

GLYDE STREET MASTER PLAN

STREETSCAPE MASTER PLAN REPORT

JULY 2025 - FINAL

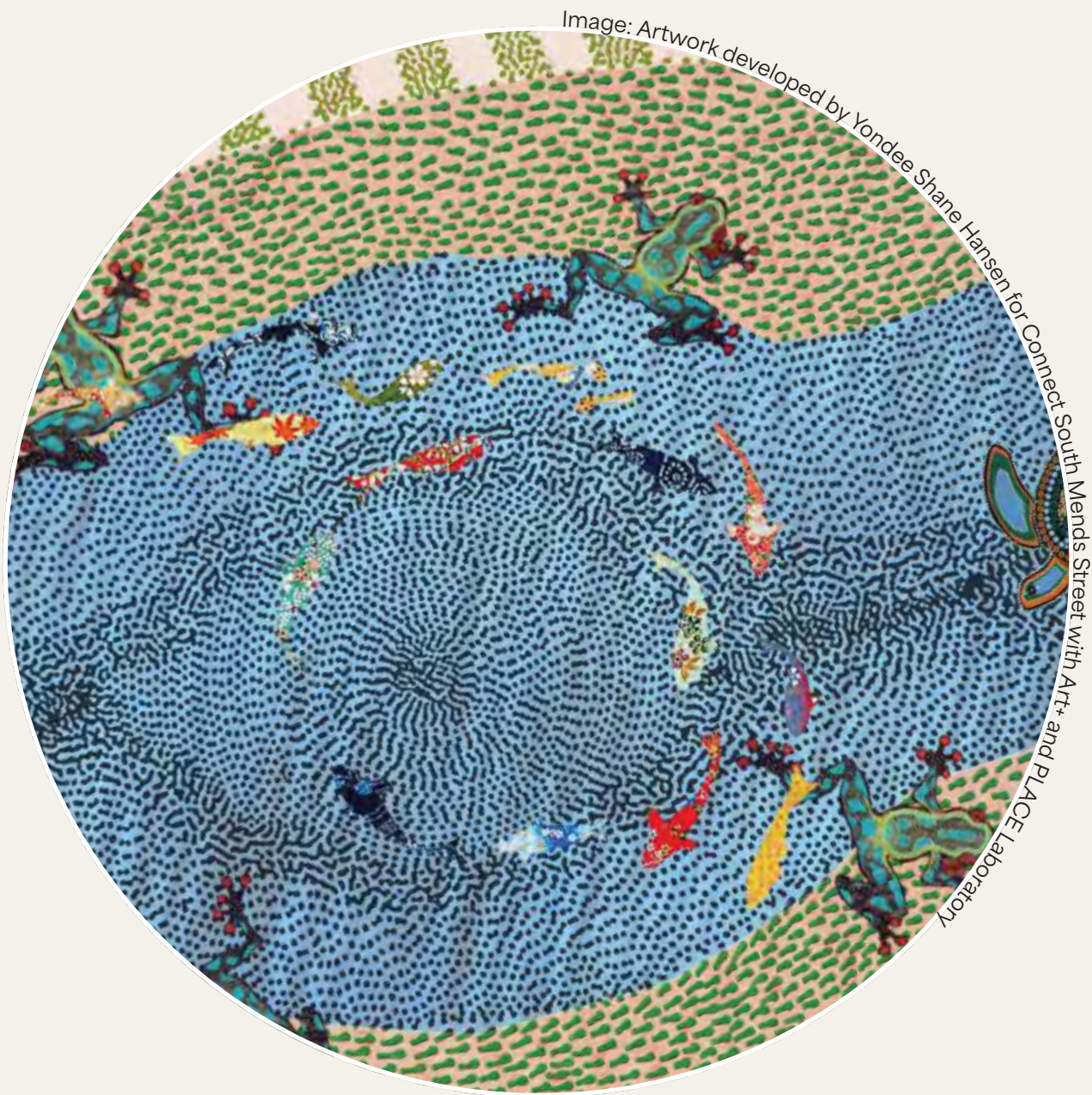


TOWN OF
MOSMAN PARK



Acknowledgment of Country

PLACE Laboratory acknowledges the People of Whadjuk country as the Traditional Custodians of the land and waters on which the project is located. We pay our respect to their Elders, past, present, and emerging and thank them for their continuing connection to country, culture and community.



Contact

Shlomit Strum
Co-Founder & Director
E. shlomit@placelaboratory.com
M. 0407 829 539

Perth Studio Suite 303, Level/1/72 St Georges Terrace, Perth
WA 6000
Place Laboratory Pty Ltd (as trustee for The Lab Unit Trust)
ABN 24 169 889 699

Project Name	Glyde Street Master Plan		
Project Number	24065		
Project Team	SS, WVL, TM, QY, IB		
Revision	Status	Checked	Date issued
A	ISSUE FOR COORDINATION	SS	05/11/2024
B	ISSUE FOR COUNCILLOR BRIEFING	SS	02/12/2024
C	DRAFT MASTER PLAN	SS	31/01/2025
D	DRAFT MASTER PLAN	SS	06/02/2025
E	DRAFT MASTER PLAN	SS	18/02/2025
F	FINAL MASTER PLAN FOR REVIEW	SS	13/06/2025
G	FINAL MASTER PLAN	SS	23/06/2025

Contents

Introduction	4	Ground Plane Materiality	26
Consultation Prior to the Master Plan	5	Furniture + Wayfinding	27
Site Context	6	Planting + WSUD	28
Place Proposition	7	Street Trees	29
Overarching Design Drivers	8	Lighting	30
Site Opportunities	9	Artwork	31
Master Plan	10	Developer Led Outcomes	32
Zone 1 Plan- Short Term Priorities	12		
Zone 1 Plan- Long Term Aspirations	13		
Zone 1- Section	14		
Zone 1- Artist’s Impression	15		
Zone 2 Plan- Short Term Priorities	16		
Zone 2 Plan- Long Term Aspirations	17		
Zone 3 Plan- Short Term Priorities	18		
Zone 3 Plan- Long Term Aspirations	20		
Zone 3 - Section	22		
Zone 4 Plan- Short Term Priorities	24		
Zone 4 Plan- Long Term Aspirations	25		

Introduction

Through the Town Centre and Precinct Structure Plan engagement exercises in 2017, 2019 and 2023, Glyde Street was identified as a key entrance into Mosman Park. The following page highlights key themes from the consultation.

