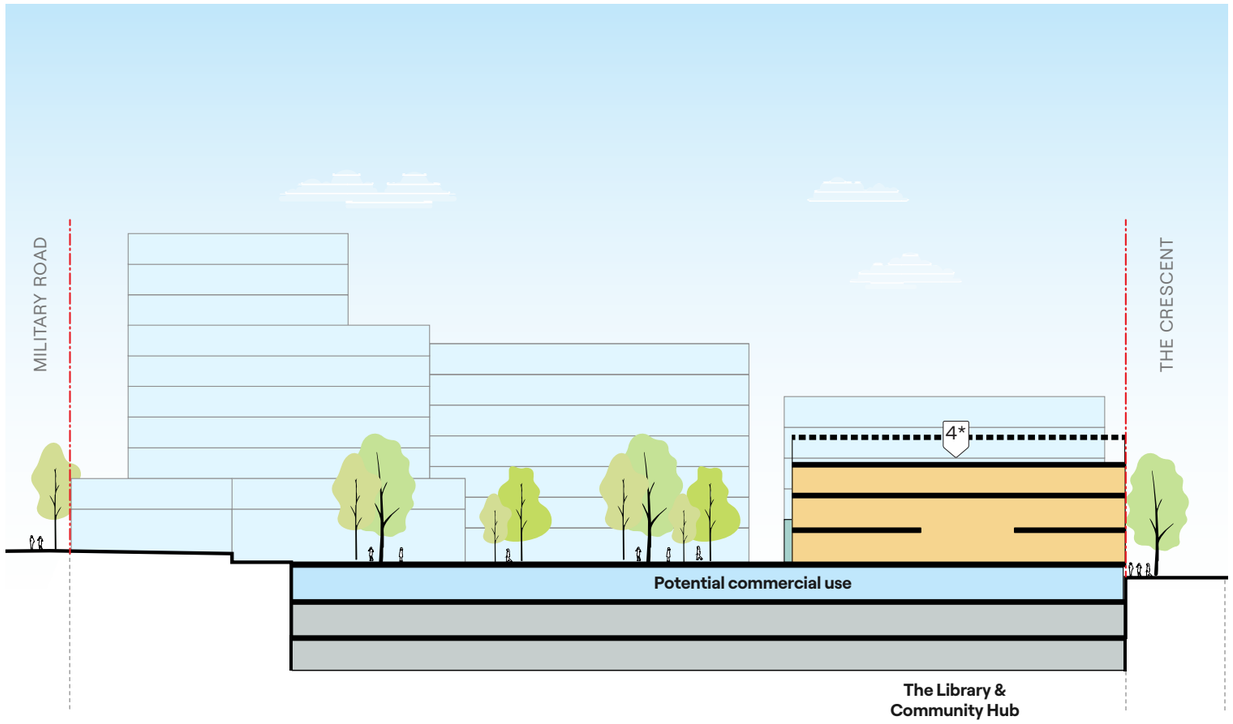
14.1 Built Form Sections A & B

Section A



North-south section through the mixed-use building fronting Military Road and the Library & Community Hub, with potential future commercial uses within the Stage 1 basement footprint, subject to future detailed design.

Section B



East-west section through the Village Green and Library & Community Hub, with potential future commercial uses within the Stage 1 basement footprint, subject to future detailed design.

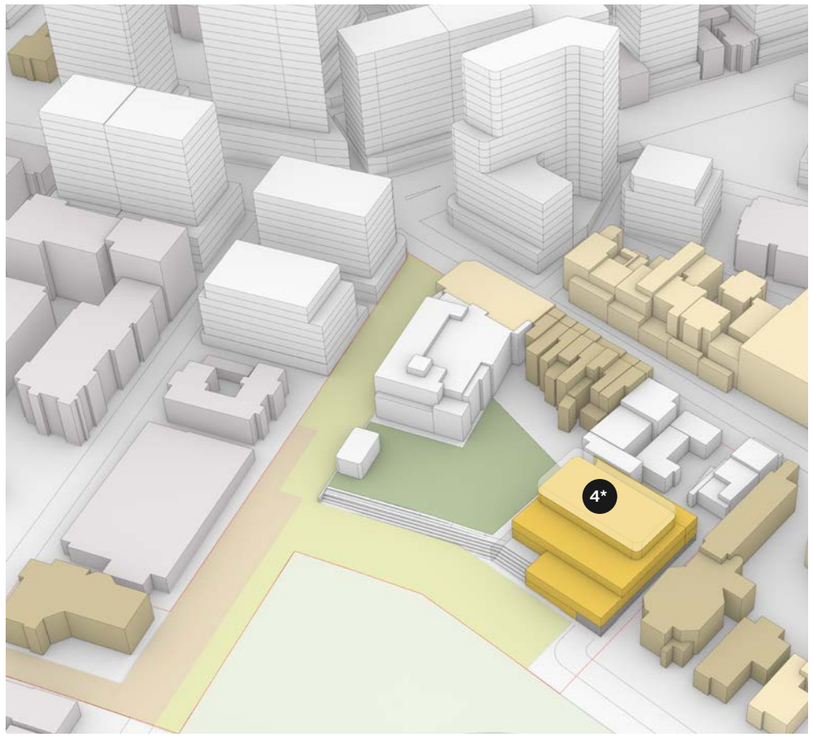
KEY

- Site boundary
- Community use
- Commercial use
- Basement

*__Note__: *Potential to extend the Library & Community Hub to a fifth floor to accommodate a restaurant, subject to confirming revised solar controls (see Appendix 1).*

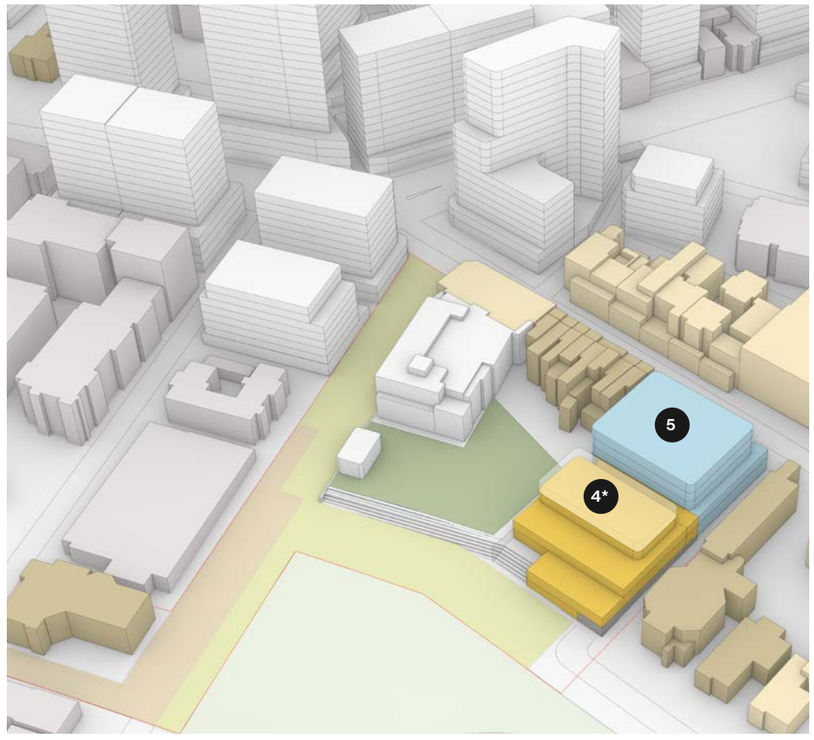
Staged Development

STAGE 1



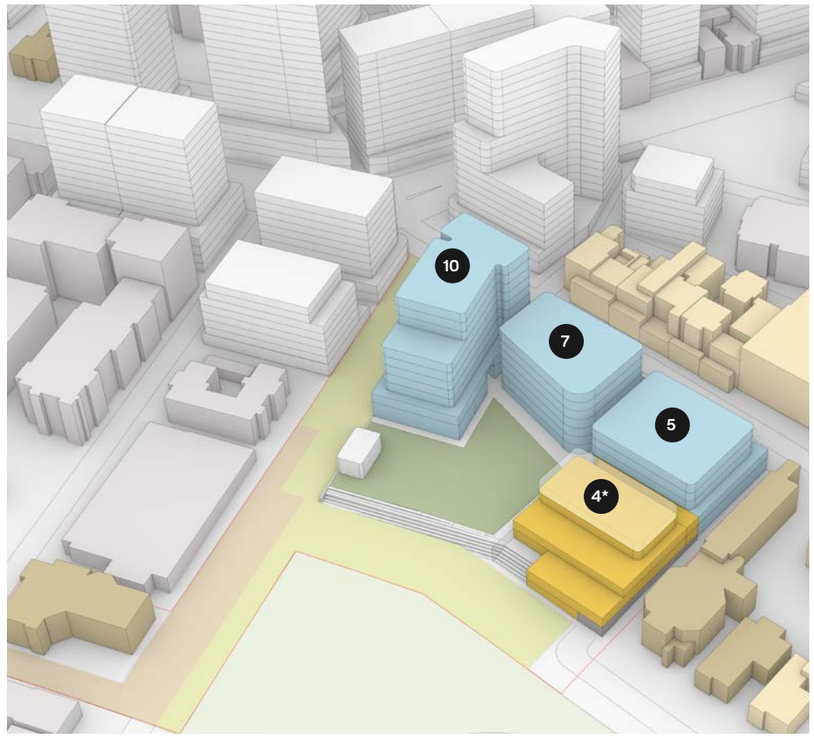
Establishes the civic heart through delivery of the Library & Community Hub, an expanded Village Green, upgrades to the Mosman Art Gallery and surrounding public realm, Mosman Square upgrades, and pedestrianisation of The Crescent, creating an active and welcoming civic destination.

STAGE 2



Strengthens the precinct with new mixed-use development fronting Military Road, expanding commercial opportunities while supporting activation of the surrounding public realm.

STAGES 3 + 4



Completes the Civic Precinct through redevelopment of the Council Chambers site and potential future development above the retained heritage terraces fronting Military Road. This stage reinforces the broader Mosman Masterplan vision, delivering a cohesive built form and supporting long-term commercial vitality.

KEY

- Community
- Commercial
- Outdoor performance space
- Parking
- Village Green
- Shared Zone
- Mosman Square/ vehicle-free zone
- Heritage items
- Heritage conservation area

***Note**: *Potential to extend the Library & Community Hub to a fifth floor to accommodate a restaurant, subject to confirming revised solar controls (see solar controls review chapter).*

Indicative Ground Floor Activation Plan

The indicative Ground Floor Activation Plan demonstrates how the Place Plan framework can be realised through a coordinated arrangement of community, commercial and civic uses integrated with a high-quality public realm. The reference scheme illustrates one potential ground floor outcome that prioritises pedestrian movement, active frontages and a connected civic landscape while remaining flexible to respond to future design development.

The Village Green forms the civic heart of the precinct, anchored by a flexible central lawn for markets, informal recreation and everyday use. A dedicated children's playground provides opportunities for play and family activity, while an outdoor performance space with terraced seating supports community events and performances. Landscaped gathering spaces, informal seating and outdoor dining spill-out areas activate the edges of the Village Green, strengthening the relationship between the public domain, surrounding ground floor uses and the Mosman Art Gallery.

Ground level movement is anchored by the primary north-south civic spine through Mosman Square, supported by a secondary north-south connection extending from Military Road through the Library & Community Hub to the Village Green. The principal Library & Community Hub entry is positioned at the intersection of these civic spaces, reinforcing it as the precinct's primary arrival point. An east-west arcade linking Mosman Square with the Library & Community Hub further improves pedestrian permeability, creating convenient through-site connections while strengthening access to key destinations.

Together, the coordinated arrangement of uses, landscape and movement establishes an active, welcoming and connected civic destination that strengthens Mosman's civic heart.

KEY

- Community uses
- Commercial uses
- Heritage building
- Outdoor performance space
- Primary pedestrian entry
- Upper Ground (Village Green) & Lower Ground (The Crescent) transition

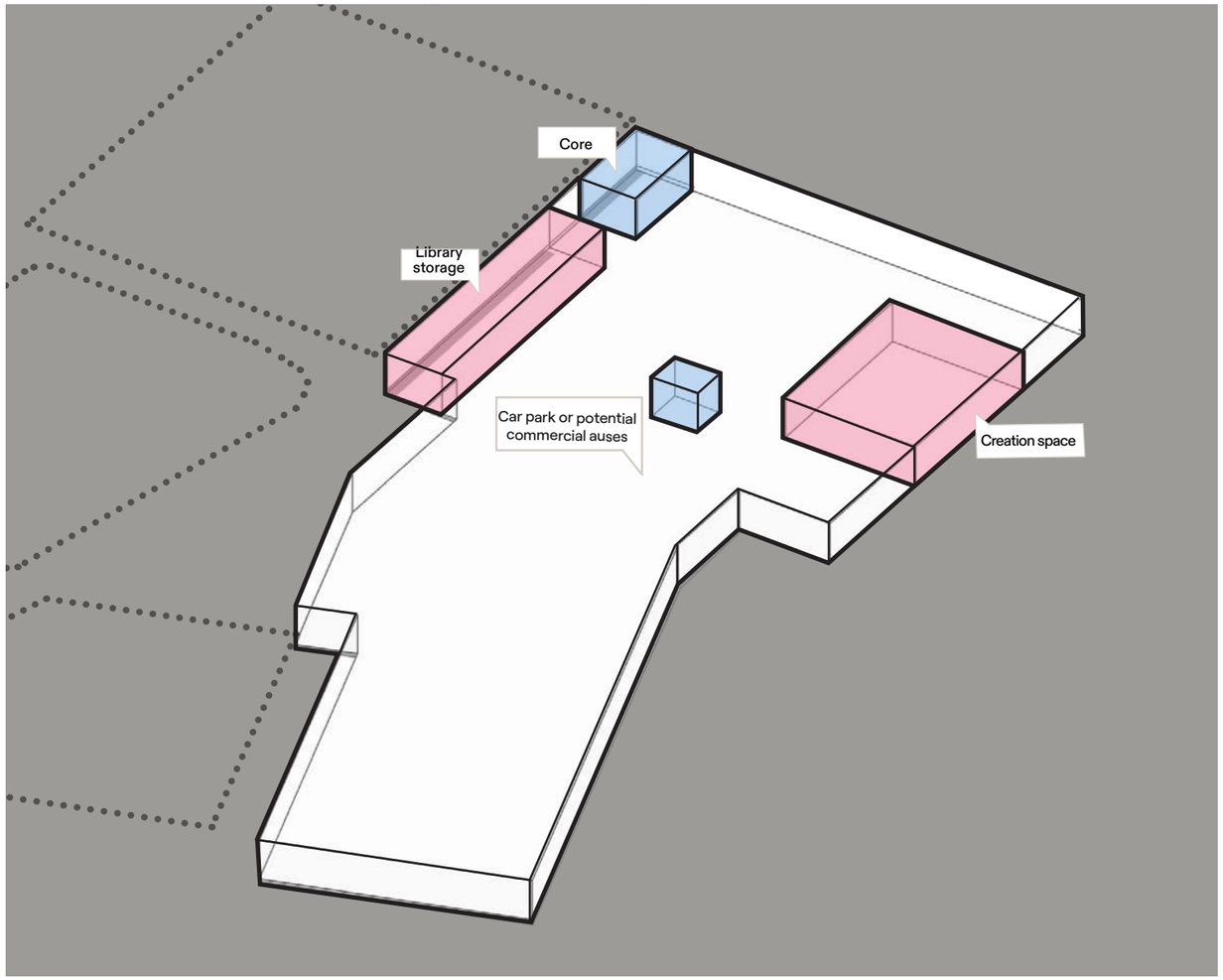


Indicative Ground Floor Activation Plan.

