
02

Principle 02. Scale & Built Form

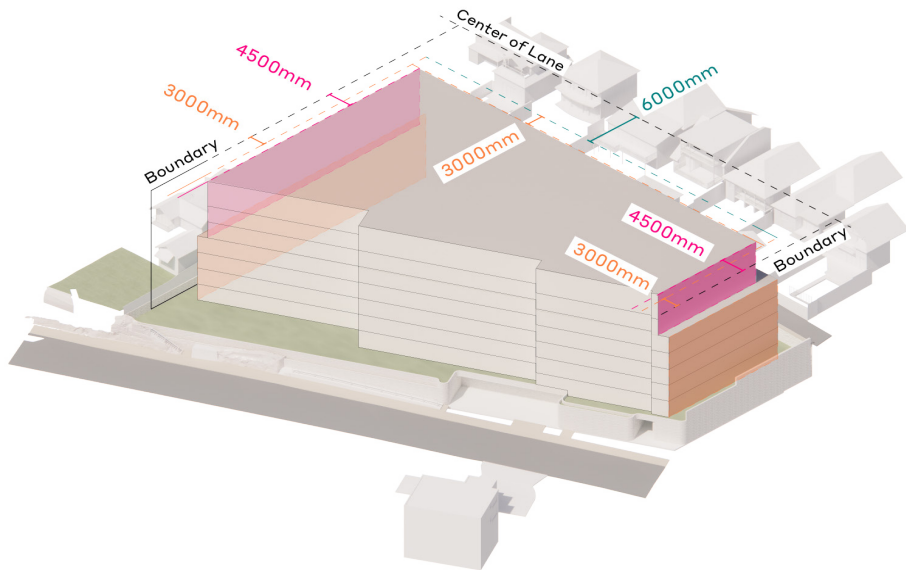
Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

2.1 Built Form and Scale

Development of Proposed Massing

ADG Compliant with Minimum Setbacks



LMR Allowable Envelope

ADG Separation distances:

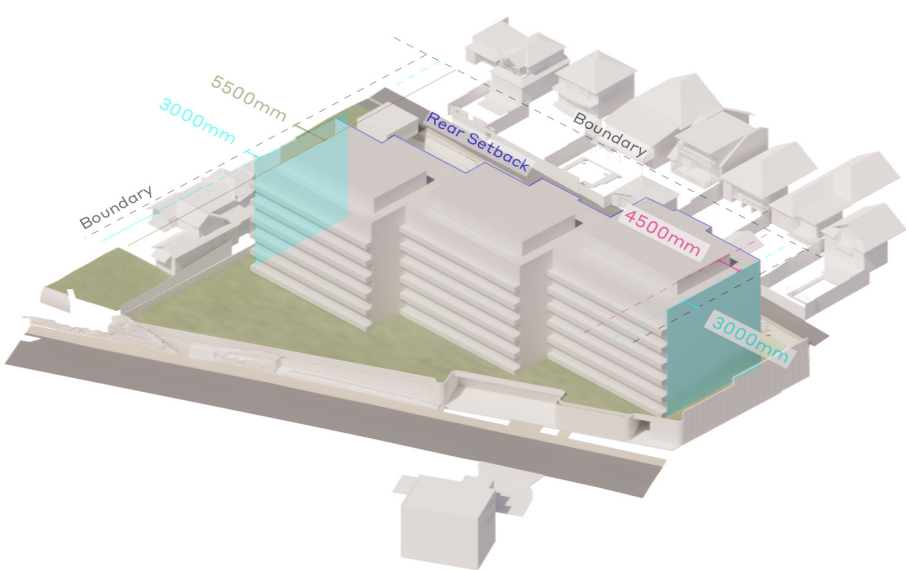
Side(measured from site boundary):

- 3m up to 4 storeys (non-habitable to non-habitable)
- 4.5m up to 8 storeys (non-habitable to non-habitable)

Rear (measured from centreline of lanway):

- 6m up to 4 storeys
- 9m up to 8 storeys

Proposed Base Massing



Proposed Massing

Separation distances:

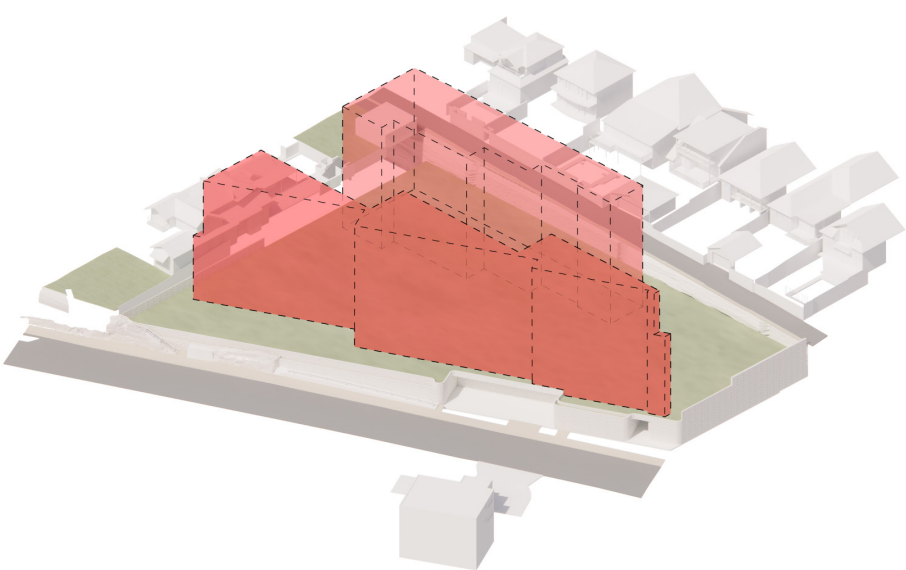
Side(measured from site boundary):

- 3m levels 1-5 (non-habitable to non-habitable)
- West: 5.5m level 6 (non-habitable to non-habitable)
- East: 4.5m level 6 (non-habitable to non-habitable)

Rear (measured from centreline of lanway):

- 7.3m to 8.7m (Eastern Block)
- 14m - 24.1 (Mid and Western Blocks)

Unused ADG Compliant Envelope



Proposed Massing

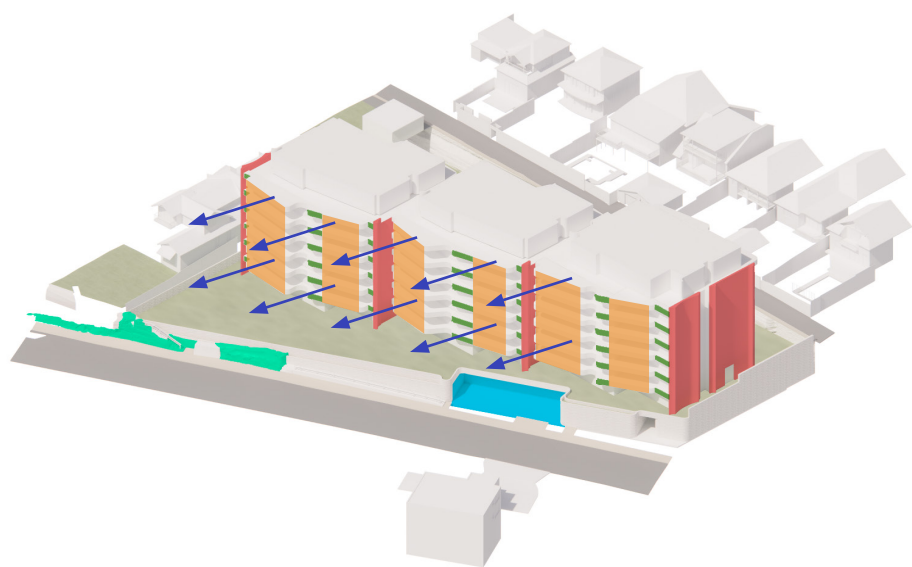
We have adopted an approach that maximises separation from Bloxsome Lane, enhancing privacy for neighbours and solar access to the north-facing communal open space.

The diagram above highlights, in red, the difference between the LMR-compliant envelope and the proposed massing, effectively showing the portion of developable GFA that has deliberately not been used.