There are numerous references within the Precinct Structure Plan and the prior informing studies to core principles and considerations in future planning for Glyde Street associated with greening, safety and movement, streetscape, and activation. These studies identified opportunities not only to increase urban forest canopy, improve verge landscaping and create greener streetscapes reflective of the Town Centre character, but also to enhance Glyde Street’s functionality, safety, and supporting local businesses and the community.

The master plan builds on work done to date

to help realise the vision for the Mosman Park Village. The plan has been developed through a rigorous and iterative process involving several rounds of input, review, feedback and amendment. An outline of key project milestones is provided below.

SUSTAINABLE OUTCOMES

Sustainability considerations are embedded in everything the Town of Mosman Park (ToMP) undertakes. The Glyde street master plan seeks to support the ToMP’s Sustainability Strategy in the following ways:

- Supporting ToMP’s Reconciliation Action Plan through engagement with Aboriginal representatives
- Encouraging increased active transport
- Supporting vehicle speed reductions
- Changing lighting to LED

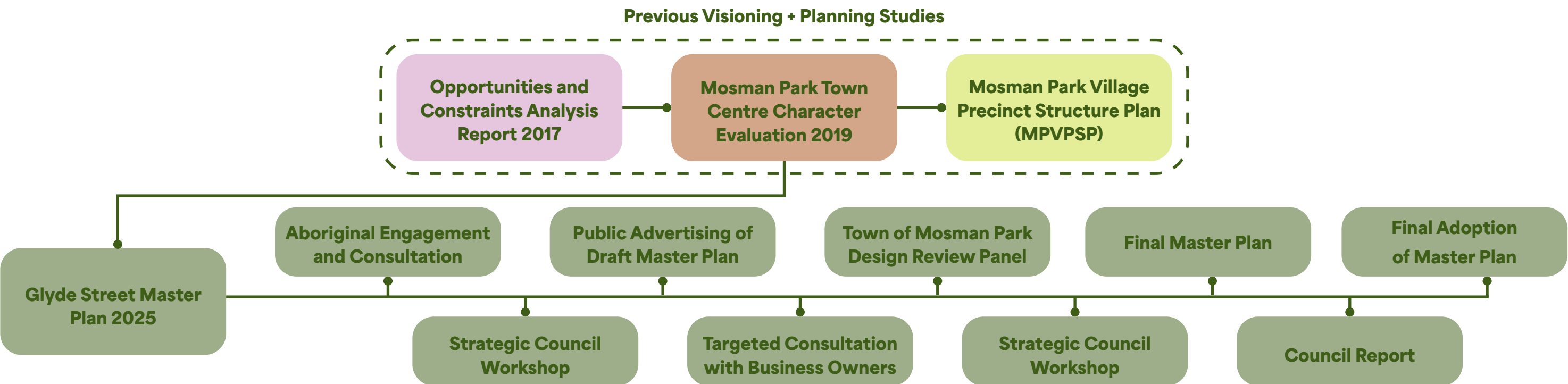
- Introducing water wise and eco-zoned planting
- Increasing permeable surfaces
- Supporting ToMP’s Urban Forest Aspirations
- Improving biodiversity and habitat creation
- Reducing urban heat - mitigating extremes
- Minimise waste and reduce carbon impact through reuse and recycling
- Celebrating heritage
- Incorporating public art
- Using the project as catalyst for enabling community-led placemaking Creating opportunities for community involvement planting
- Maintaining meaningful community engagement throughout life of project

- Exploring funding from external sources to contribute to cost of implementation

VISION TO IMPLEMENTATION

The master plan provides a clear and compelling vision for Glyde Street within the broader context of the continued evolution of the Mosman Park Village precinct. The role of the master plan is to articulate the design intent for future improvements to Glyde Street. However the master plan is purely a guidance document.

The master plan identifies a range of short and longer term interventions, supplemented by design strategies. This will assist the ToMP in determining priorities, secure funding, procure further detailed design and undertake staged implementation of improvement works.



PROJECT TIMELINE

Consultation Prior to the Master Plan

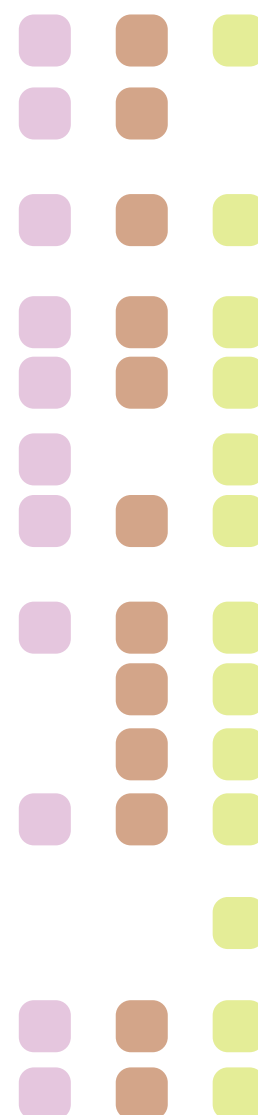
Opportunities and Constraints Analysis Report 2017

Mosman Park Town Centre Character Evaluation 2019

Mosman Park Village Precinct Structure Plan (MPVPSP)

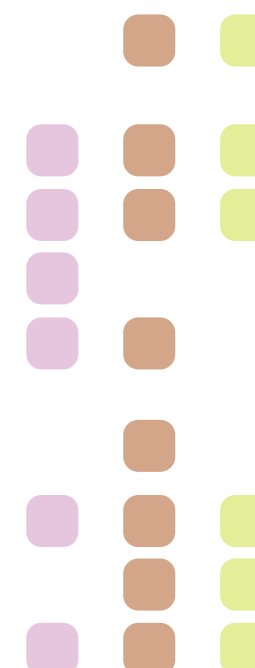
Elements

- Improved street edges + landscaping
- Temporary or pop up piazza on Ecclesbourne St towards Glyde St
- Public spaces to accommodate markets and events
- Street tree planting
- Alfresco dining
- Night time economy
- Improved street furniture + soft low yellow lighting
- Pocket parks + community spaces
- Picnic in park
- Coloured paving + avoid grey concrete
- Installation of quality public art in strategic areas
- “Hero” trees to mark entrance + palm trees to soften structures
- Improved cycling facilities
- Wayfinding signage



Vibe

- Glyde Street as a gateway to Mosman Park
- Develop a style guide + legibility
- Retain local characteristics
- Village feel
- “Garden” concept celebrating landscape diversity as an overarching idea
- Eclectic landscape
- Walkable
- Human scale
- Overall green + safe



Contradiction

- Use beach and nature as themes/ architectural character is more about river than beach
- Back of Glyde Street is too valuable to use for cars/ can be used for potential car spaces



Site Context

The site is located in the north-western part of the Mosman Park LGA, marking the beginning of Glyde Street, which connects to the Swan River.