Indicative Library Layout

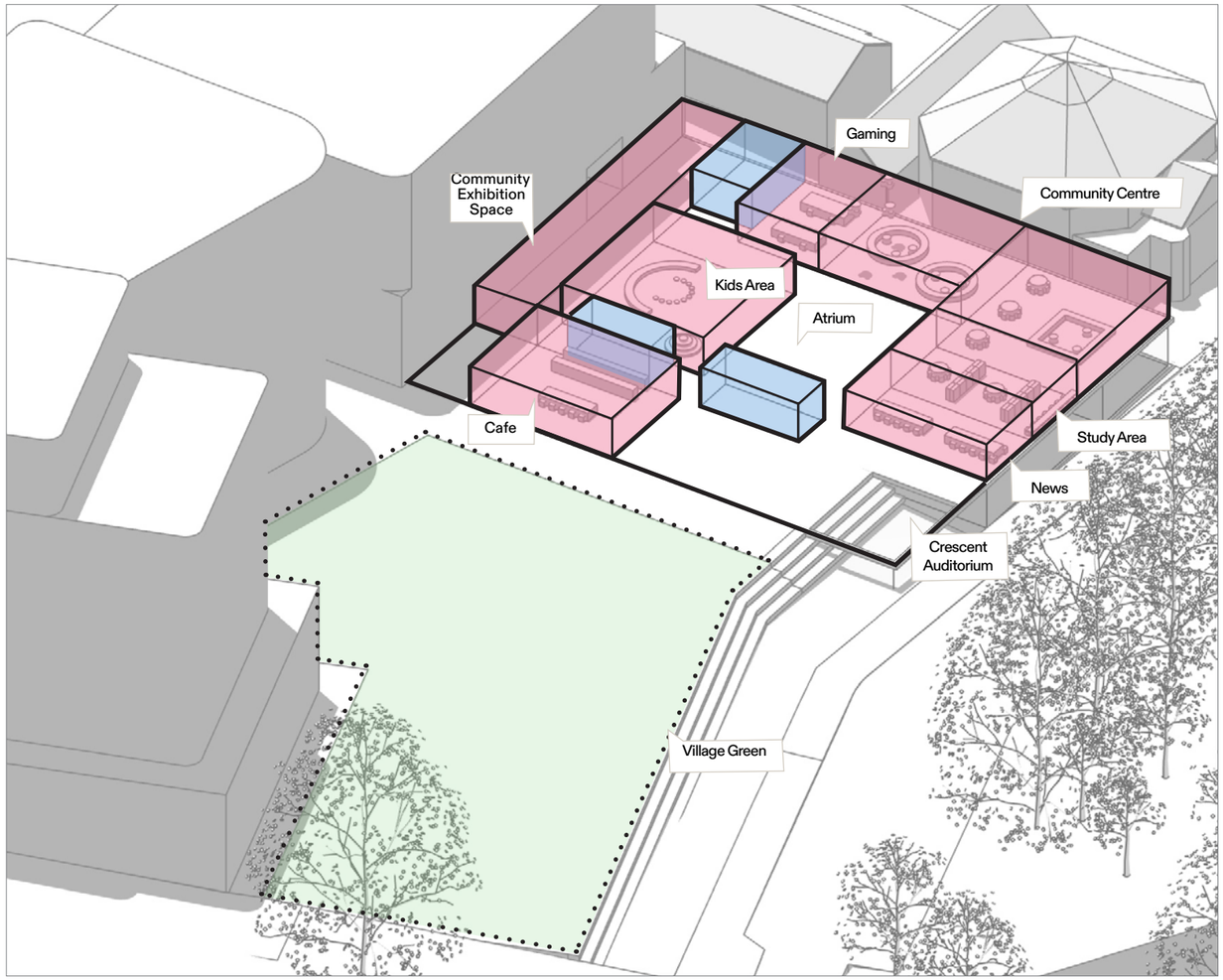
Flexible Spaces Across 4 Levels

The library is designed with flexible spaces that can evolve over time to support a wide range of community needs. The diagrams below illustrate a possible configuration, showing how each level offers a distinct character and purpose within the overall experience of the building.



Lower Ground Floor

- Connected with carpark and with direct access to The Crescent.
- Ideal for loading, storage, garbage and utilities areas.
- Potential location for Creation Space with convenience vehicle access for deliveries.
- Potential for future commercial uses within the Stage 1 basement footprint, subject to future detailed design.



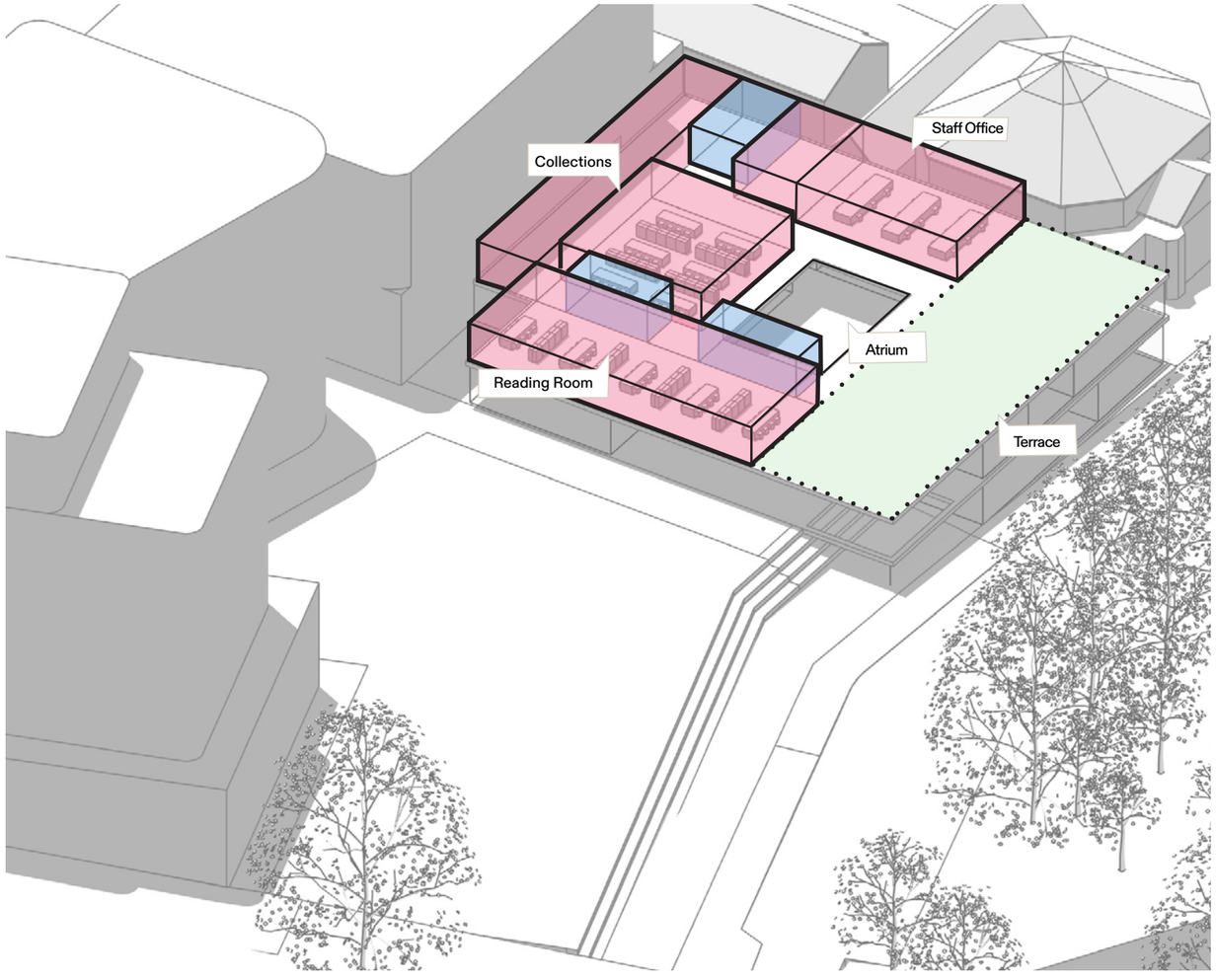
Ground Floor

- Main Library entry level with level connection to the Village Green.
- Opportunity to include a cafe beside Village Green.
- Grand steps at South-West corner connect levels while providing an open forum for talks and events.

Indicative Library Layout

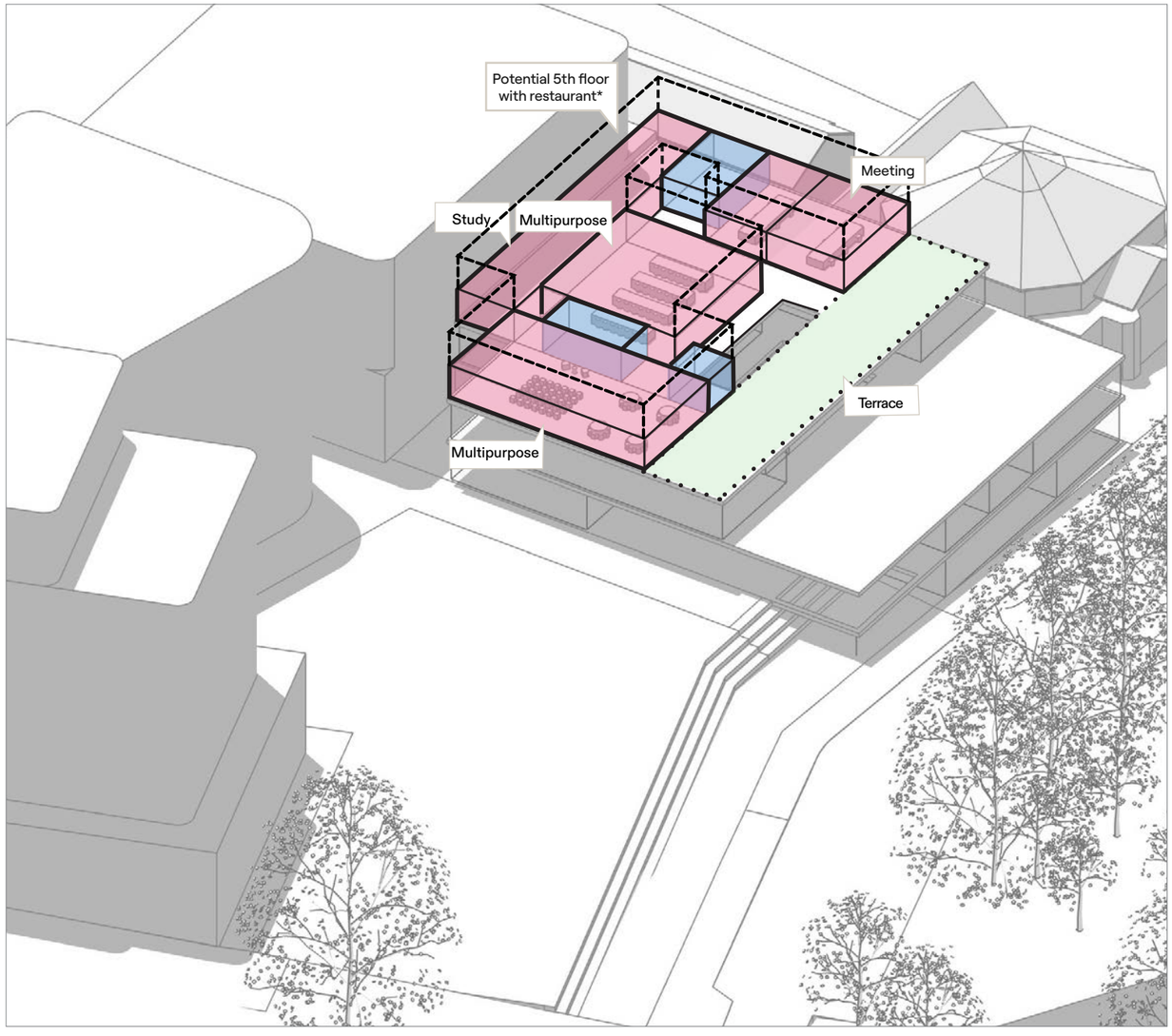
Flexible Spaces Across 4 Levels

The library is designed with flexible spaces that can evolve over time to support a wide range of community needs. The diagrams below illustrate a possible configuration, showing how each level offers a distinct character and purpose within the overall experience of the building.



Level One

- Library space and staff offices planned around a central void to connect between levels.
- A large open terrace provides outlook over the Village Green and Allan Border Oval.



Level Two

- Top floor includes multipurpose and hirable spaces including meeting rooms.
- Spaces open onto a wide terrace with district and possibly city views to the South.
- *Potential to extend the Library & Community Hub to a fifth floor to accommodate a restaurant, subject to confirming revised solar controls (see Appendix 1).

Indicative Library Views



Central Space



Study Area



Reading Room



Library Offices



Rooftop Garden with View



Youth Centre

Illustrative Place Plan

The Illustrative Place Plan demonstrates how the Place Plan framework can be realised through an integrated landscape, public domain and built form response, centred around a new Library & Community Hub, the Village Green and the Mosman Art Gallery. The plan establishes a connected civic destination where landscape defines the public realm, strengthens civic identity and reinforces Mosman's village character.

A clear hierarchy of civic spaces and pedestrian connections strengthens links between Military Road, Mosman Square, the Village Green and Allan Border Oval. New development is carefully integrated within the landscape framework, responding to the site's topography, heritage setting and surrounding neighbourhood while providing a flexible framework for future renewal and staged delivery.



Illustrative Precinct Plan.

Not to scale.

Visualisation



Visualisation of the proposed scheme, looking south towards Allan Border Oval.

Community Benefit

New children's playground



Activated retail at ground



New performance space





New Library & Community Hub



New car-free pedestrian links



Enhanced and expanded Village Green



Visualisation

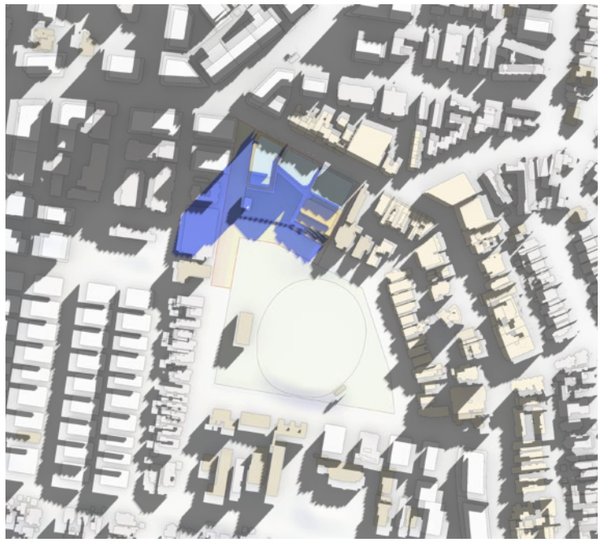


Visualisation of the proposed scheme, looking north-east towards the new Library & Community Hub and Village Green.

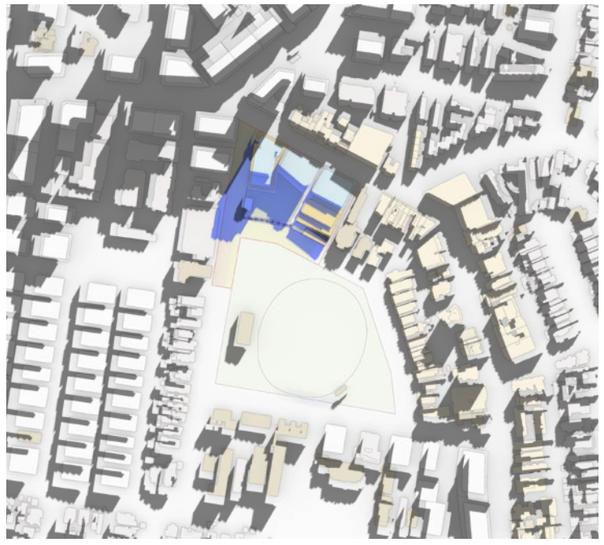
7 Environmental Assessment

Shadow Studies - Winter Solstice

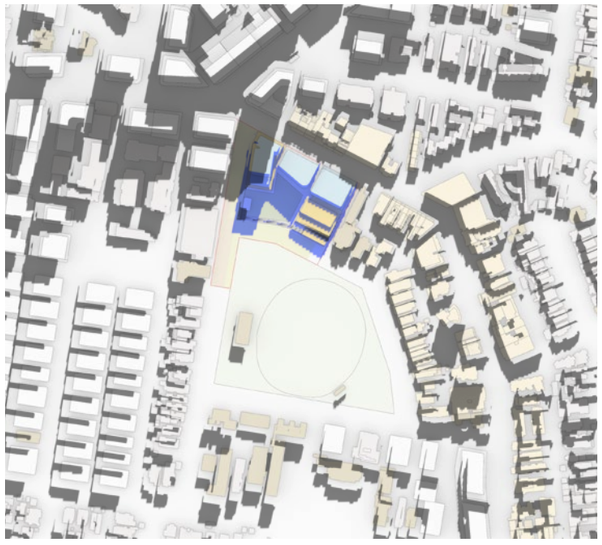
This analysis depicts the proposal's overshadowing impacts on the future Mosman Masterplan context between 9am and 3pm during the winter solstice (21 June), demonstrating compliance with the solar access control requiring no additional overshadowing of Allan Border Oval.