2.2 Built Form and Scale

Development of Proposed Massing

Site Conditions



Proposed Articulated Mass



Proposed Development

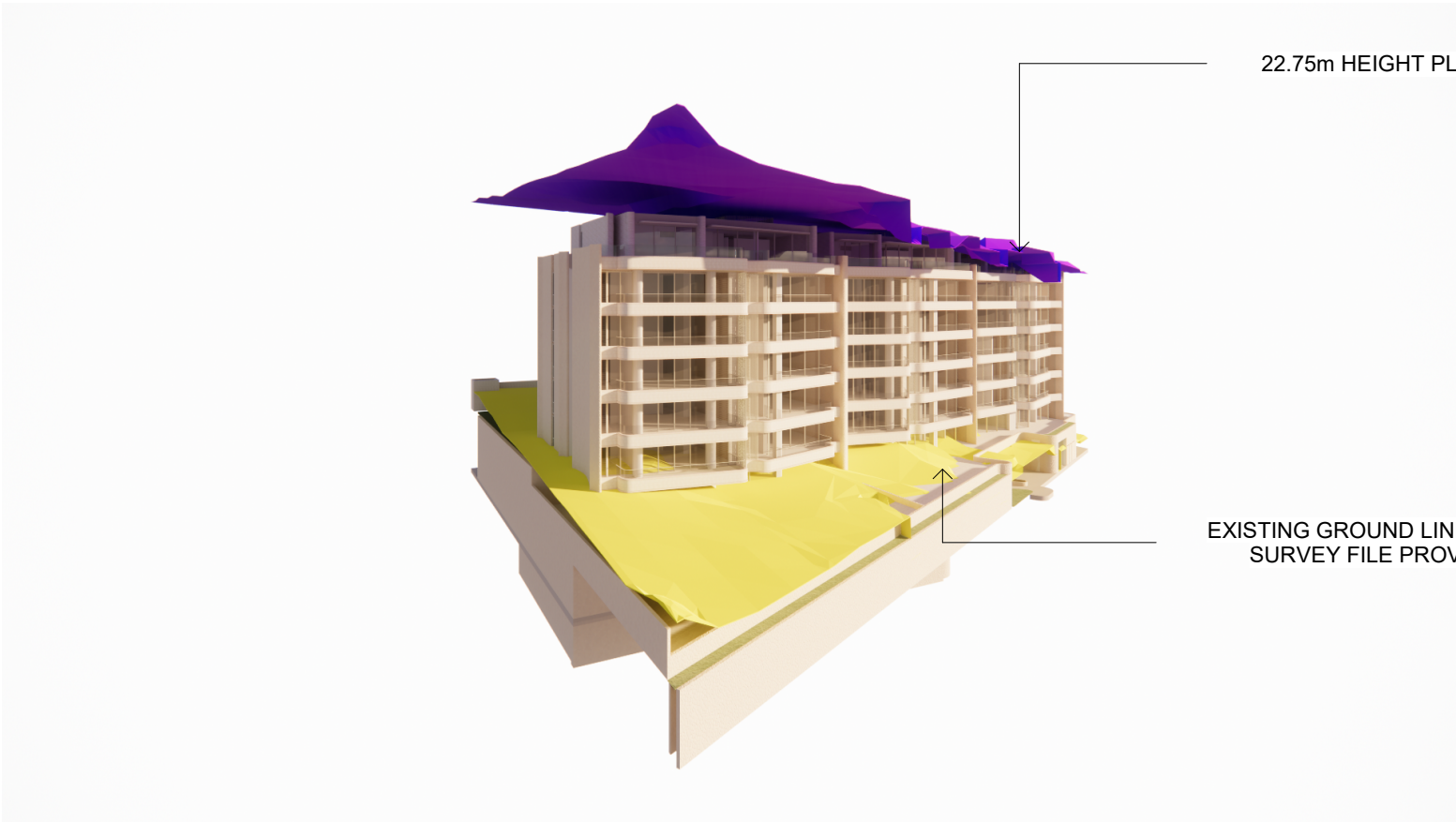


Key Moves

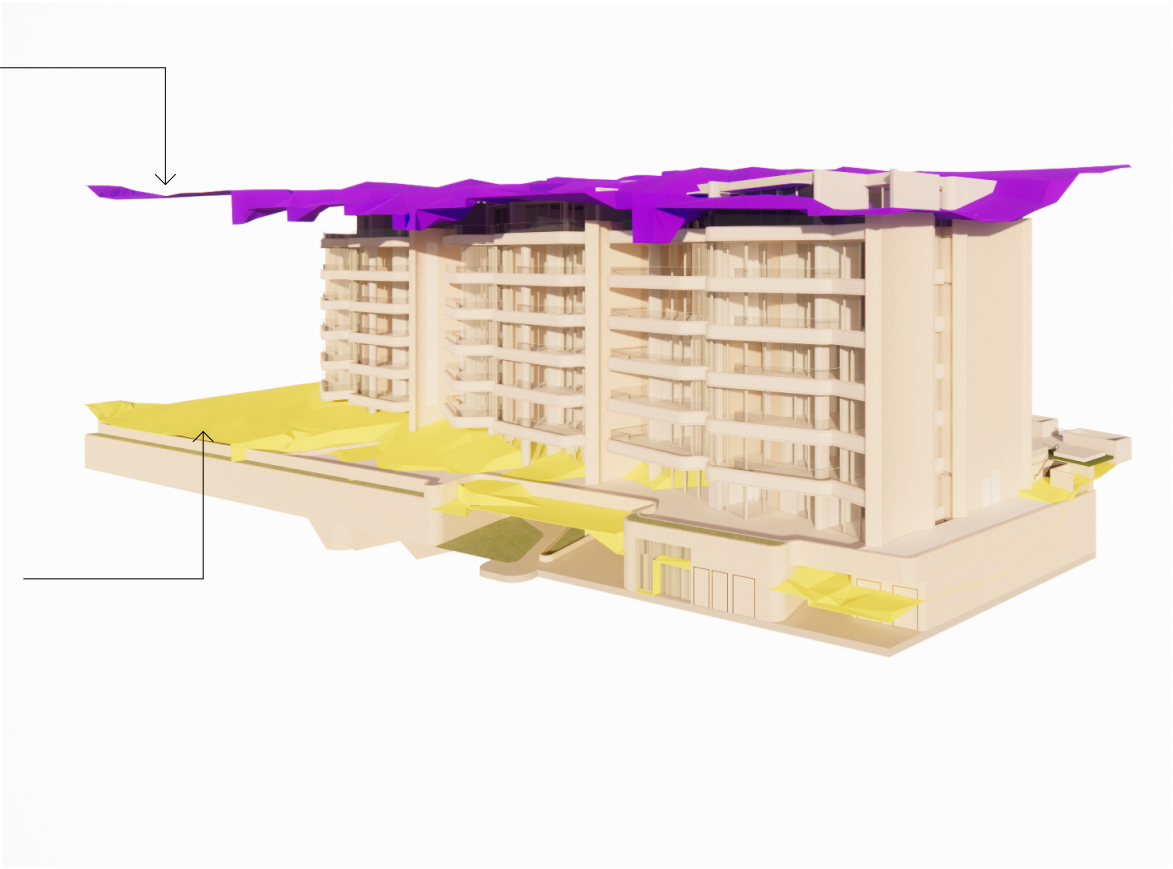
The proposed mass was articulated to respond to views, privacy, bulk and scale.