It interfaces with Stirling Highway to the west, Ecclesbourne Street to the south, Monument Street to the east, and Ferrier Lane and Fidelio Lane to the north.

The Mosman Park train station is positioned just outside the site boundary to the west, providing direct access for visitors and commuters.

As one of the key local connector roads, Glyde Street, along with Waite Lane, connects the northern parts of Mosman Park to Stirling Highway, especially during peak traffic hours.

Glyde Street is identified as an important Local Route in the Long Term Cycle Network.

The street runs east-west, benefiting from consistent solar access throughout the year.



Place Proposition

Mosman Park is cherished by the community as a village nestled in dunes between the river and the sea. The Glyde Street section of Mosman Park Village is seen as the heart of Mosman Park. It has always had a special atmosphere, quite different to the surrounding town centres and villages. The street is strongly defined by its topography and landscape setting.

The traditional and historic development has been responsive to the environment and the buildings and businesses casually and intimately interact with the street. More recent higher density development has added to the garden character and activation of the street.

The following place themes have been proposed in response to analysis of the street and review of engagement outcomes regarding place identity. The place proposition will help define master planning, design directions and place making strategies as Glyde Street continues to evolve, while retaining its inherent character.

PLACE THEMES

GARDEN STREET- The place has a lush, garden feel with a mix of eclectic green spaces and cozy resting spots for both locals and visitors to enjoy

RELAXED REFUGE- The place offers a sense of relaxation—a chilled spot to grab a coffee, unwind, and watch life go by.

SUPER LOCAL- The place has a super local vibe—people know each other, feel at home, and don't mind bumping into a friendly face now and then.

GARDEN STREET



RELAXED REFUGE



SUPER LOCAL

Overarching Design Drivers

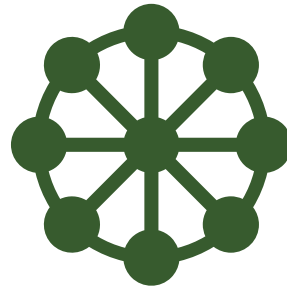


Defining a Sense of Arrival + Gateway to Mosman Park

Establish interface between adjacent streets + laneways for a cohesive design

What this could look like:

- Ground treatment that creates a sense of welcome + calms traffic
- Cantilever arbour and screening trellises that grabs visitors attention, frames the western gateway and screens views to unattractive private properties
- Landmark trees
- Enhanced street tree planting
- Seating zone for people to arrive + orient
- Heritage interpretation art
- Improved pedestrian crossings
- Art work by Whajuk Noongar artist in consultation with traditional owners
- Wayfinding Signage
- Feature lighting

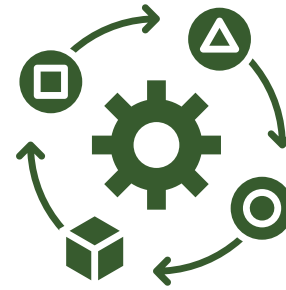


Creating Collective Spaces

Create spaces for people to pause, rest and rejuvenate themselves

What this could look like:

- Comfortable and diverse seating arrangement
- Alfresco seating areas
- Seating to be enjoyed from the street
- Seating nooks in eclectic gardens
- Playful opportunities for all levels and abilities
- Enhanced street tree planting
- Traffic calming
- Potential future connection to the Waardun Beeliar bidi trail



Establishing flexibility for future scenarios

Define elements and planting strategies that accommodate future changes, growth, and evolving community needs

What this could look like:

- Modular and scalable cantilever arbour systems that can be incrementally added over time based on budget availability
- Garden beds that allow for diverse plant species over time helping adapt to climate change
- Enhanced street tree planting
- Temporary pop-up piazza is an opportunity in Ecclesbourne St towards Glyde St
- Use of QR codes for interactive storytelling, education (Inc sustainability messaging) and information which can be updated to maintain relevance



Designing eclectic + relaxed green spaces

Design an eclectic mix of green spaces to create a garden vibe along Glyde St

What this could look like:

- Showcase diversity of landscape through different typologies; such as relaxing garden, sensory garden, pollinator garden, herb garden, wildflower colour garden, rock garden, memorial garden, bush tucker garden and medicinal garden (Aboriginal food planting).
- Extension and embellishment of existing verges
- Create planting edge along existing alfresco space
- Widened verges and feature planting beds
- Pocket parks
- Picnic in gardens/parks
- Enhanced street tree planting
- Drinking fountains