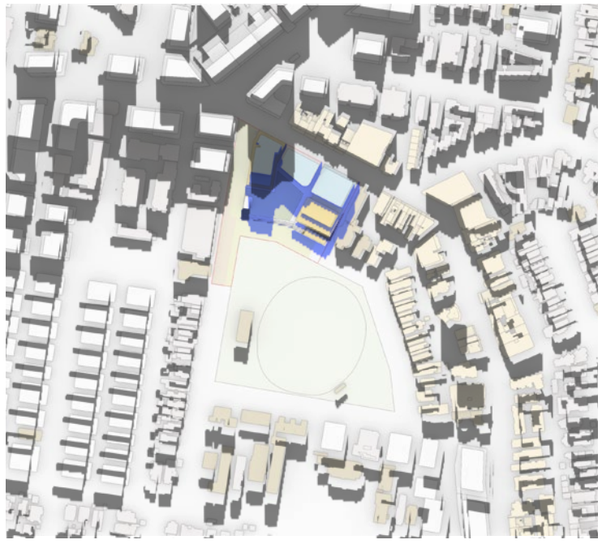
Winter solstice, 9am.



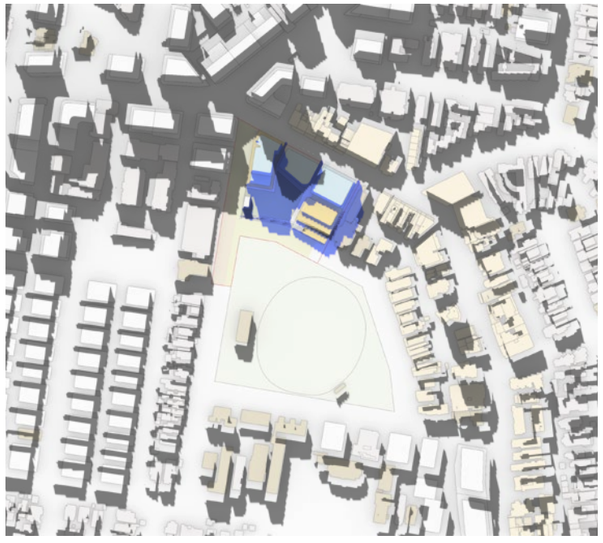
Winter solstice, 10am.



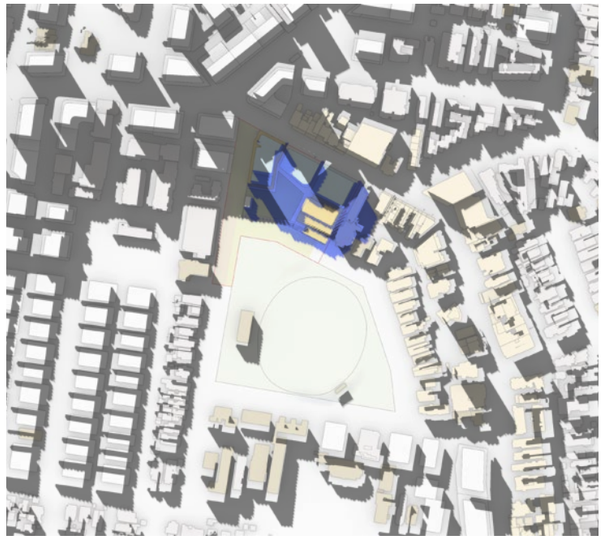
Winter solstice, 11am.



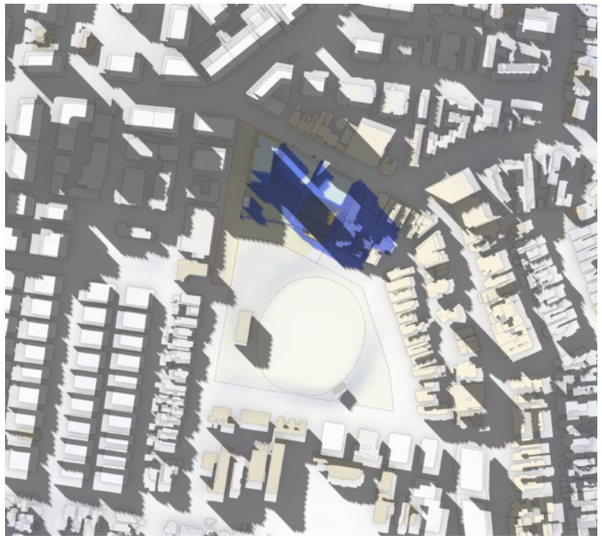
Winter solstice, 12pm.



Winter solstice, 1pm.



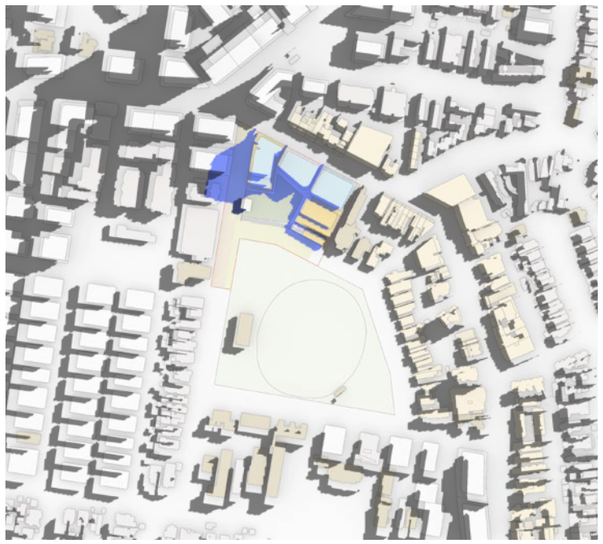
Winter solstice, 2pm.



Winter solstice, 3pm.

Shadow Studies - Equinox

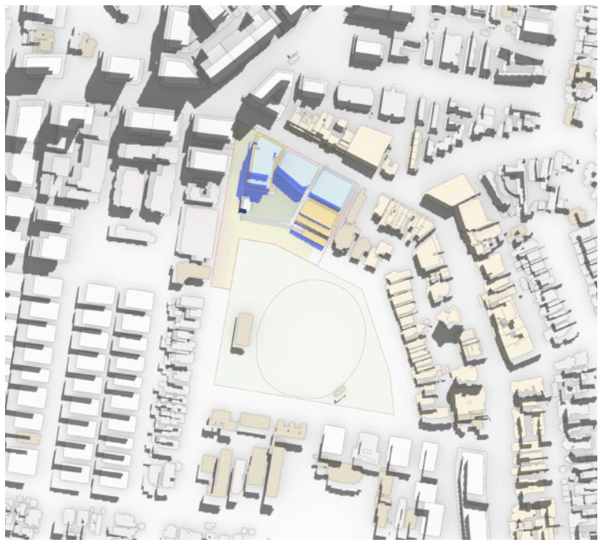
This analysis depicts the proposal's overshadowing impacts on the future Mosman Masterplan context between 9am and 3pm during the equinox (21 March).



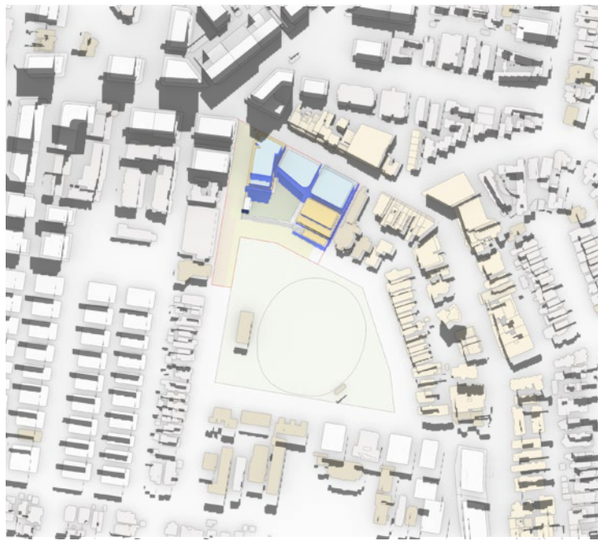
Equinox, 9am.



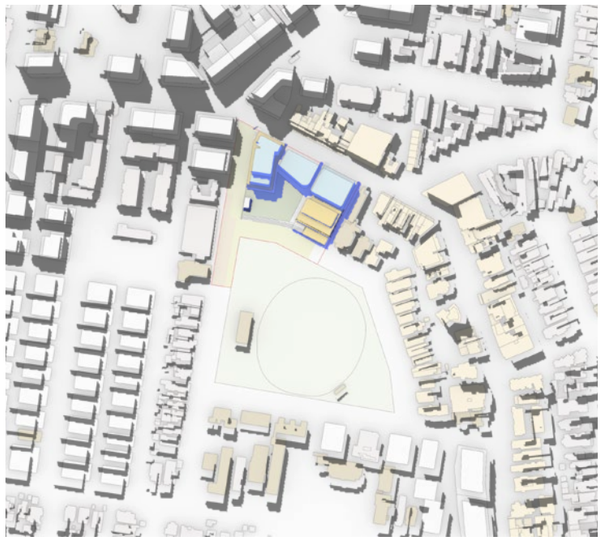
Equinox, 10am.



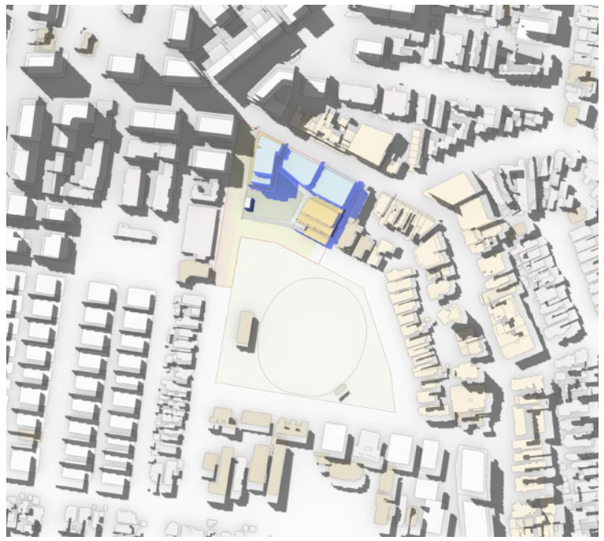
Equinox, 11am.



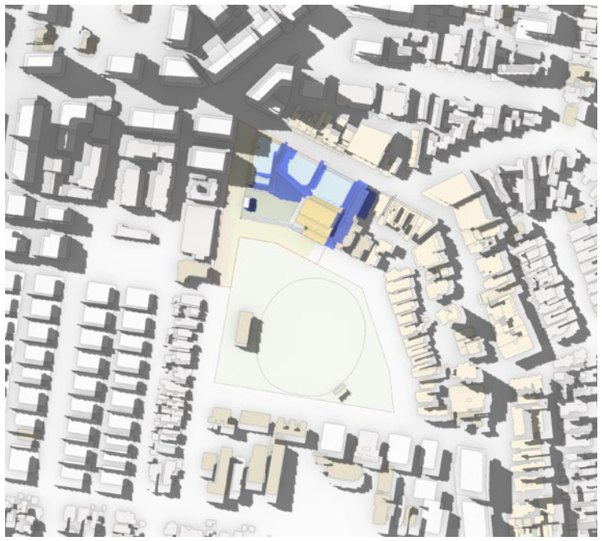
Equinox, 12pm.



Equinox, 1pm.



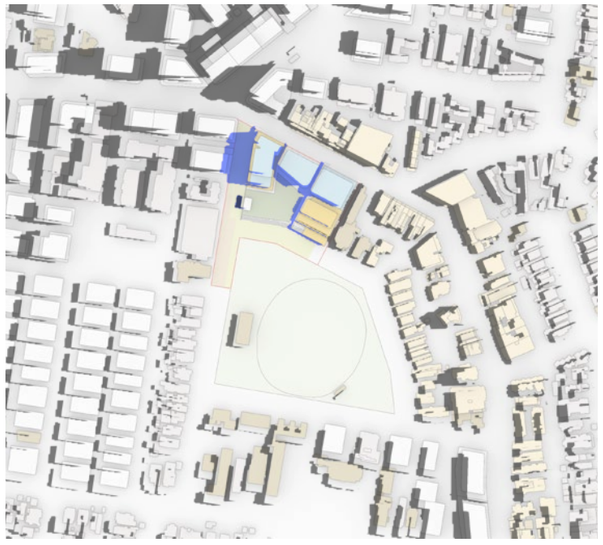
Equinox, 2pm.



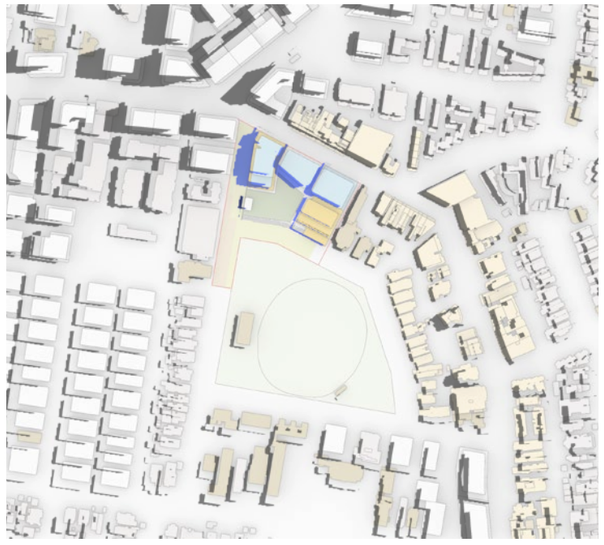
Equinox, 3pm.

Shadow Studies - Summer Solstice

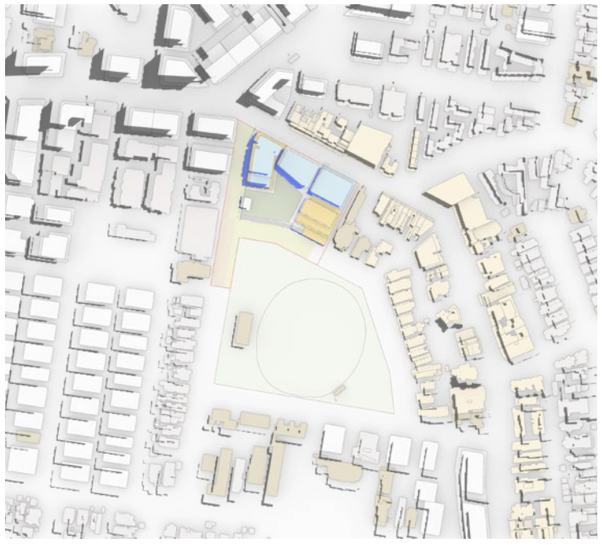
This analysis depicts the proposal's overshadowing impacts on the future Mosman Masterplan context between 9am and 3pm during the summer solstice (21 December).