- Existing rock remains untouched
- Proposed break in street wall for deep soil and arrival
- Vertical stone blades for privacy and articulation
- Diverse balcony forms oriented to the view

2.3 Built Form and Scale
Height Plane Diagram

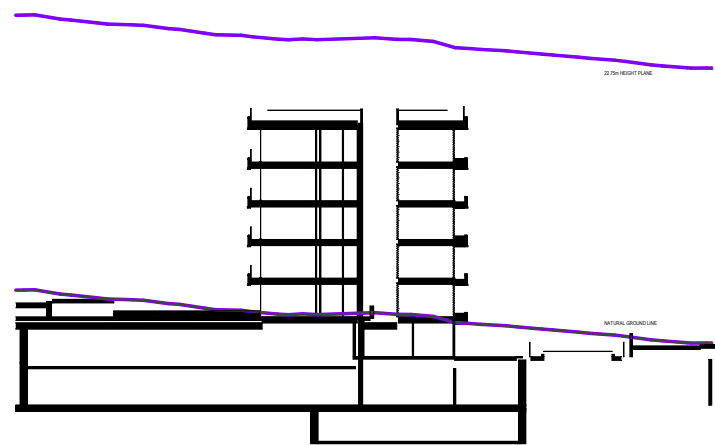


HEIGHT PLANE DIAGRAM - SOUTH-WESTERN CORNER

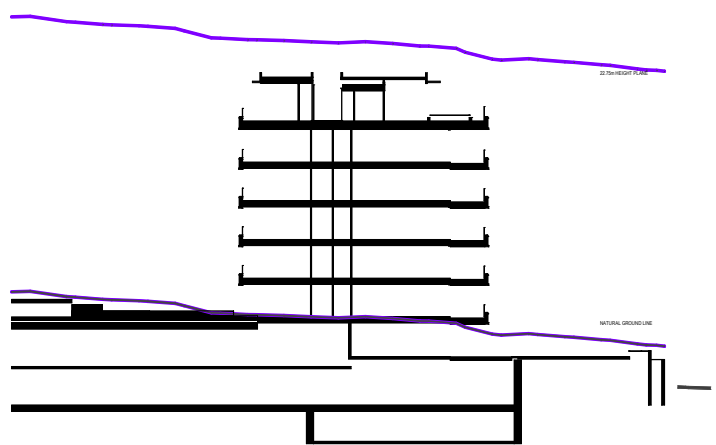


HEIGHT PLANE DIAGRAM - SOUTH-EASTERN CORNER

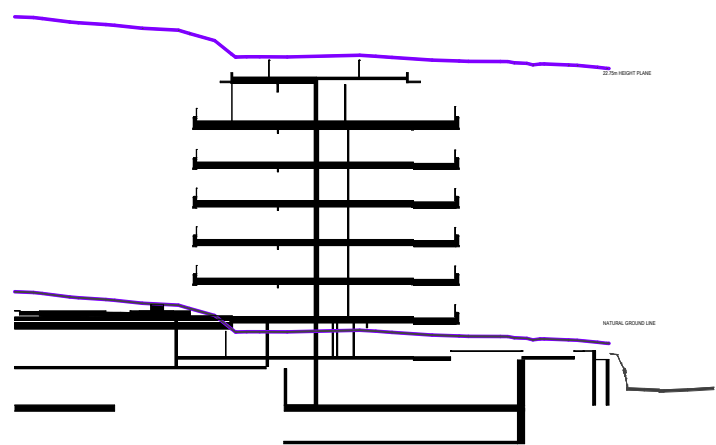
2.4 Built Form and Scale
Height Plane Diagram