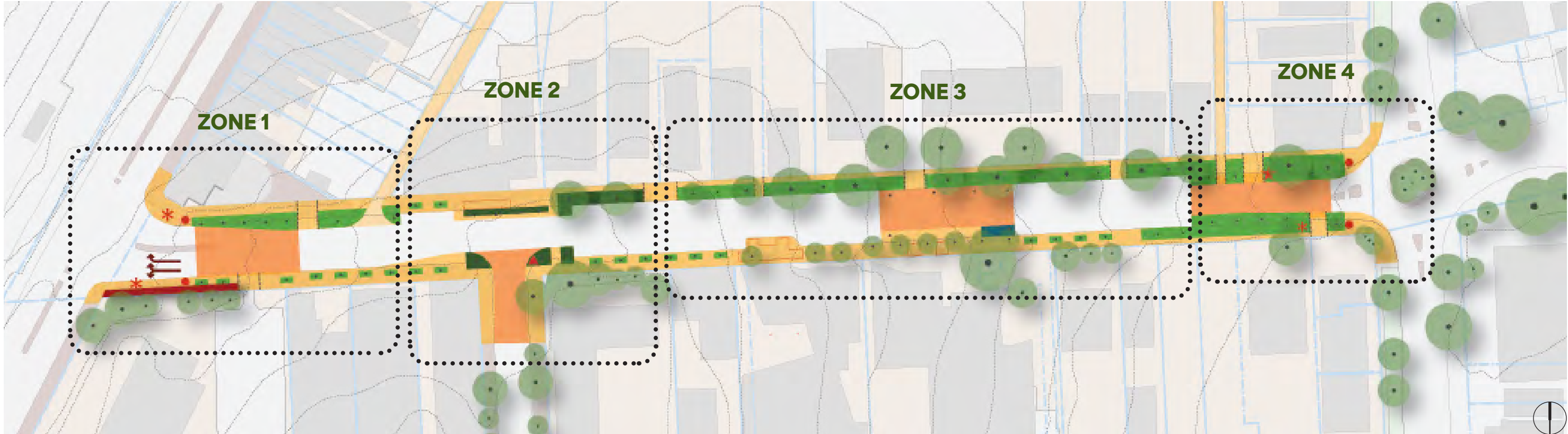
Showcasing legibility in style

Preserve and enrich the unique aesthetic style of Mosman Park, creating a cohesive and distinctive design language

What this could look like:

- The zones of the street look and feel like parts of a collective whole
- Unifying planting palette representing aboriginal storytelling
- Aboriginal story telling
- Post colonisation heritage information
- Public art involving community
- Cohesive paving language
- Feature trees showcasing unique history of Mosman Park
- Enhanced street tree planting
- Strategic colour palette
- Furniture palette belonging to similar family

Site Opportunities



Zone 1 Opportunity

This zone is a key gateway and transition area connecting the Mosman Park Train station and Glyde Street. This zone will set the scene for a welcoming and engaging precinct with great pedestrian amenity, thereby acting as a Welcome Mat. The arrival from the train station, Stirling Highway and Ferrier Lane will create a space to gather and orient. The street edges will be improved with street tree planting, trellis planting and general greening and a 'gateway' to Mosman Park will be created. This location will also recognise the importance of and celebrate Whadjuk Noongar culture as custodians of the land Glyde Street is located. Public art plan to be prepared to develop a coordinated and holistic approach and action plan.

Zone 2 Opportunity

The strategy for zone 2 is to improve verge opportunities for planting and create an attractive vista from Ecclesbourne Street. Collective spaces for outdoor dining will be created, and potential for temporary/ pop up piazza on Ecclesbourne Street towards Glyde Street. Traffic calming measures integrated with improved pedestrian crossing will improve pedestrian connections. These strategies will also provide potential for Ecclesbourne Street towards Glyde Street to accommodate markets and pop-up events. A wayfinding sign is currently proposed for this zone.

Zone 3 Opportunity

A sense of relaxation and green spaces will be created, showcasing landscape diversity as a design palette and create collective spaces for socialising and rest and alfresco activities. Traffic calming, improved pedestrian cross-movement and rationalised on-street parking will make the street safer, more functional and greener. Gardens will provide opportunities for people to explore and learn about Aboriginal culture, nature and the history of the area. Universal pick-up and drop-off parking provided and the adjacent environment improved for the daycare center.

Zone 4 Opportunity

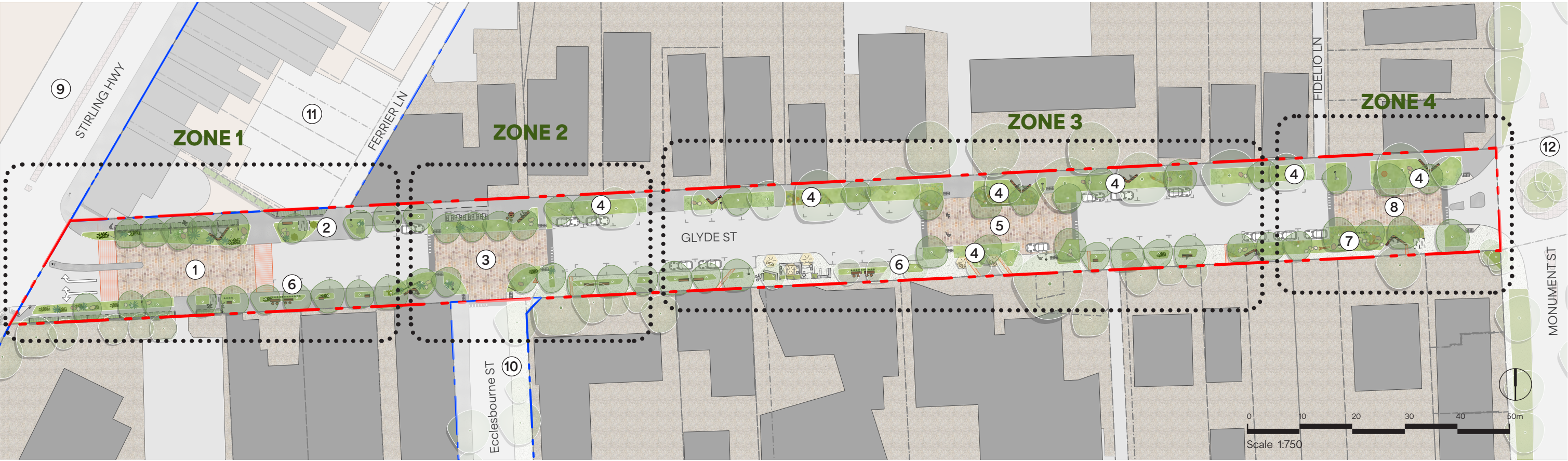
This zone also sets the scene for a welcoming and engaging precinct and create a sense of arrival from Monument Street and Fidelio Lane. Improved planting and pedestrian paths and crossing will reinforce the precinct as a pedestrian friendly zone. The design elements will incorporate character of Mosman Park heritage trail and include the new entry statement already approved for the street. Creation of wider verges will allow creation of playful garden environments for children and carers to enjoy. public art opportunities exist in Zone 4, along with the other zones.