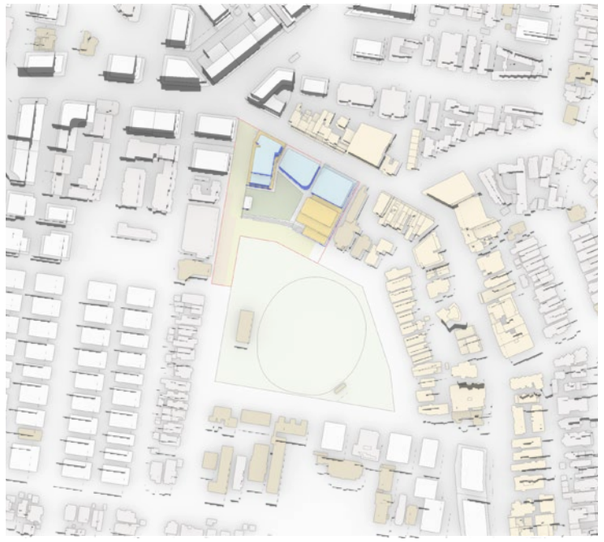
Summer solstice, 9am.



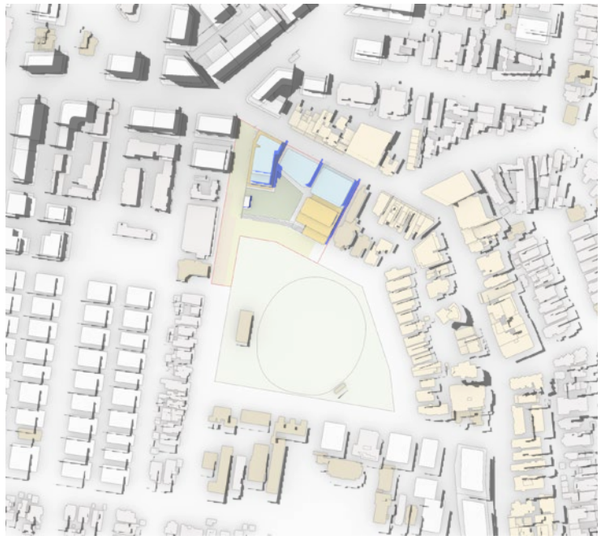
Summer solstice, 10am.



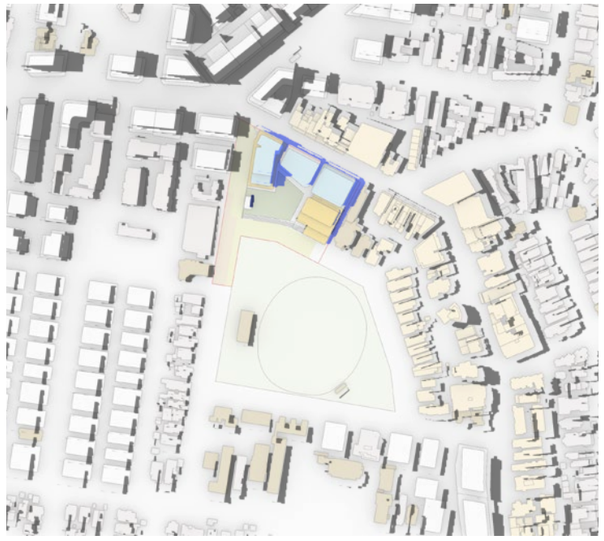
Summer solstice, 11am.



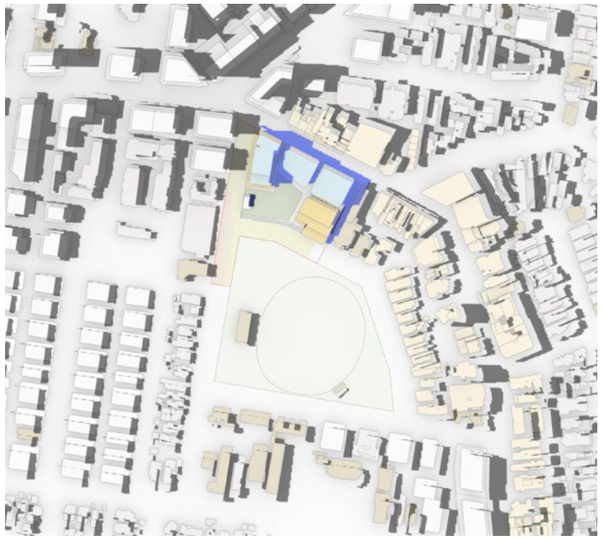
Summer solstice, 12pm.



Summer solstice, 1pm.

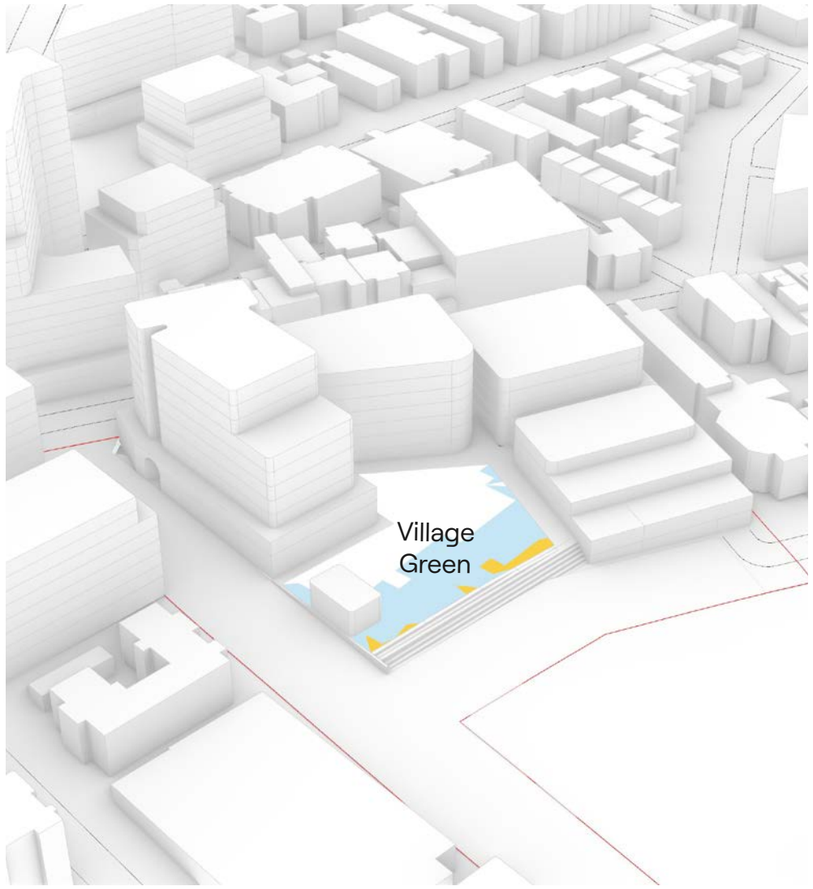


Summer solstice, 2pm.



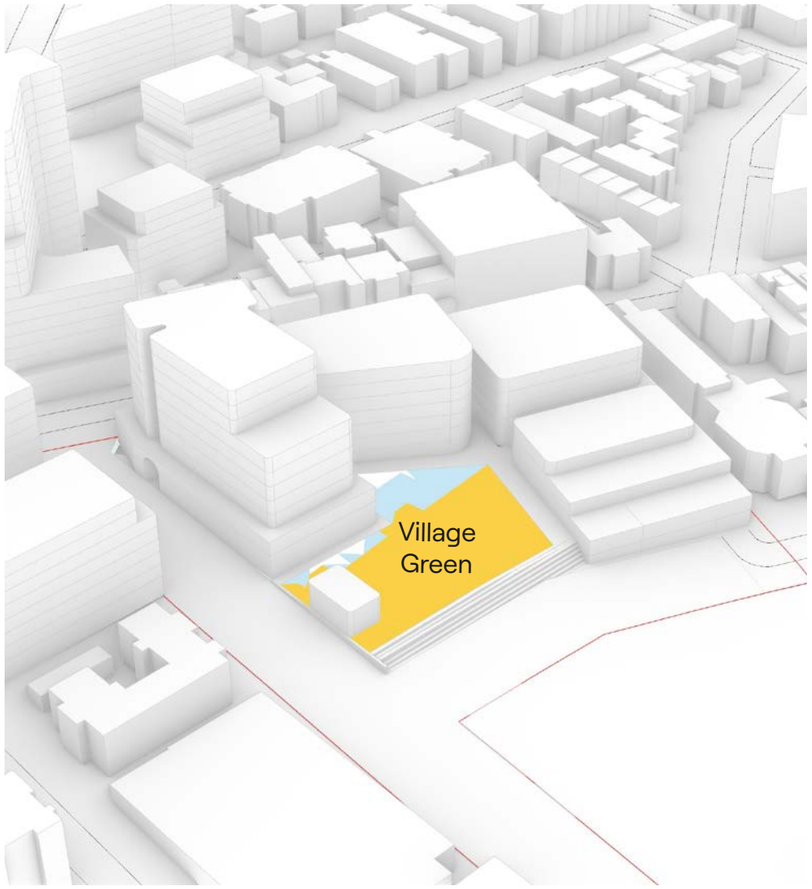
Summer solstice, 3pm.

Solar Access to Open Space



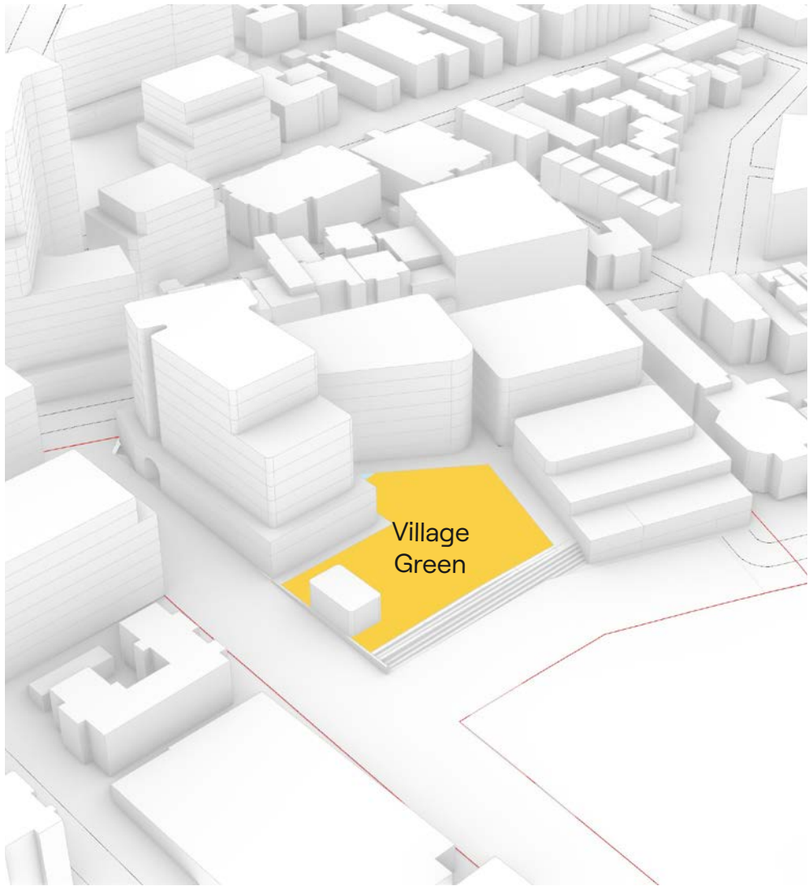
Winter Solstice - 21 June (9am-3pm)

During the winter solstice, only a small portion of the Village Green receives two hours or more of direct sunlight, with most of the space receiving between zero and two hours or no direct sunlight. The most shaded area is located within the proposed children's playground, where increased shade provides a more comfortable environment for play while preserving greater solar access to the primary lawn and gathering spaces.



Equinox - 21 March (9am-3pm)

During the equinox, solar access improves significantly, with the majority of the Village Green receiving two hours or more of direct sunlight. Areas receiving less than two hours or no direct sunlight are generally confined to the children's playground, where additional shade supports user comfort without affecting the primary open lawn.



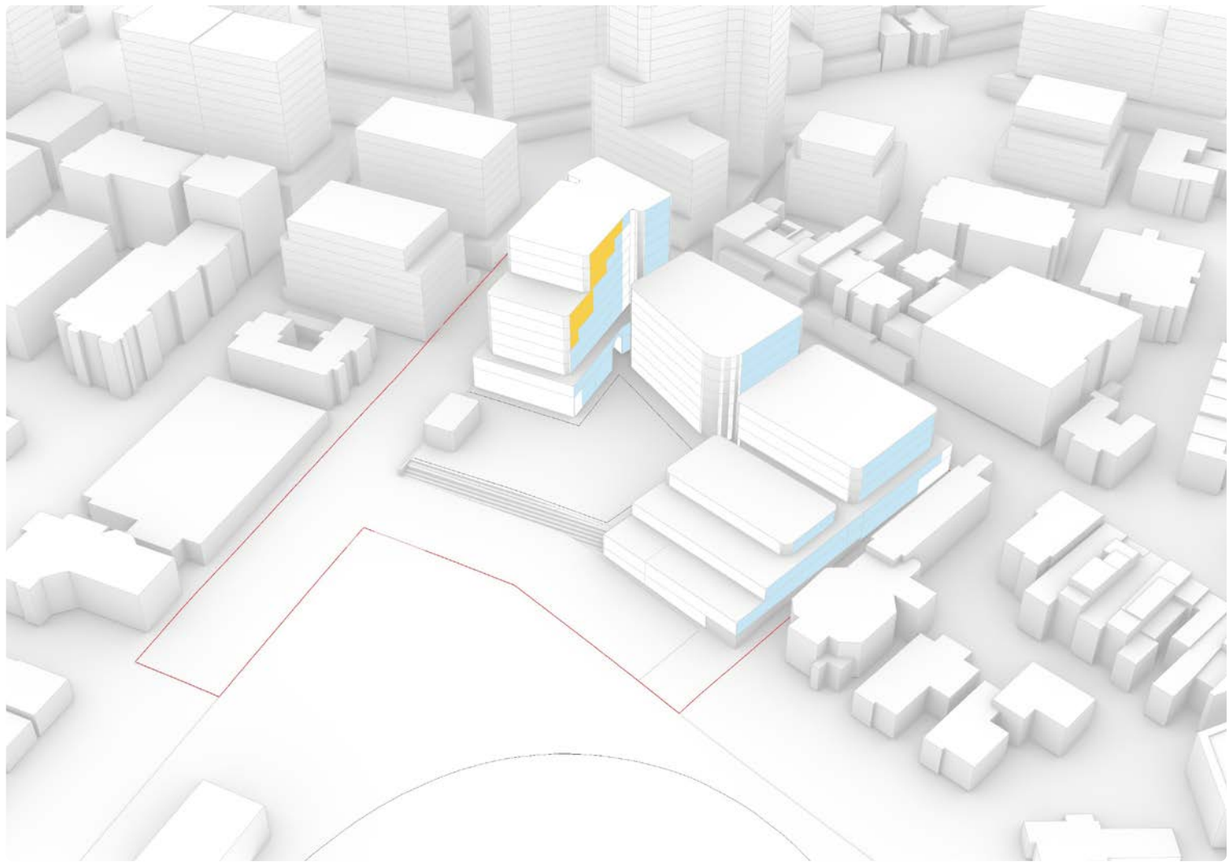
Summer Solstice - 21 December (9am-3pm)

During the summer solstice, almost the entire Village Green receives two hours or more of direct sunlight. The limited shaded area is concentrated within the proposed children's playground, providing a comfortable setting for play during the warmer months while maintaining excellent solar access across the remainder of the open space.