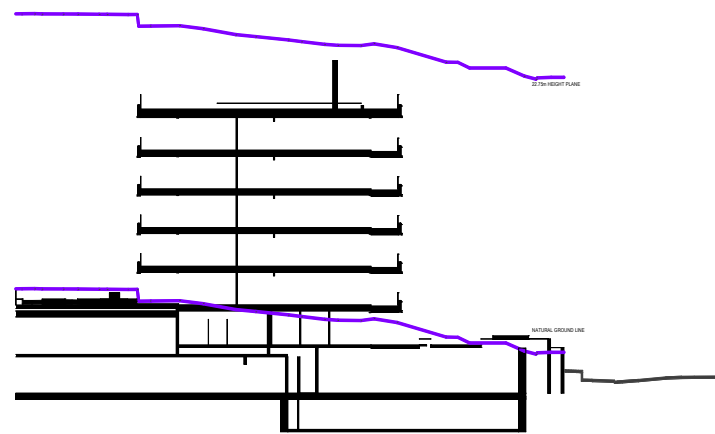
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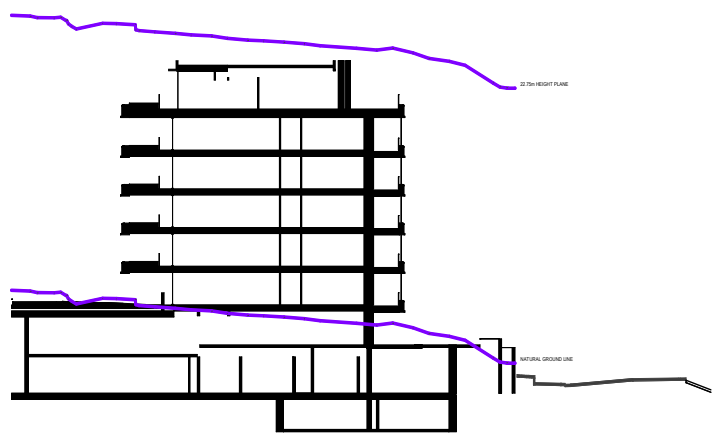
2. Height Plane Section 2