Lots 8 & 10, 16 showing Planning Approval designs for the designated lots



Master Plan



LEGEND

— Project extent boundary

- ① Welcome mat
- ② Laneway connections
- ③ Calmed intersection
- ④ Eclectic garden node

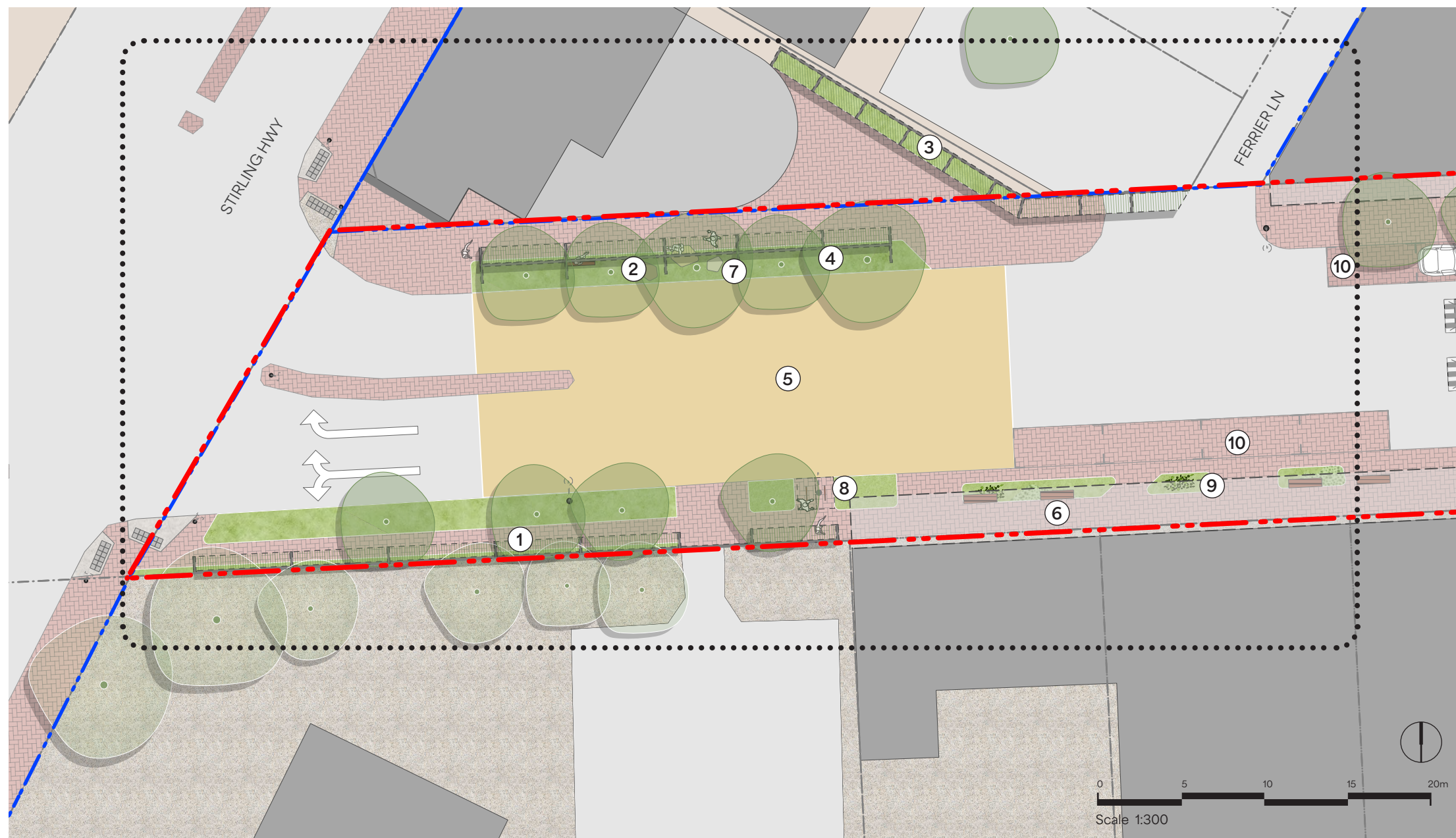
- ⑤ Traffic calming zone
- ⑥ Alfresco threshold
- ⑦ Playful patch
- ⑧ Heritage gateway

Adjoining zones of significance (Future improvement opportunities):

- ⑨ Stirling Highway + Mosman Park Train Station
- ⑩ Ecclesbourne St (Link to Centenary Park)
- ⑪ Heritage shops + Ferrier Ln
- ⑫ Monument St (Mosman Park Heritage Trail)

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Zone 1- Short Term Priorities



LEGEND

- ① Cantilever arbour + trellis south
- ② Cantilever arbour + trellis + seating north
- ③ Cantilever arbour + trellis - private land
- ④ Welcome garden
- ⑤ Temporary street surface treatment as

- gateway and traffic calming treatment (Pattern TBC)
- ⑥ Bench seat
- ⑦ Boulders in gardens
- ⑧ Bike racks
- ⑨ New garden bed
- ⑩ Existing paved parking bays

--- Project extent boundary



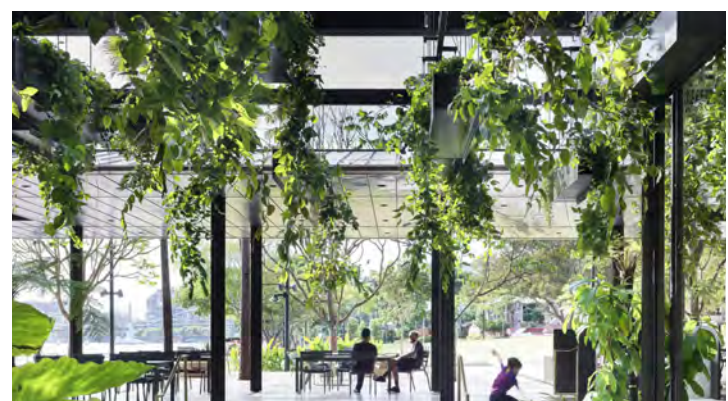
New street trees



Existing street trees retained



Zone 1- Long Term Aspirations



LEGEND (Elements additional to Short Term Priorities)