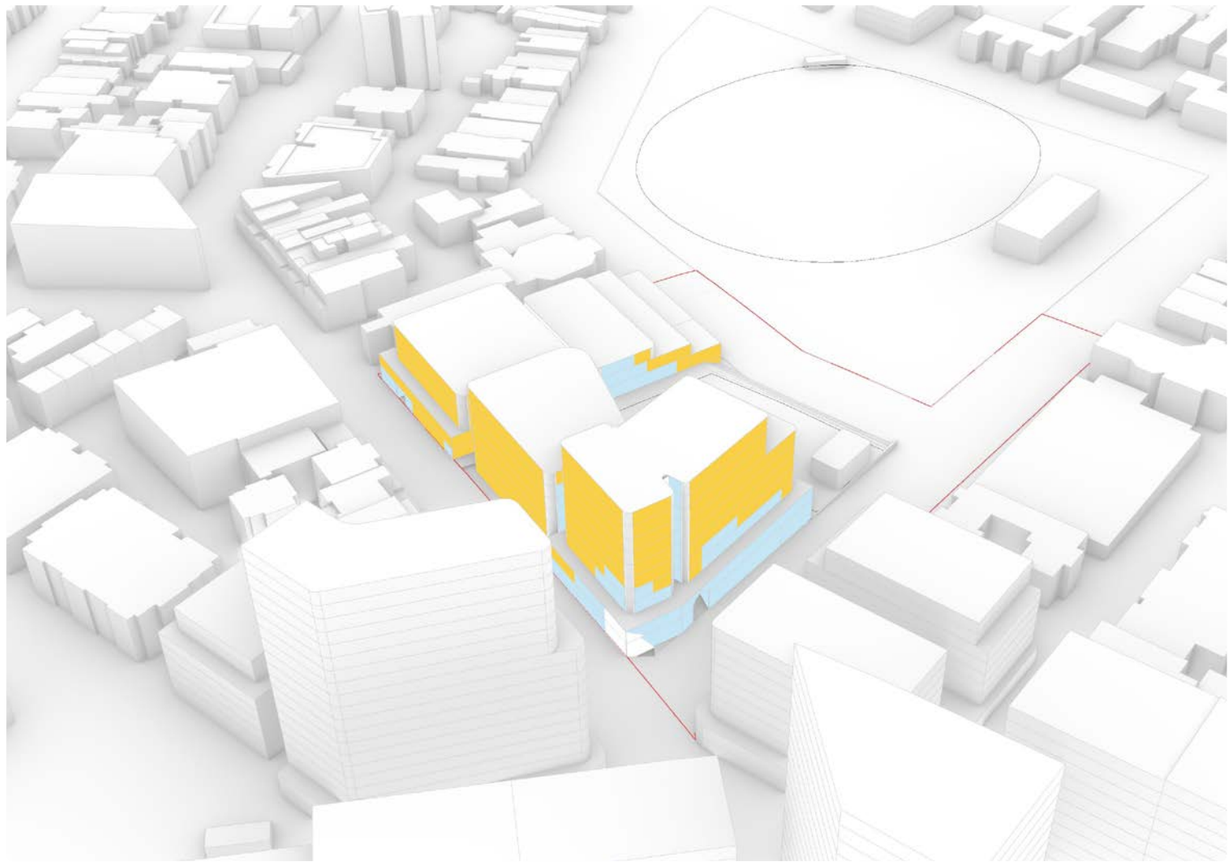
KEY

- > 2 hours or more of solar access
- < 2 hours - > 0 hours of solar access
- 0 hours of solar access

Solar Insolation - Built Form



North-west view of the Mosman Civic Precinct within the future Mosman Masterplan context.



South-east view of the Mosman Civic Precinct within the future Mosman Masterplan context.

KEY

- > 2 hours or more of solar access
- < 2 hours - > 0 hours of solar access
- 0 hours of solar access

8

Solar Controls Review

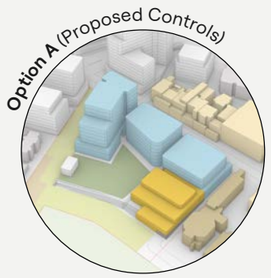
Assessment of the proposed solar controls and testing of development outcome under alternative solar controls.

Review of Proposed Solar Controls

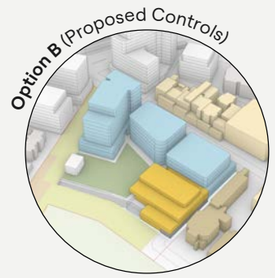
The proposed solar controls protect the entirety of Allan Border Oval from any additional overshadowing. While this approach preserves solar access across the open space, it also significantly constrains built form opportunities within the Civic Precinct.

This assessment explores alternative solar controls focused on protecting the sports oval only, enabling a greater level of additional development capacity while allowing a defined level of additional overshadowing to the surrounding open space. The pages that follow assess development options under each solar control scenario.

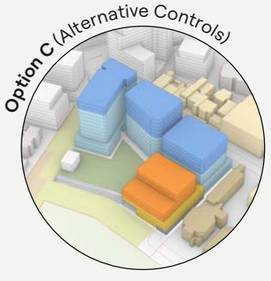
SUMMARY OF OPTIONS



Represents the current Precinct Place Plan under the proposed solar controls, establishing the baseline development outcome.



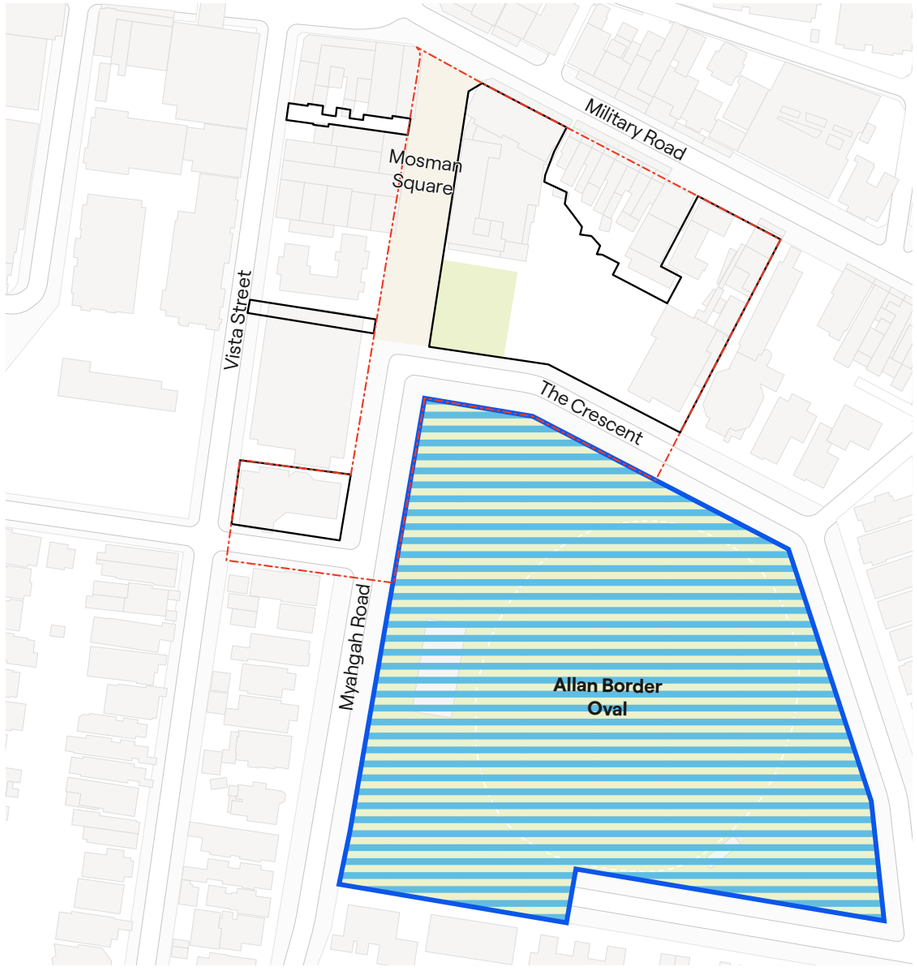
Tests a 4,000m² Library & Community Hub within the proposed solar controls.



Tests the maximum development potential under the alternative solar controls.

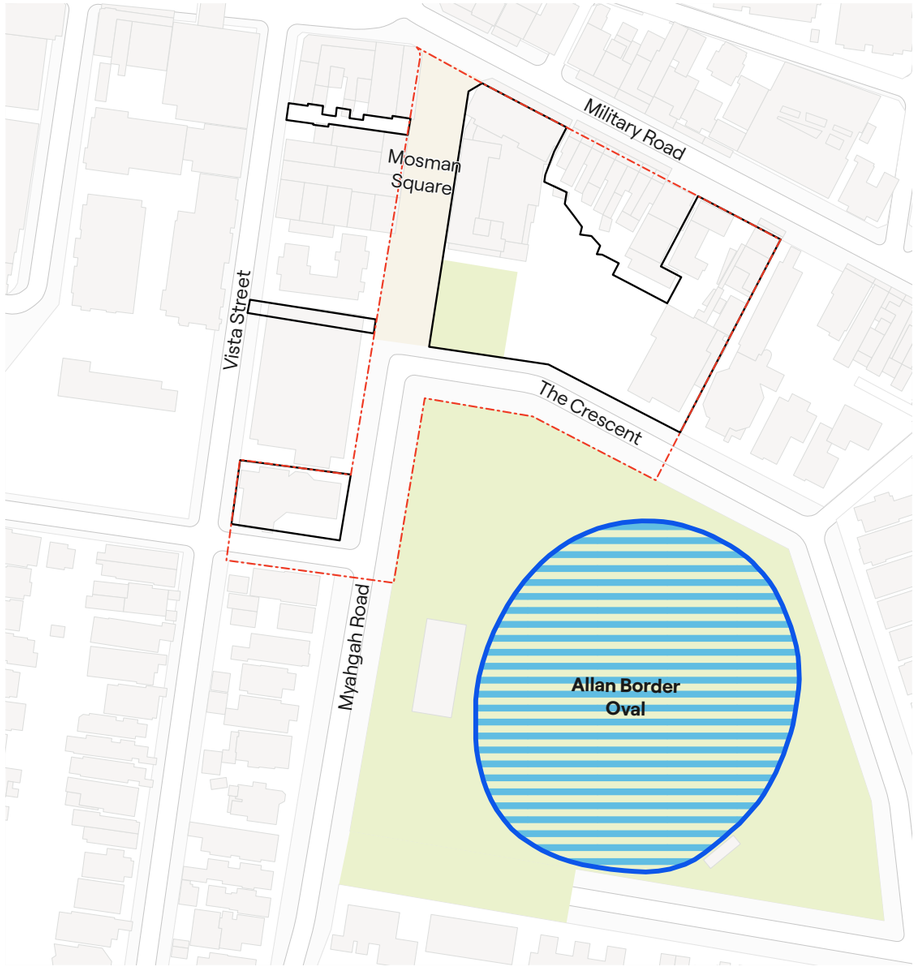


Refines the maximum development scenario to achieve a more balanced urban design outcome.



Proposed Solar Controls
No additional overshadowing across Allan Border Oval and its curtilage.

Protects the entire open space from additional overshadowing.



Alternative Solar Controls
No additional overshadowing to the sports oval only.

Protects the sports oval while allowing a defined level of additional overshadowing to the surrounding open space (subject to further testing).

KEY

- Site boundary
- Council-owned land
- No additional overshadowing

MAXIMUM GFA
22,700m²

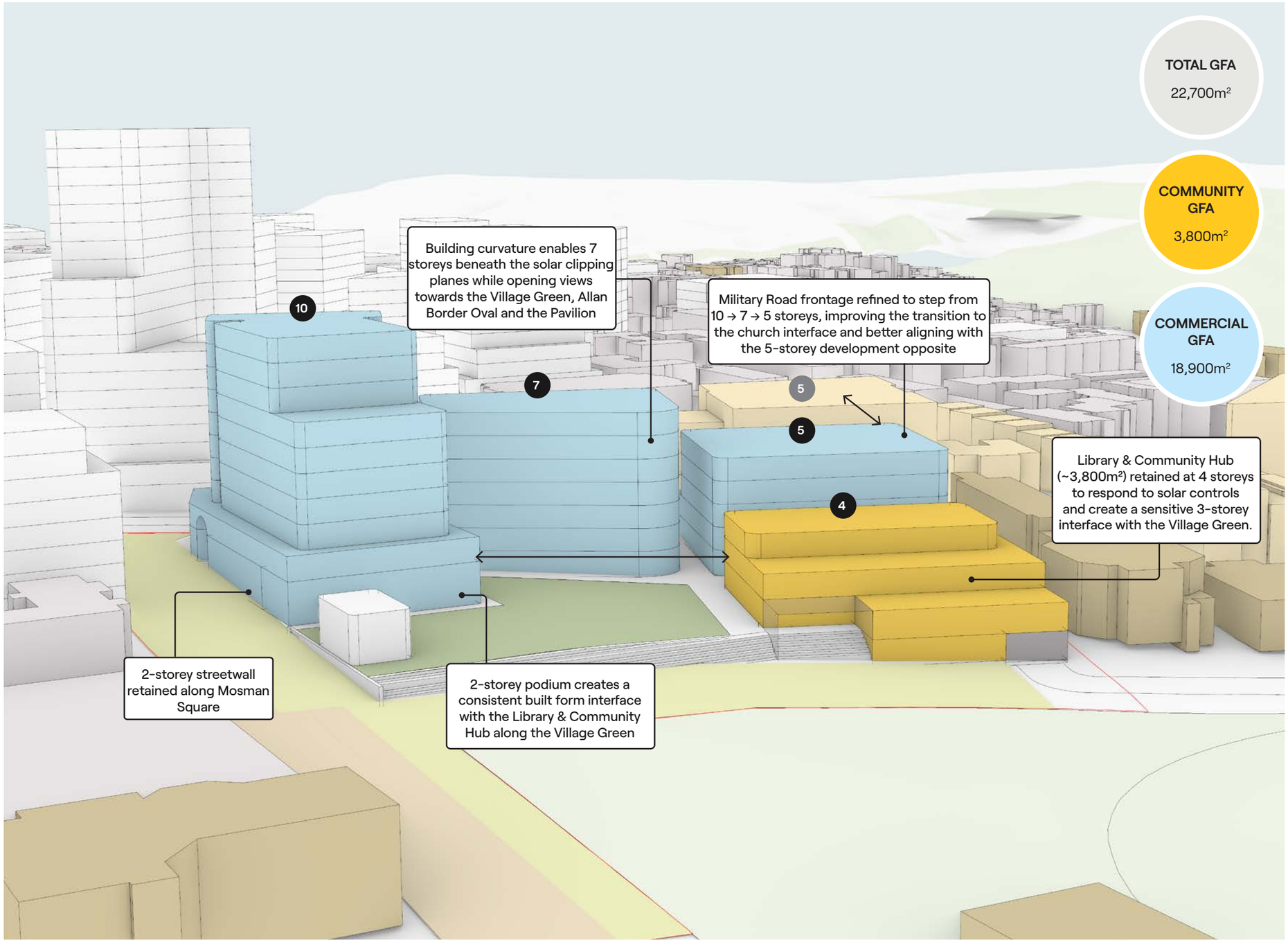
POTENTIAL UPLIFT
+ 11,600m² GFA

MAXIMUM GFA
34,300m²

Option A (Proposed Solar Controls) - Precinct Plan Scheme

More detailed solar testing has been undertaken to ensure no additional overshadowing of Allan Border Oval in accordance with the proposed solar controls. The updated built form in Option A demonstrates the maximum development potential achievable within these controls while delivering a refined urban design response through improved height transitions, stronger relationships to surrounding public spaces and enhanced view corridors.

Although this represents a balanced outcome under the proposed controls, revising the solar controls would provide an opportunity to increase development capacity, deliver a larger and more flexible Library & Community Hub, and better align with the built form envisaged by the Mosman Masterplan.