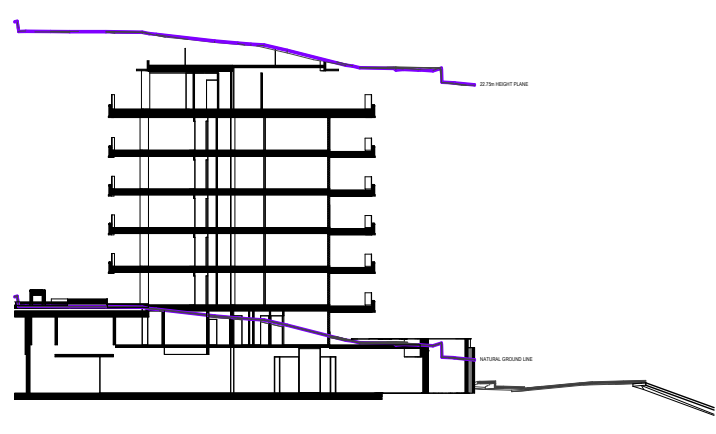
3. Height Plane Section 3



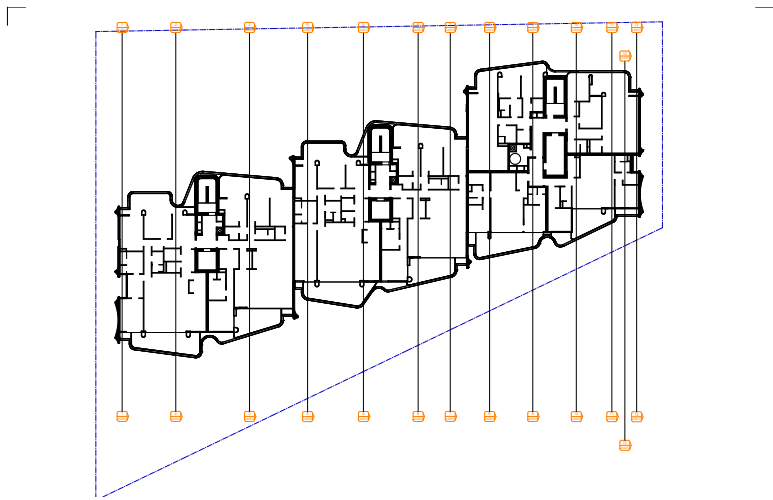
4. Height Plane Section 4



5. Height Plane Section 5

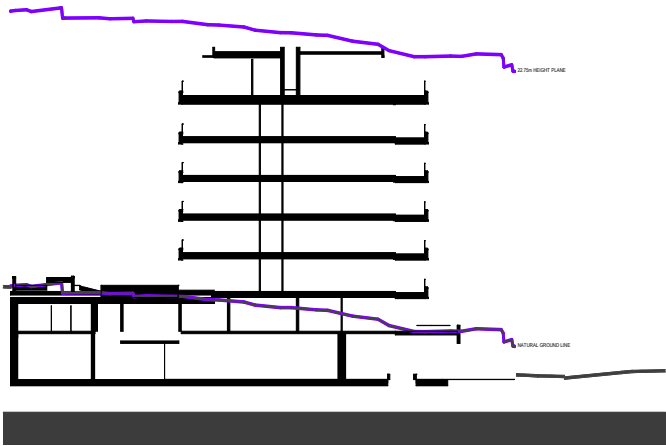
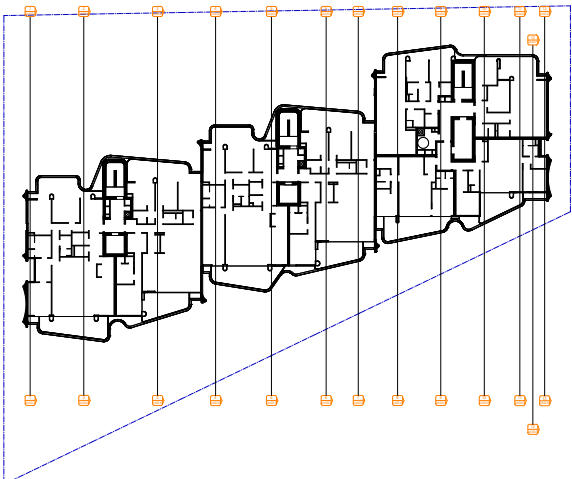


6. Height Plane Section 6



2.5 Built Form and Scale

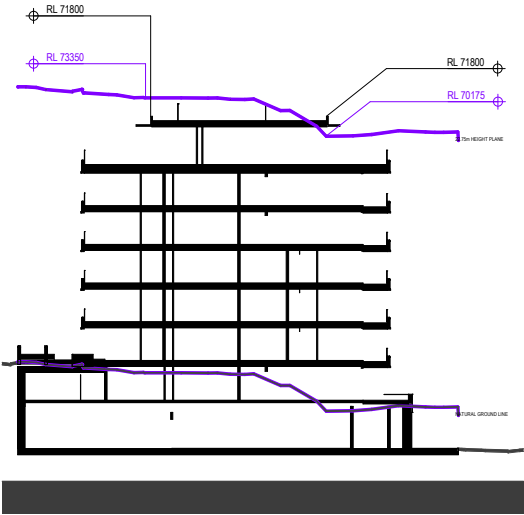
Height Plane Diagram



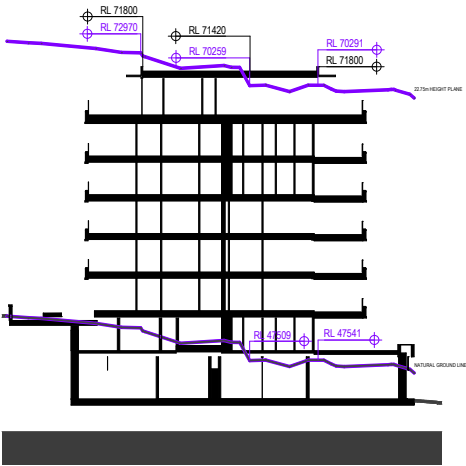
7. Height Plane Section 7



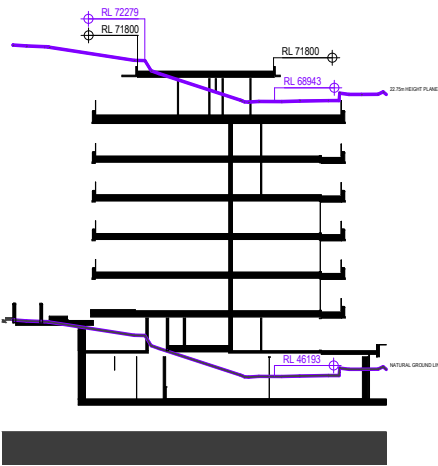
8. Height Plane Section 8



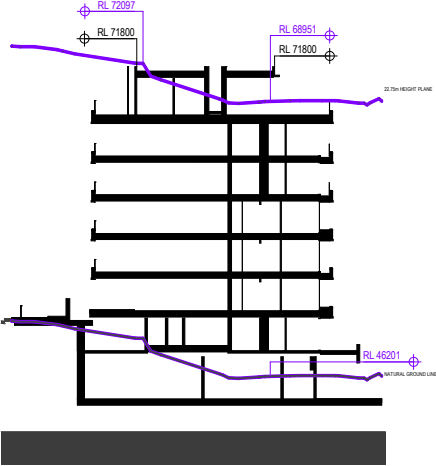
9. Height Plane Section 9



10. Height Plane Section 10



11. Height Plane Section 11



12. Height Plane Section 12



13. Height Plane Section 13

2.6 Built Form and Scale

Street-scape | 7.2m Wall Height (Mosman LEP)

Clause 4.3A of the Mosman LEP includes additional provisions that state:

“A building on land to which this clause applies must not have a wall height, at any point of the building (other than at a chimney, gable end or dormer window), that exceeds 7.2 metres.”