- | | | |
|---|--------------------------------|---|
| ① Cantilever arbour + trellis south | ⑥ Seating nodes | ⑪ New paving |
| ② Cantilever arbour + trellis + seating north | ⑦ Seating/stepping boulders | ⑫ Paved rumble strip |
| ③ Cantilever arbour+ trellis north | ⑧ Vertical screen with planter | ⑬ Potential future Ferrier Lane improvements |
| ④ Welcome garden on widened verge | ⑨ New traffic calming paving | ⑭ Potential future development |
| ⑤ Eclectic garden bed | ⑩ Bike racks | ⑮ QR code talking about Waardun Beeliar bidi trail in Mosman park |

--- Project extent boundary

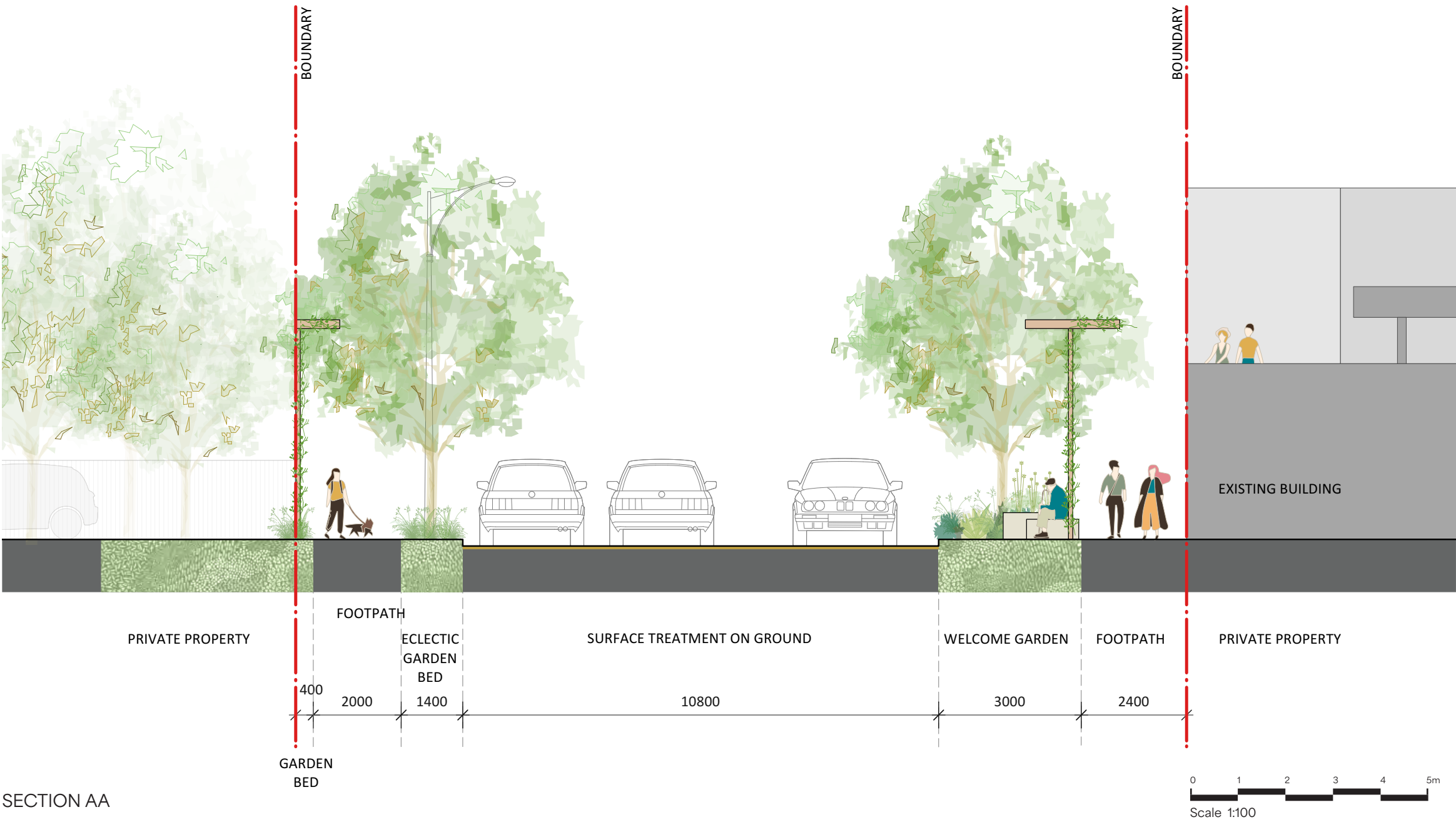


New street trees



Existing street trees retained

Zone 1-Section



SECTION AA



Note: All dimensions are approximate

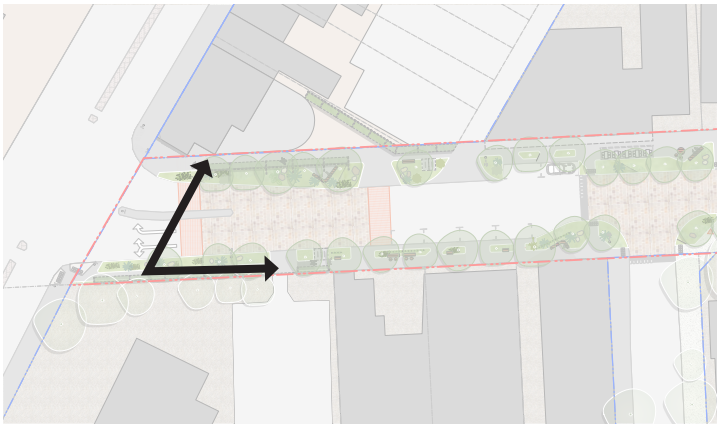
Zone 1- Artist's Impression



Long Term Aspirations Outcome
Indicative treatments. Subject to
further design development