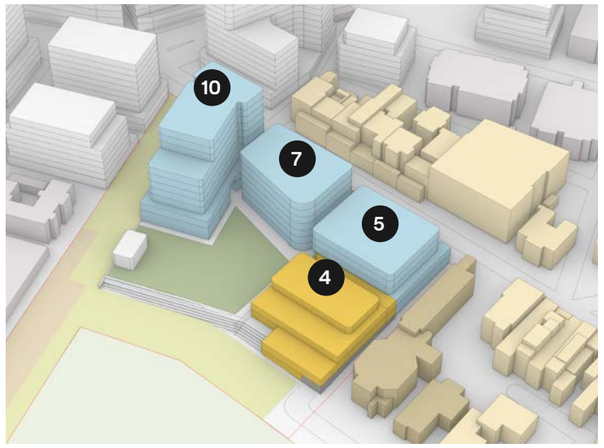


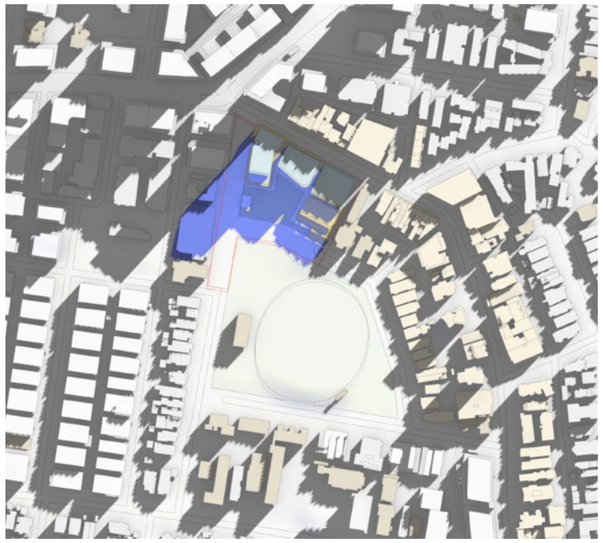
KEY

- Site boundary
- Community use
- Commercial use
- Parking

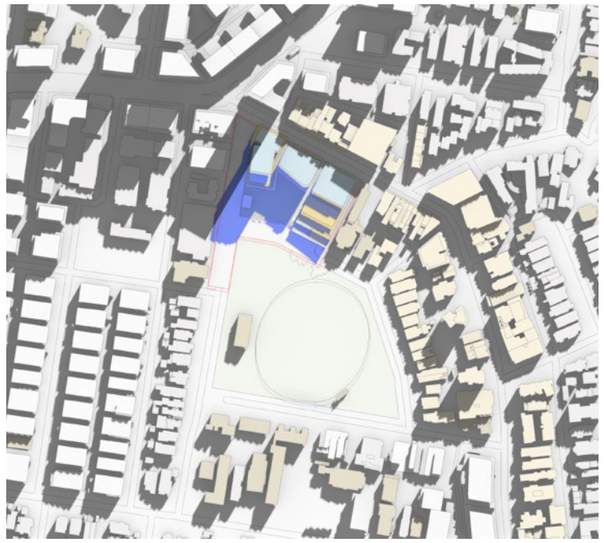
Option A (Proposed Solar Controls) - Shadow Studies

This analysis illustrates the proposal's overshadowing at hourly intervals between 9am and 3pm on the winter solstice (21 June), demonstrating compliance with the proposed solar controls and no additional overshadowing of Allan Border Oval.

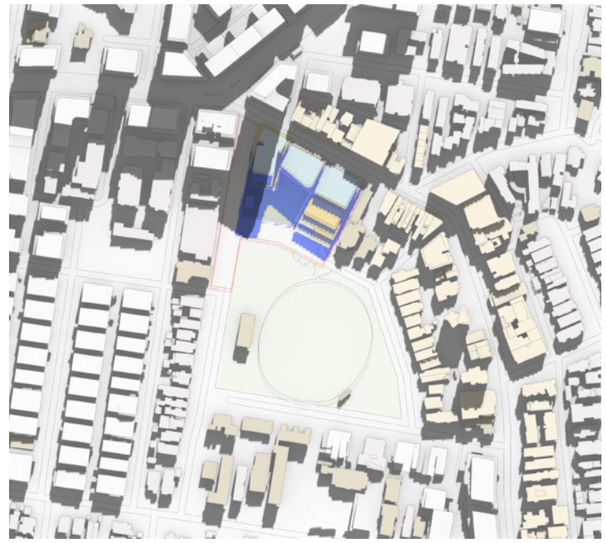




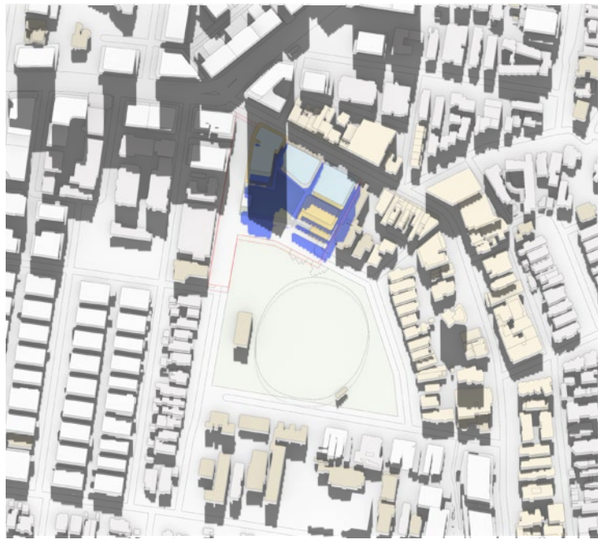
Winter solstice, 9am.



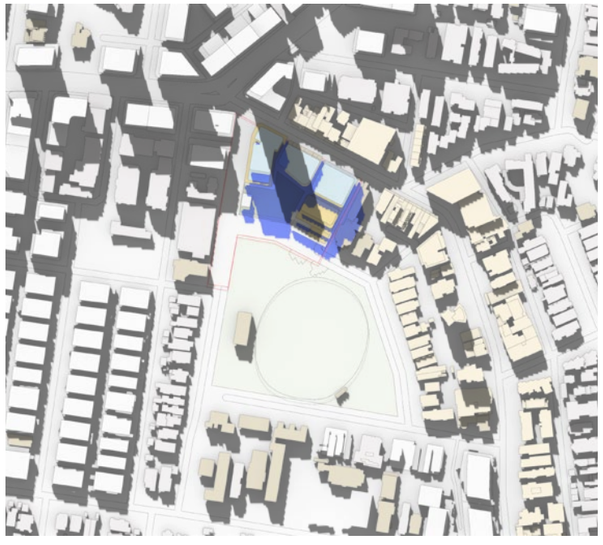
Winter solstice, 10am.



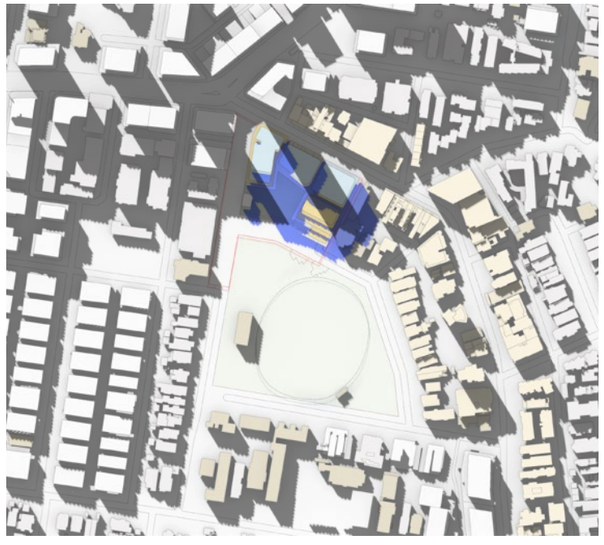
Winter solstice, 11am.



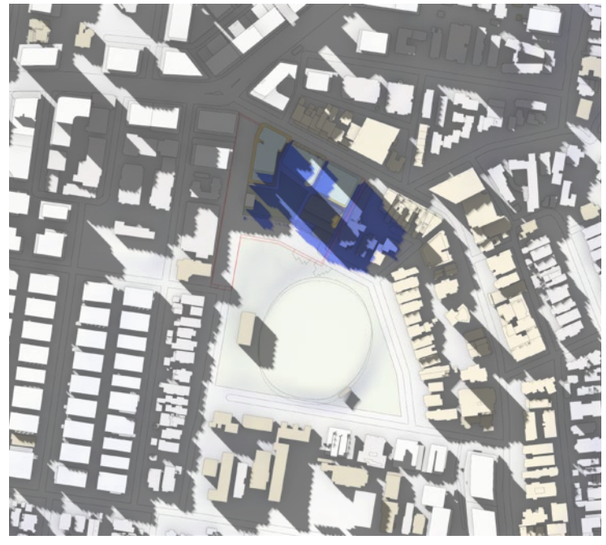
Winter solstice, 12pm.



Winter solstice, 1pm.



Winter solstice, 2pm.

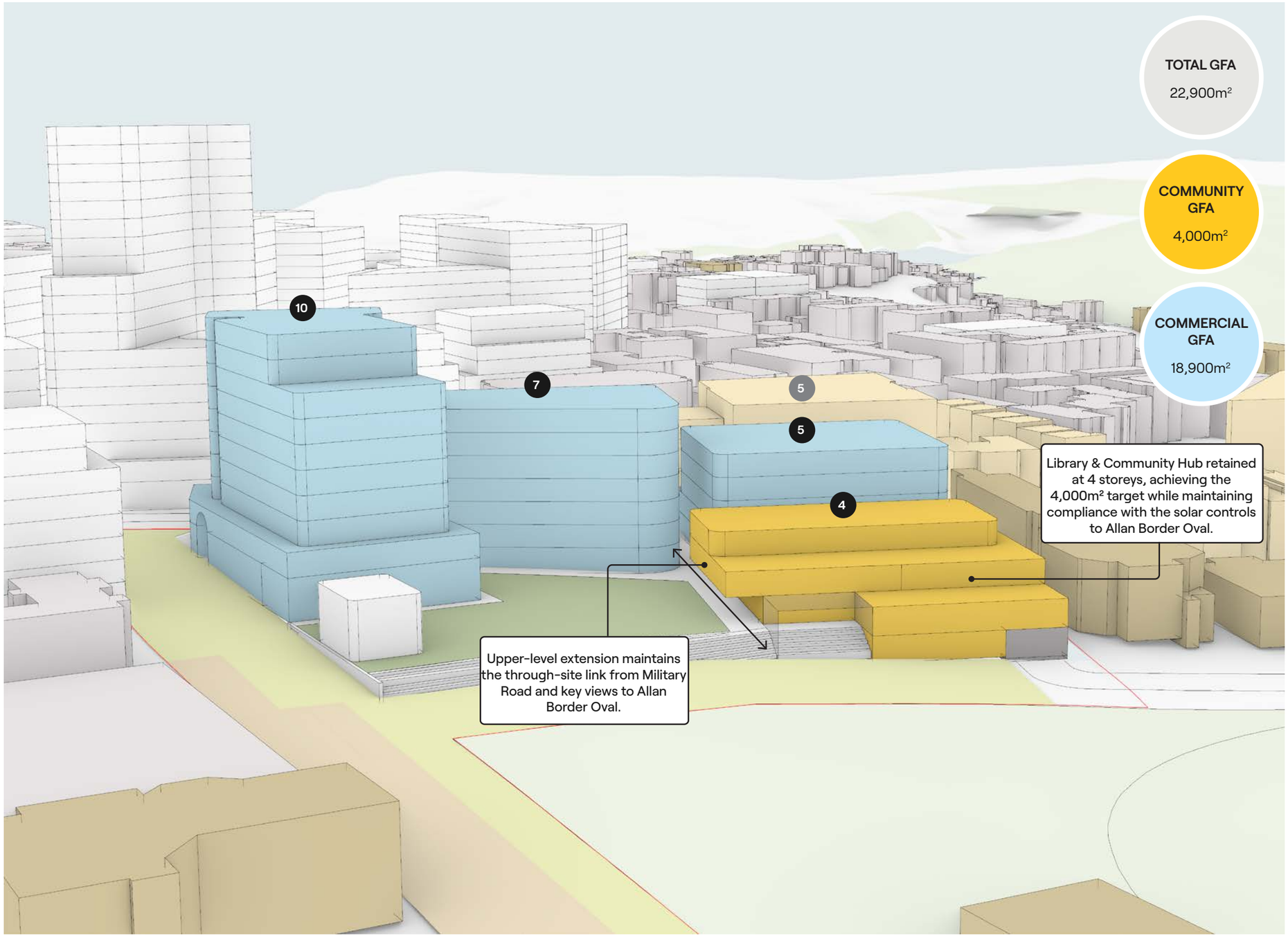


Winter solstice, 3pm.

Option B (Proposed Solar Controls) - 4,000m² Library & Community Hub

This option retains the same built form strategy as Option A while achieving a 4,000m² Library & Community Hub within the proposed solar controls.

An upper-level extension provides the additional floor area required to achieve the 4,000m² library while maintaining the through-site link and preserving key views to Allan Border Oval. The upper-level extension is indicative only and may be achieved through a cantilever, columns, or another structural solution as part of the detailed design.

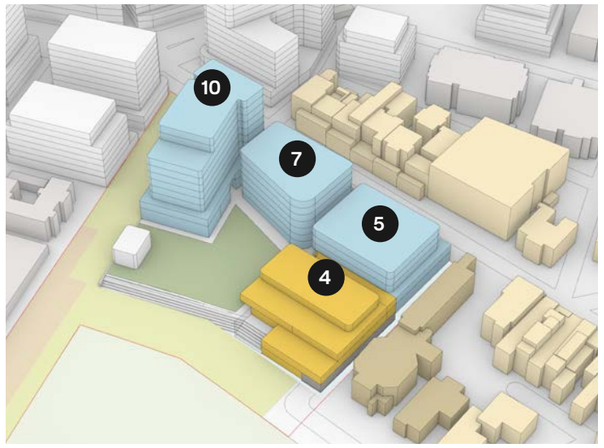


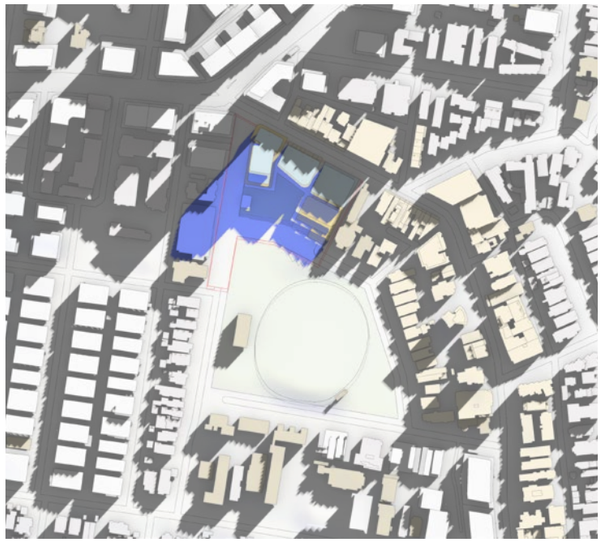
KEY

- Site boundary
- Community use
- Commercial use
- Parking

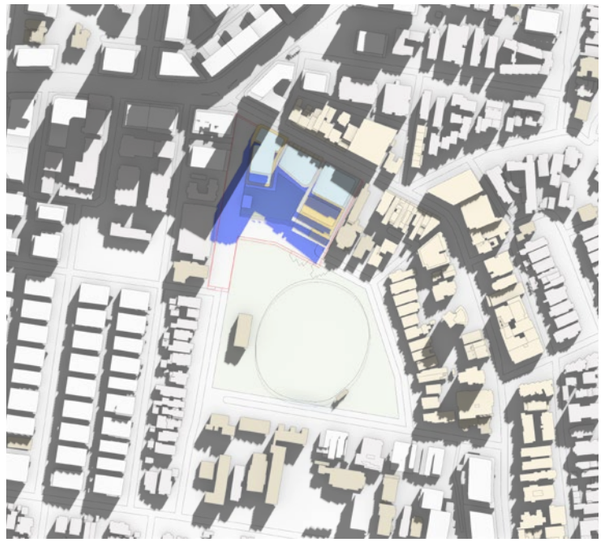
Option B (Proposed Solar Controls) - Shadow Studies

This analysis illustrates the proposal's overshadowing at hourly intervals between 9am and 3pm on the winter solstice (21 June), demonstrating compliance with the proposed solar controls and no additional overshadowing of Allan Border Oval.