These height controls generally serve two purposes:

1. To limit the overall height of buildings, and
2. To manage how buildings are perceived from the public domain.

As the site falls within 800 metres of the Cremorne Town Centre, it is now subject to the Low-Medium Rise (LMR) housing controls introduced under the NSW Government's policy. This establishes new FSR and height parameters for the site, meaning the previous 7.2-metre height limit is no longer consistent with the current planning framework.

The second consideration relates to the perception of the building from the public domain, which we have addressed in several ways.

Along Bloxsome Lane, the building has been set back as far as possible to reduce its visual impact from the street. The proposed ground floor sits significantly below the existing ground level - particularly on the south-western corner of the site - a deliberate strategy to minimise the apparent height of the building. As a result, Level 1 is partially sunken, and the building presents as four visible storeys above the lane, with a fifth penthouse level further recessed to reduce its prominence.

On Rangers Avenue, we have established a datum just above the existing rock formations, aligning with the existing sandstone walls. This datum and material expression extend to the south-eastern corner, forming a podium base for the residential component above. In doing so, the perceived scale of the development from Rangers Avenue is softened by the podium and the incorporation of lush landscaping.



Section Through West Building

- Existing Ground Line
- Setbacks
- Rangers Ave Datum
- Proposed Ground Floor
- Bloxsome Lane Visible Levels

03

Principle 03. Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

3.1 Density

GFA | FSR

Summary

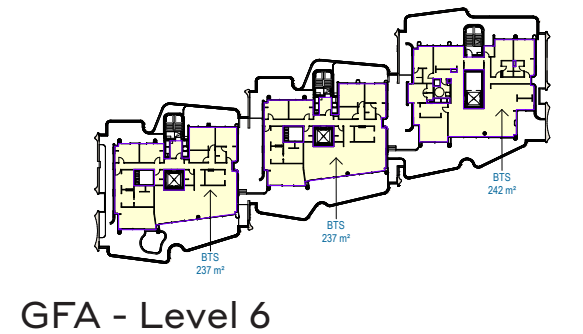
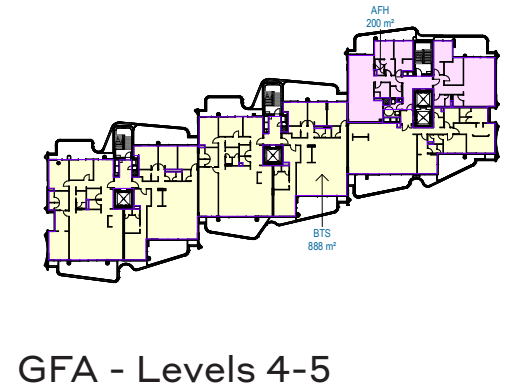
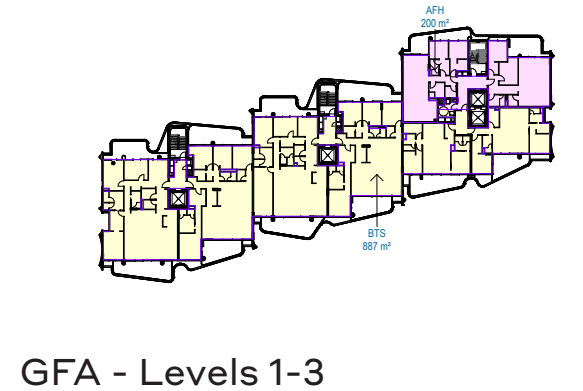
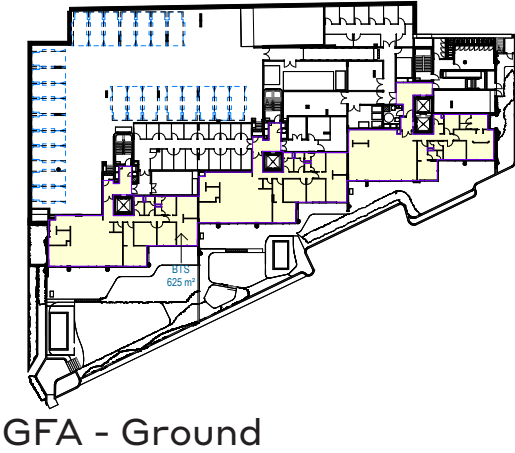
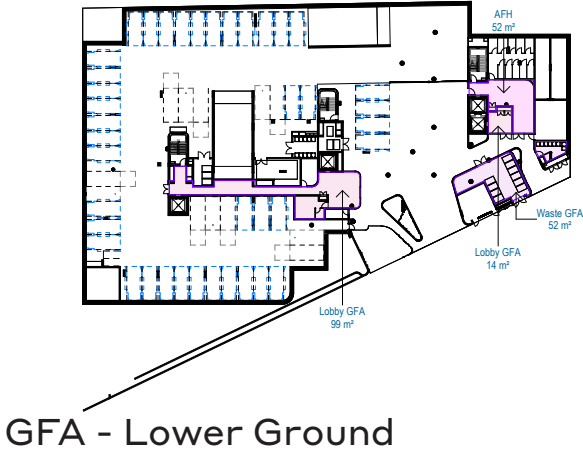
Site Area	3594m ²
Zoning	R3 Medium Density
Permissible FSR	1.95:1 Max
Permissible GFA	7008m ² Max
Proposed FSR	1.95:1
Proposed GFA	7008m ²
Height	22.75m
GFA Target	7,008sqm
AFH GFA	15% of Total GFA