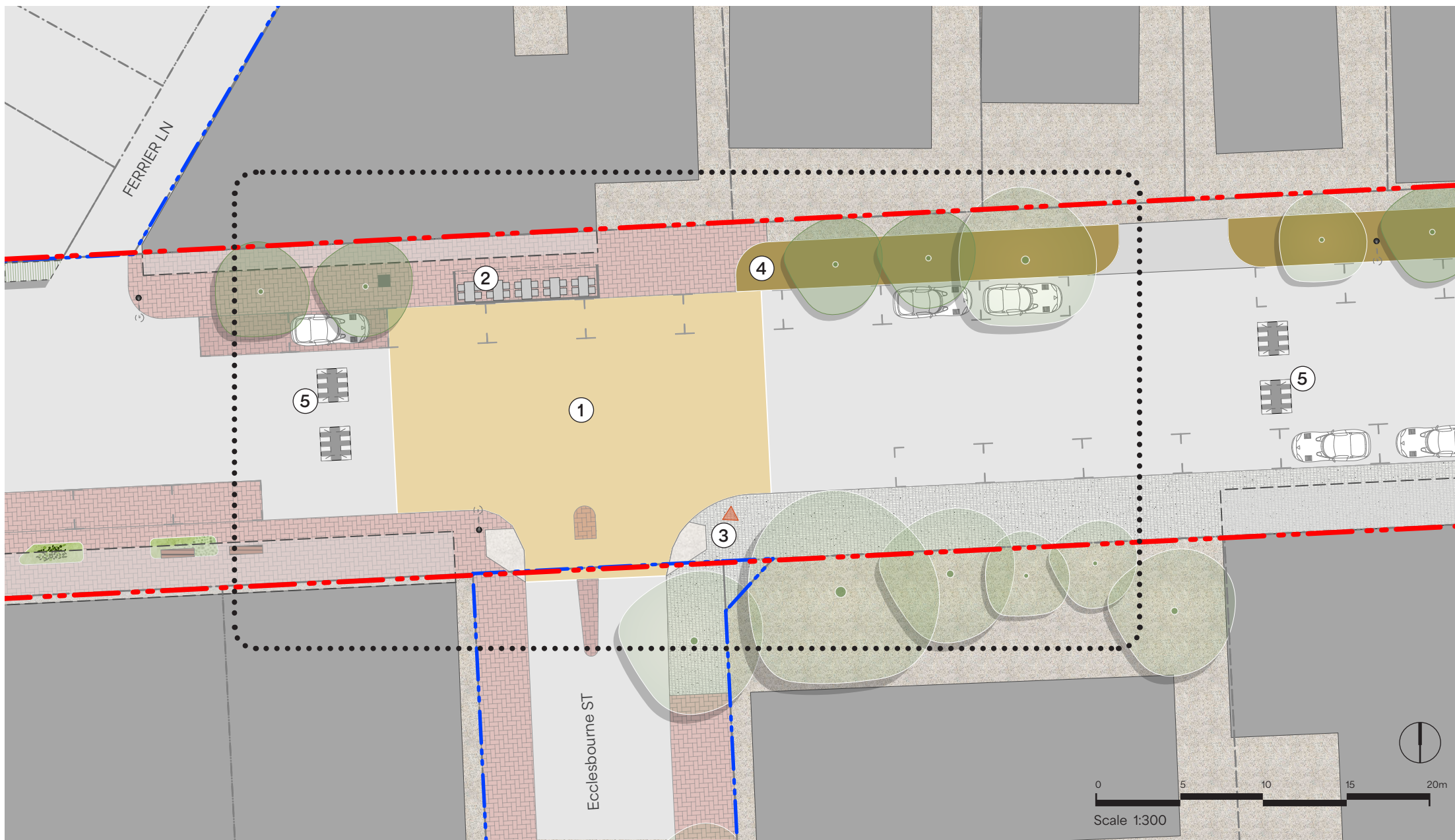


Existing view



View angle

Zone 2- Short Term Priorities



LEGEND

- ① Temporary street surface treatment as welcoming and traffic calming treatment (Pattern TBC)
- ② Existing alfresco dining area
- ③ Directional signage
- ④ Verge clearing + mulching
- ⑤ Speed cushion (subject to traffic)

engineering design)