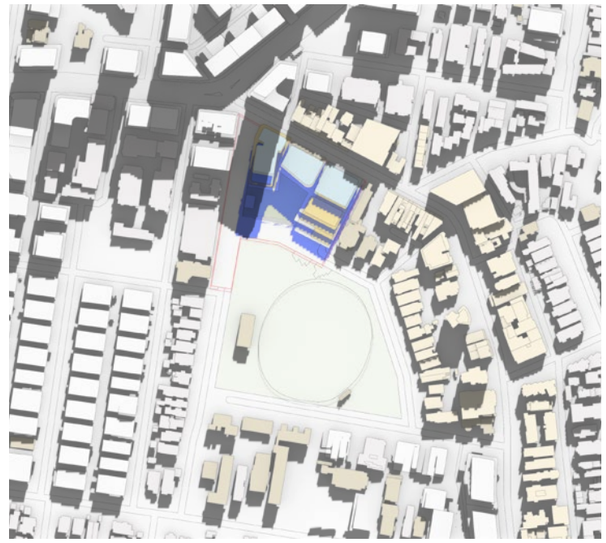




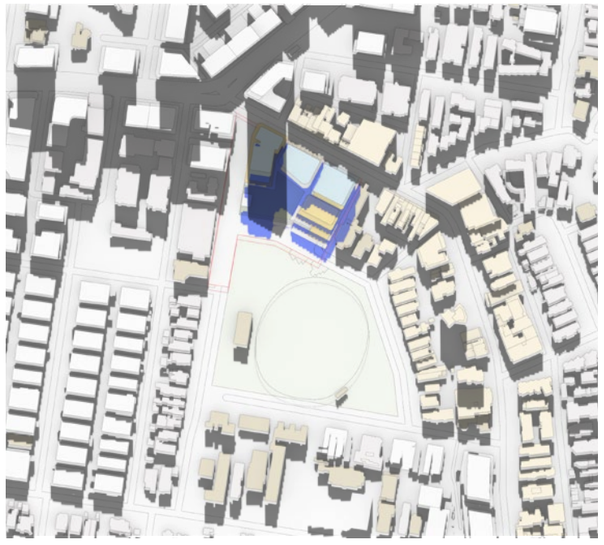
Winter solstice, 9am.



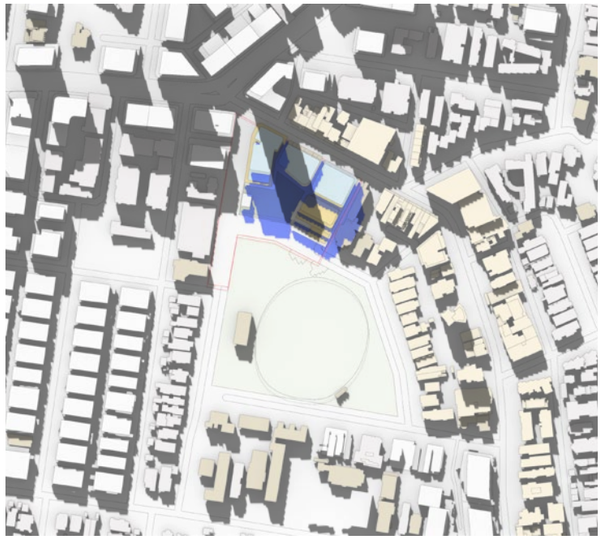
Winter solstice, 10am.



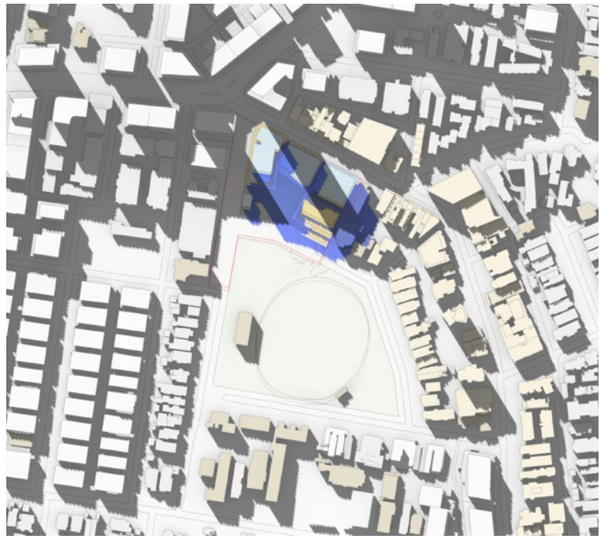
Winter solstice, 11am.



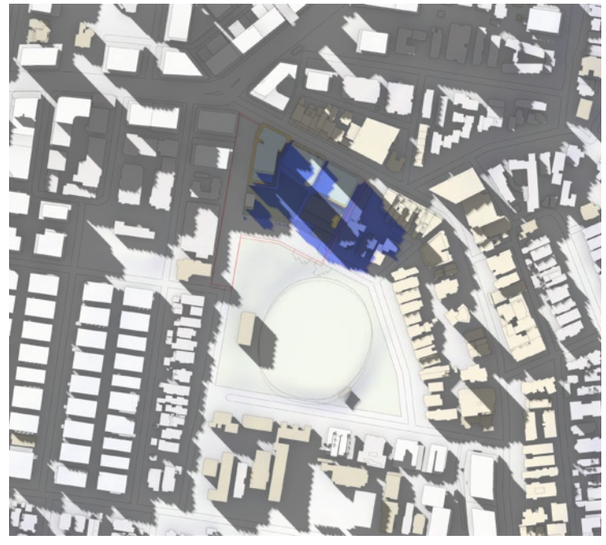
Winter solstice, 12pm.



Winter solstice, 1pm.



Winter solstice, 2pm.

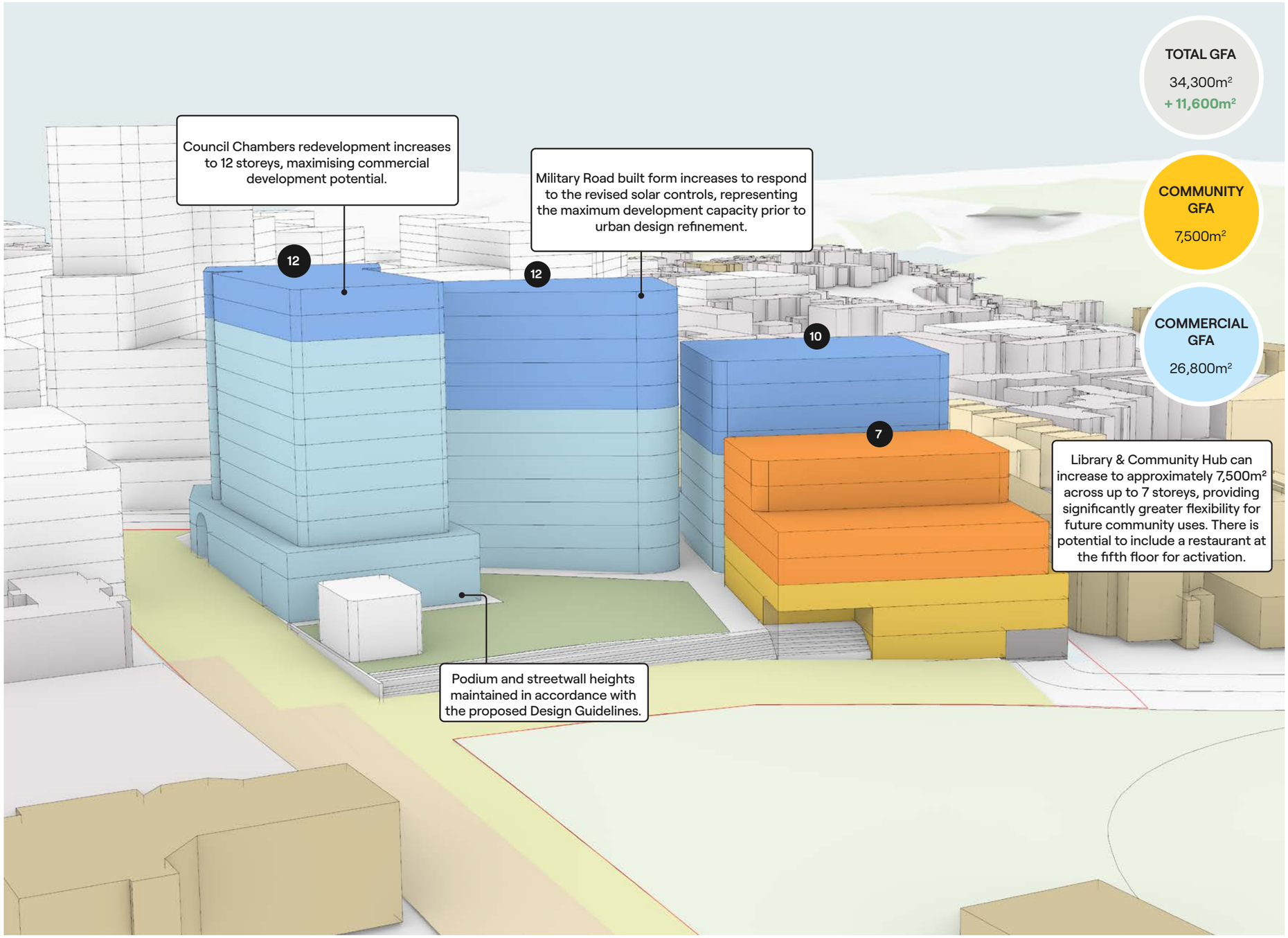


Winter solstice, 3pm.

Option C (Alternative Solar Controls) - Maximum Development

Testing under the alternative solar controls

Applying the alternative solar controls significantly increases development capacity. Option C tests the maximum building heights achievable under the alternative controls before refinement in response to heritage, public realm and built form transition.

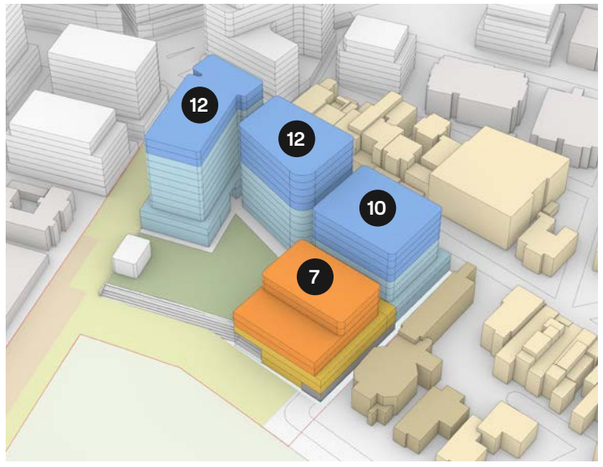


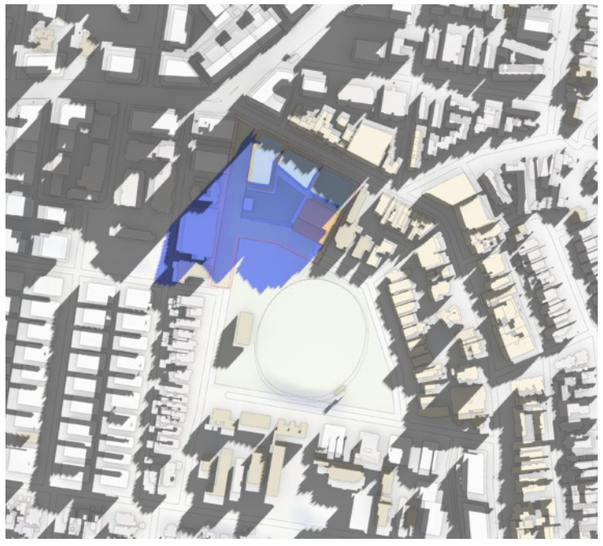
KEY

- Site boundary
- Community use
- Community use above the proposed solar control height
- Commercial use
- Commercial use above the proposed solar control height
- Parking

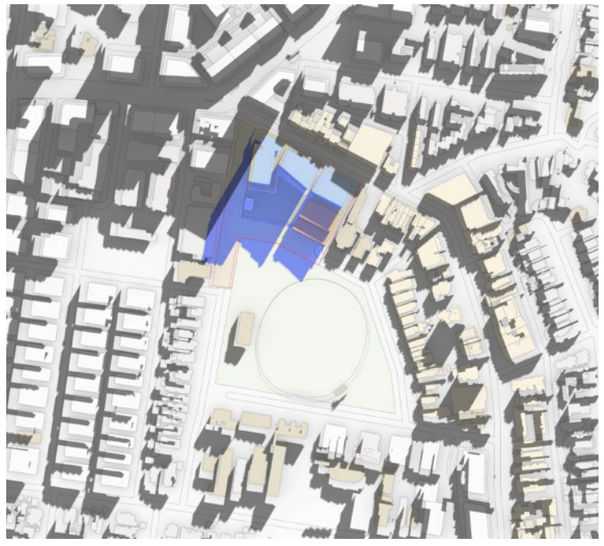
Option C (Alternative Solar Controls) - Shadow Studies

This analysis depicts the proposal's overshadowing impacts on the surrounding context at one-hour intervals between 9am and 3pm during the winter solstice (21 June), under the alternative solar controls.

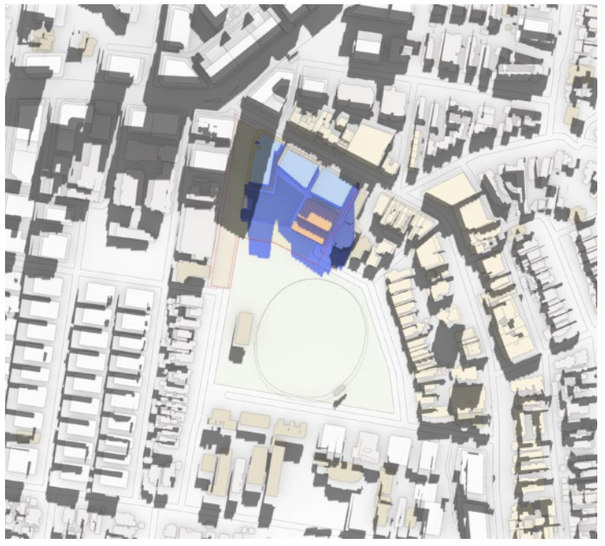




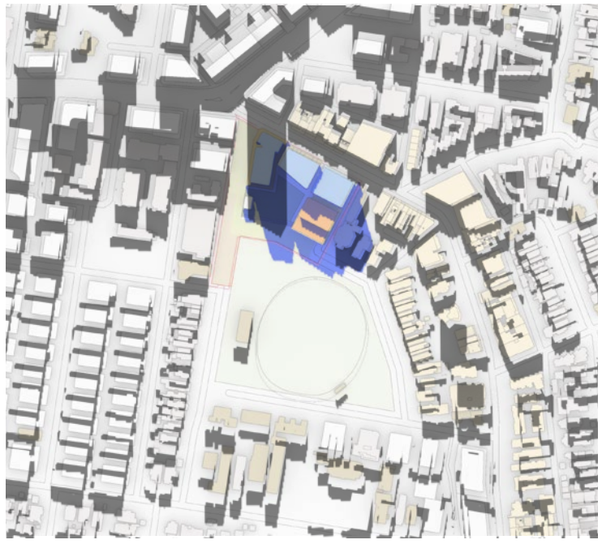
Winter solstice, 9am.



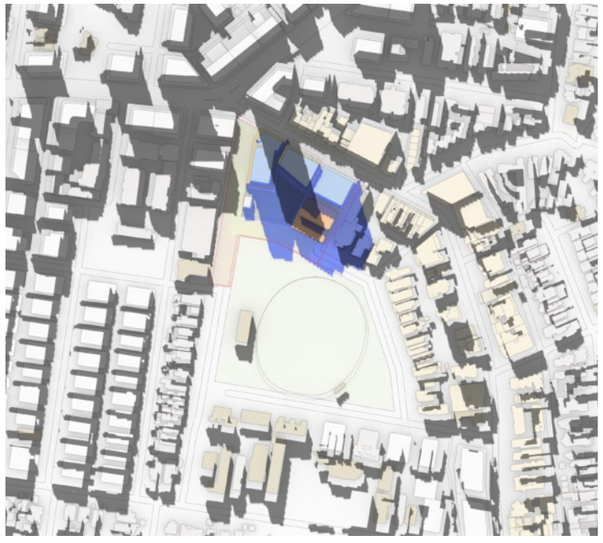
Winter solstice, 10am.