As outlined earlier, the proposal is located within an area identified under the Low to Medium Rise Housing (LMR) policy introduced by the State Government. The scheme also benefits from an Affordable Housing Bonus, achieved through the allocation of 15% of the Gross Floor Area to affordable housing dwellings.

Situated in close proximity to the Cremorne Town Centre, the site offers future residents convenient access to a wide range of services, transport, and amenities, supporting the intent of increased residential density in well-served urban areas.

The proposal contributes meaningfully to the local housing supply, increasing the yield from seven single dwellings to forty-four apartments in a balanced mix of two-, three-, and four-bedroom units. This mix supports housing diversity and caters to a broader demographic profile within Mosman.

To enhance residential amenity and encourage community interaction, the design incorporates a communal open space positioned to the north of the site, representing approximately 25% of the total site area, consistent with the Apartment Design Guide (ADG) requirements.



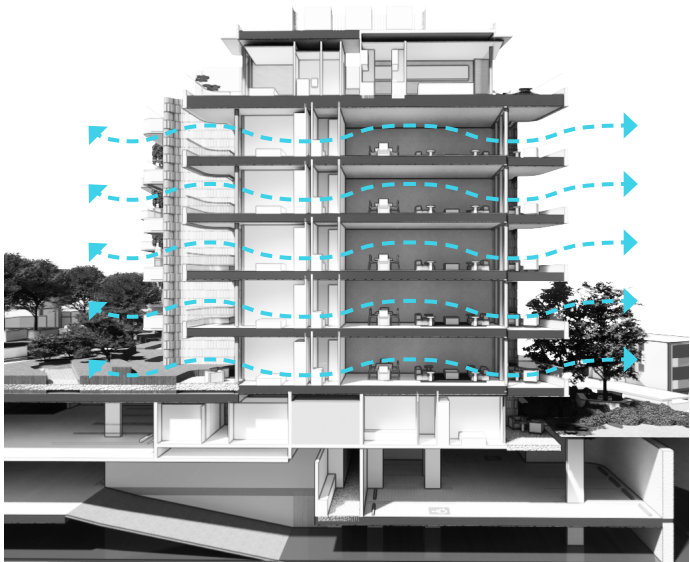
04

Principle 04. Sustainability

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

4.1 Sustainability



Aspect and Orientation

The site enjoys its most prominent outlook to the south, capturing views toward the Sydney skyline. To optimise solar access and daylight performance, the majority of apartments have been designed as dual-fronted dwellings.

While the primary living areas are oriented to the south to take advantage of the views, each apartment also incorporates a secondary living space and a generous private open space on the northern façade. This design approach enables excellent solar penetration and results in solar access compliance exceeding 70%, well above the ADG benchmark.

Cross Ventilation

The apartments have been designed to exceed the minimum cross-ventilation requirements set out in the ADG. Benefiting from the site's predominant north-south orientation, over 70% of units will achieve effective cross ventilation, reducing reliance on mechanical ventilation and air conditioning and enhancing thermal comfort and energy efficiency for residents.

Shading

On the northern façade, generous balconies are incorporated to provide solar shading while still allowing winter sun to penetrate the living spaces.

On the southern façade, balconies offer shelter from rain and provide residents with valuable outdoor space. While these areas receive limited direct sunlight, they capitalise on the site's premium views of the harbour and city skyline.

Local Materiality

On many facade elements, sandstone is present and will be sourced from local Australian quarries, connecting the project to its place as well as lowering overall embodied carbon in the project compared to sourcing materials internationally.

4.2 Sustainability

ESD Summary



1. Large photovoltaic system on both roofs
2. Landscape mix including endemic species
3. Mitigating urban heat island effect with green areas and light coloured facade materiality
4. Large balconies providing shelter and shade
5. Passive shading facade elements
6. Cross ventilated, dual aspect apartments
7. Access to natural light
8. Bike and car EV charging
9. Communal green space and deep soil zones
10. Improved amenity for wider community and neighbours (e.g. removal of driveways on Bloxsome Lane)
11. Rainwater collection from roof