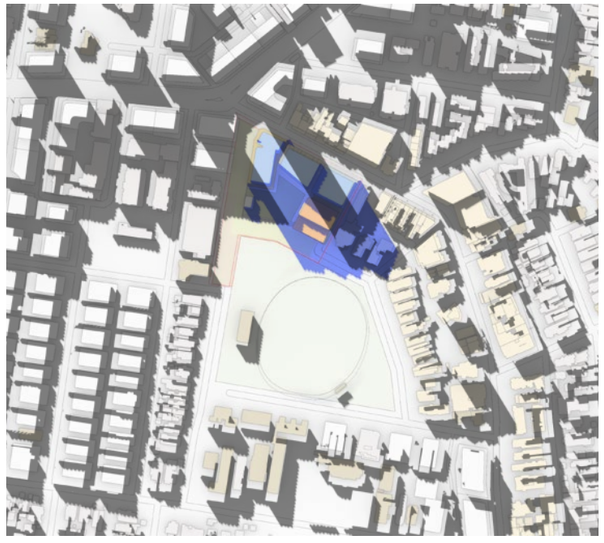
Winter solstice, 11am.



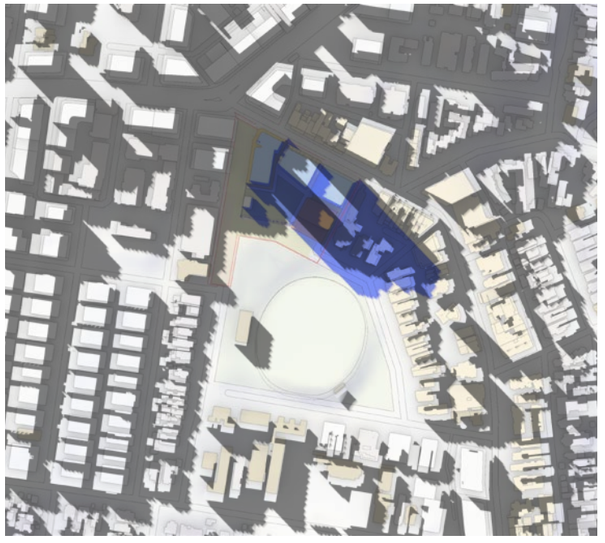
Winter solstice, 12pm.



Winter solstice, 1pm.



Winter solstice, 2pm.



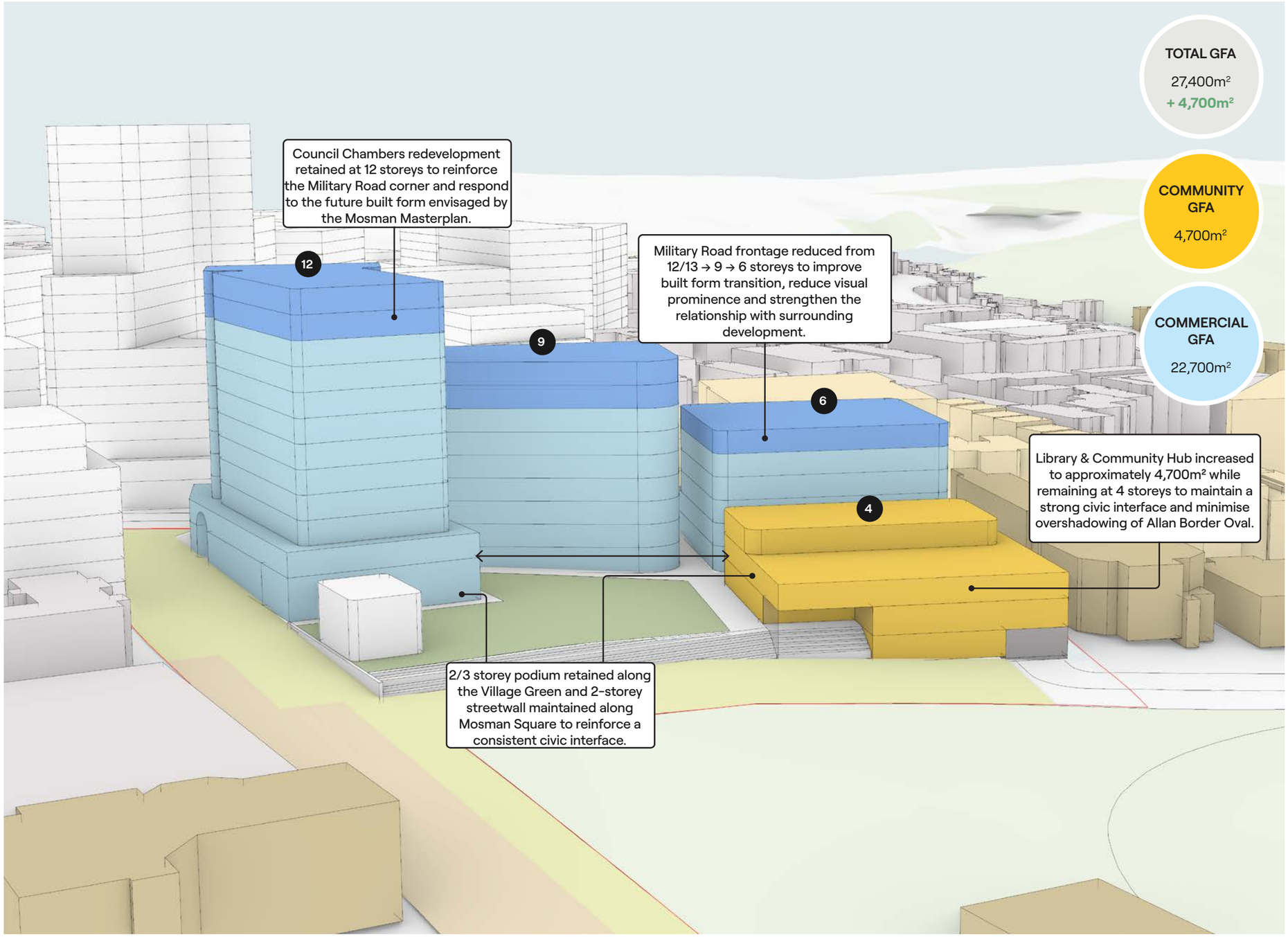
Winter solstice, 3pm.

Option D (Alternative Solar Controls) - Refined Scheme

Testing under the alternative solar controls

Option D refines the maximum development envelope to deliver a balanced urban design outcome. Reduced building heights improve the overall composition of the precinct while retaining a significant uplift in development capacity (+4,700m² GFA).

The preferred scheme also provides a larger and more flexible Library & Community Hub and building heights that better respond to the future built form envisaged by the Mosman Masterplan.

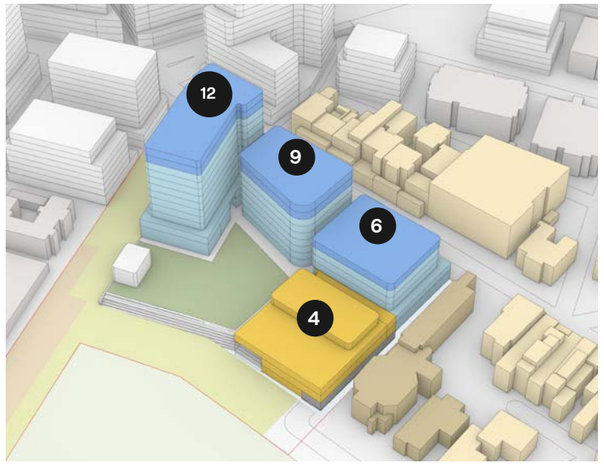


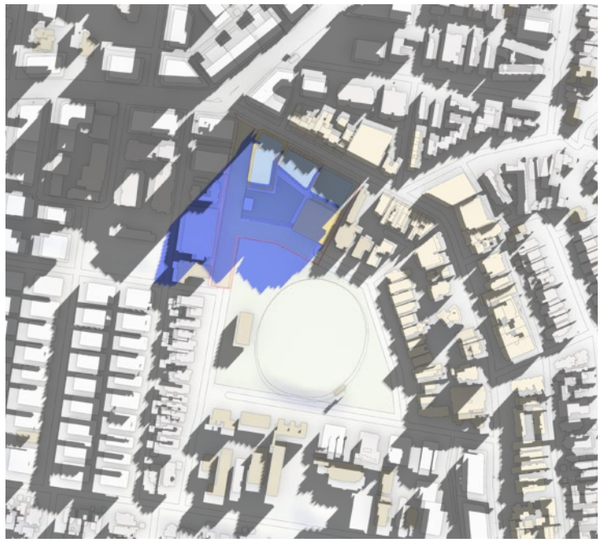
KEY

- Site boundary
- Community use
- Commercial use
- Commercial use above the proposed solar control height
- Parking

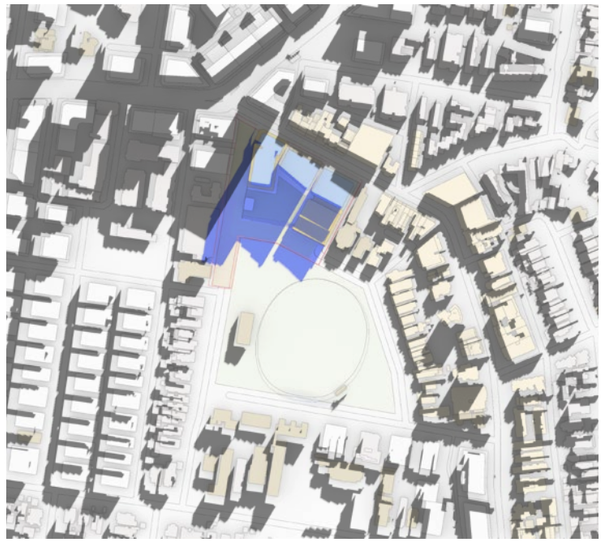
Option D (Alternative Solar Controls) - Shadow Studies

This analysis depicts the proposal's overshadowing impacts on the surrounding context at one-hour intervals between 9am and 3pm during the winter solstice (21 June), under the alternative solar controls.

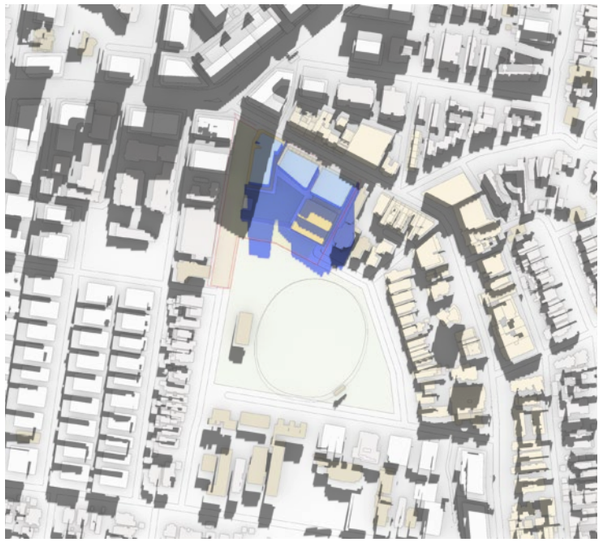




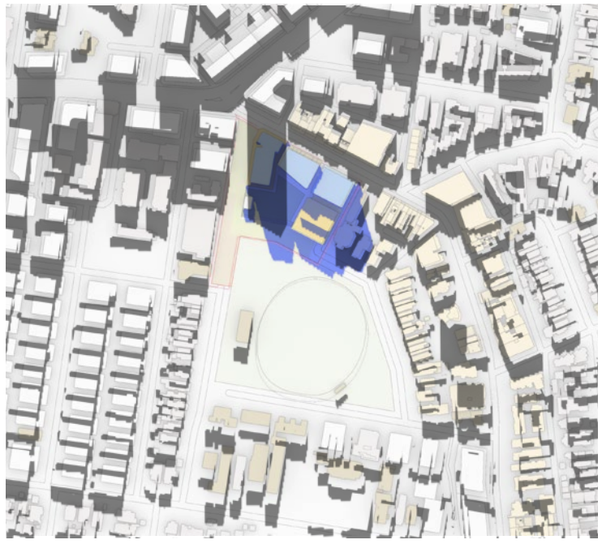
Winter solstice, 9am.



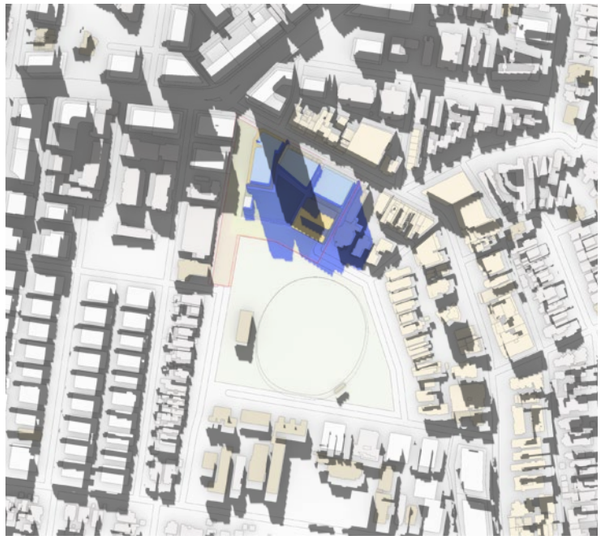
Winter solstice, 10am.



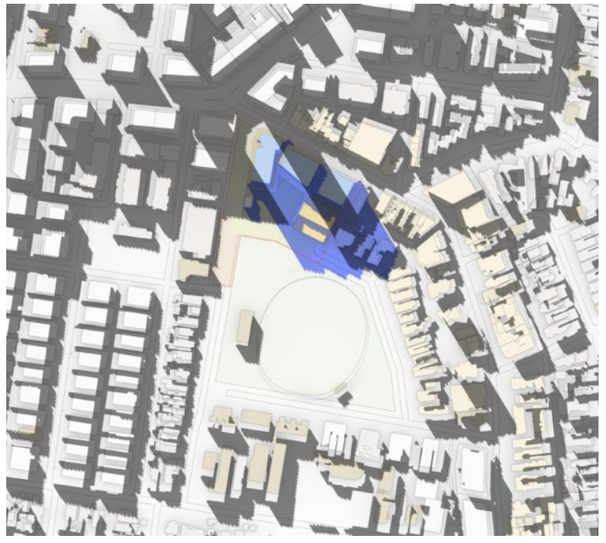
Winter solstice, 11am.



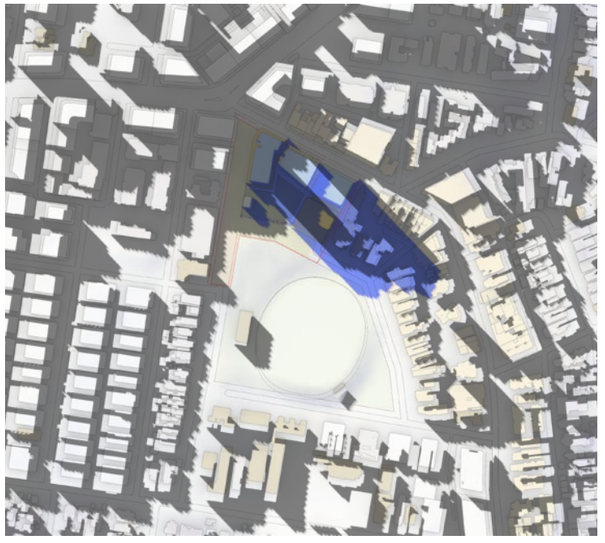
Winter solstice, 12pm.



Winter solstice, 1pm.



Winter solstice, 2pm.



Winter solstice, 3pm.

SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.

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