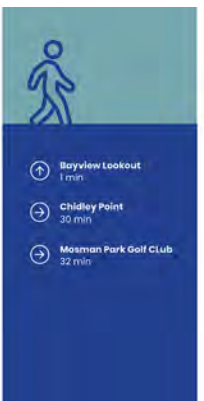


New street trees



Existing street trees retained

--- Project extent boundary



Zone 2- Long Term Aspirations



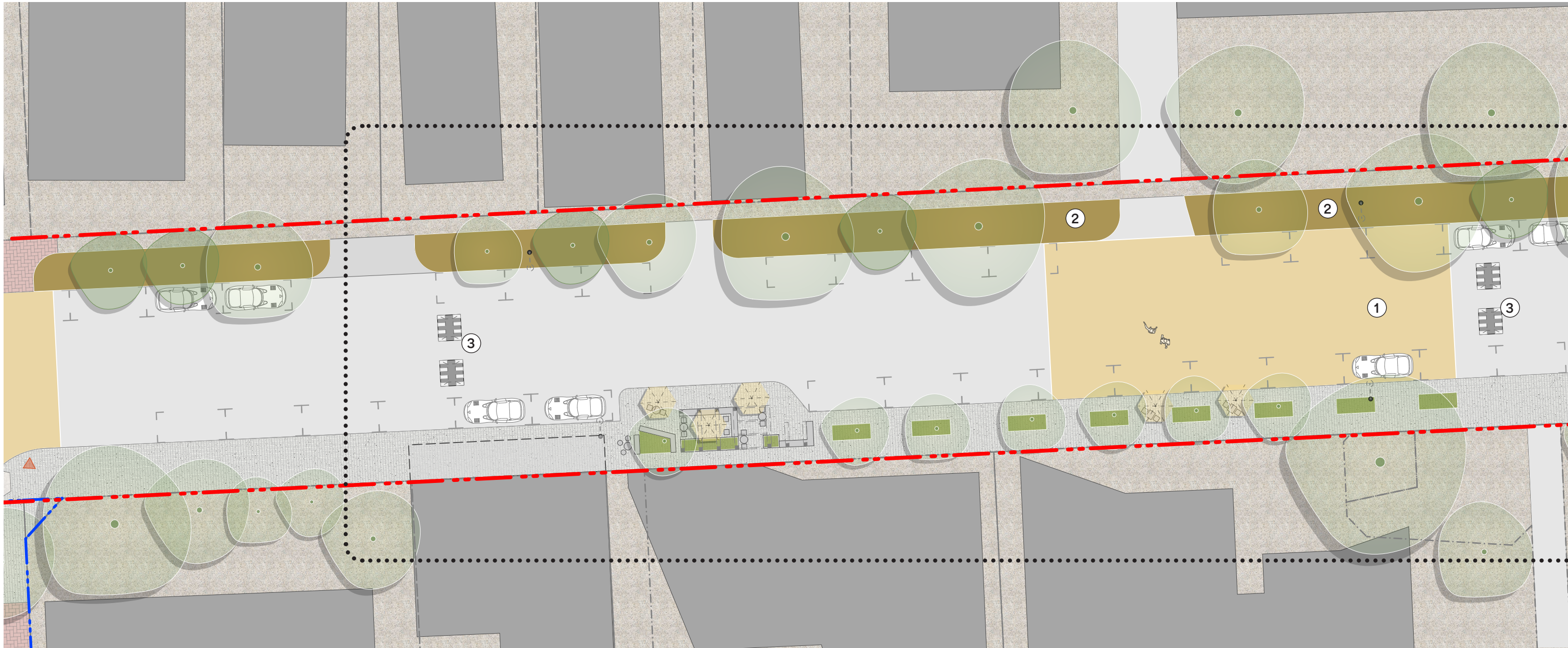
Note: Design of this zone to be coordinated with potential future Ecclesbourne St improvements.

LEGEND (Elements additional to Short Term Priorities)

- | | | |
|-----------------------------------|--|--|
| ① Existing alfresco zone | ⑥ Traffic plateau (subject to engineering) | ⑪ Woodchip access path to parking |
| ② Eclectic garden bed | ⑦ Signage |  New street trees |
| ③ Seating nodes + Bespoke seating | ⑧ New paving |  Existing street trees retained |
| ④ Vertical screen with planter | ⑨ New + improved pedestrian crossings |  Project extent boundary |
| ⑤ Drinking fountain | ⑩ New banner pole | |



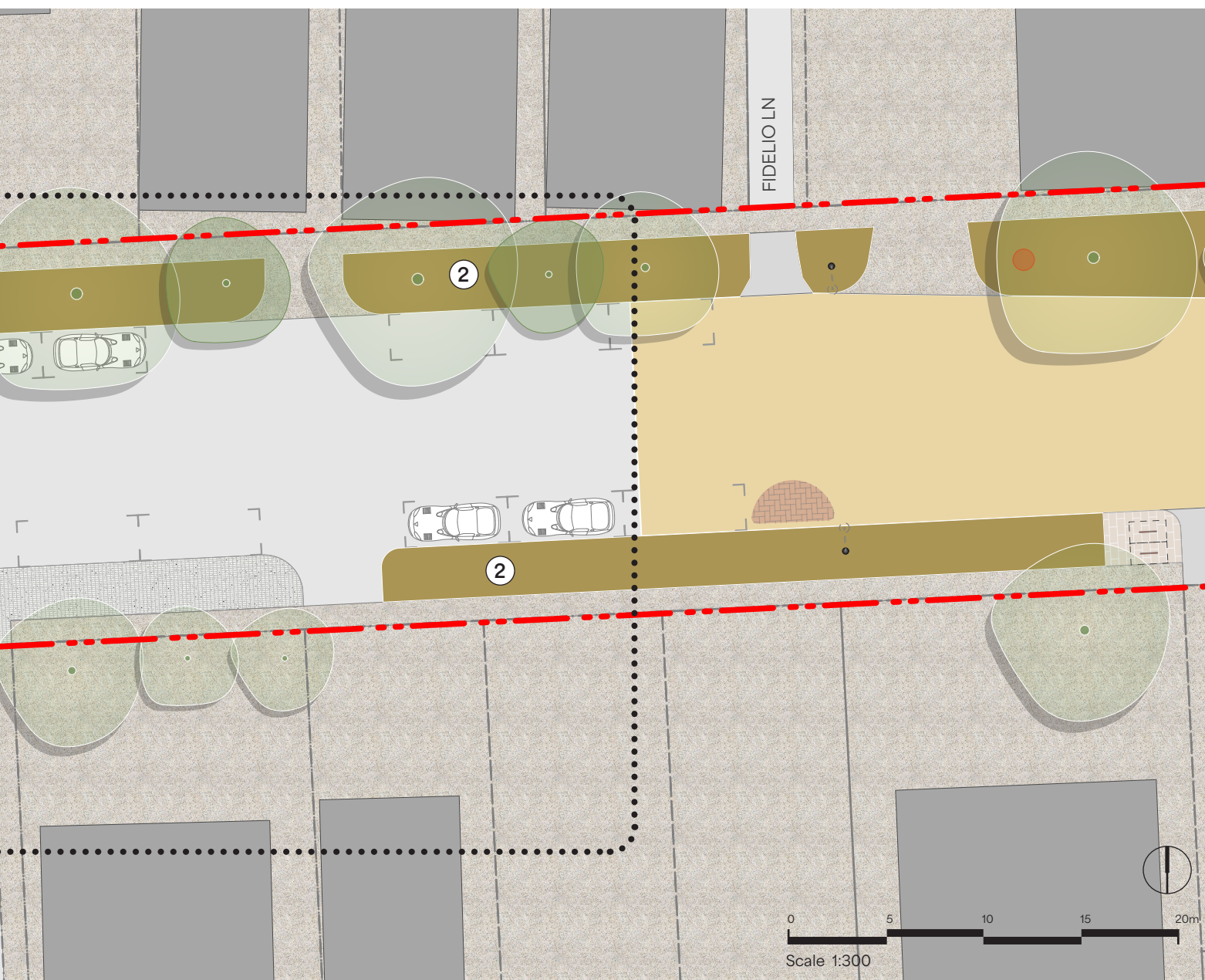
Zone 3- Short Term Priorities



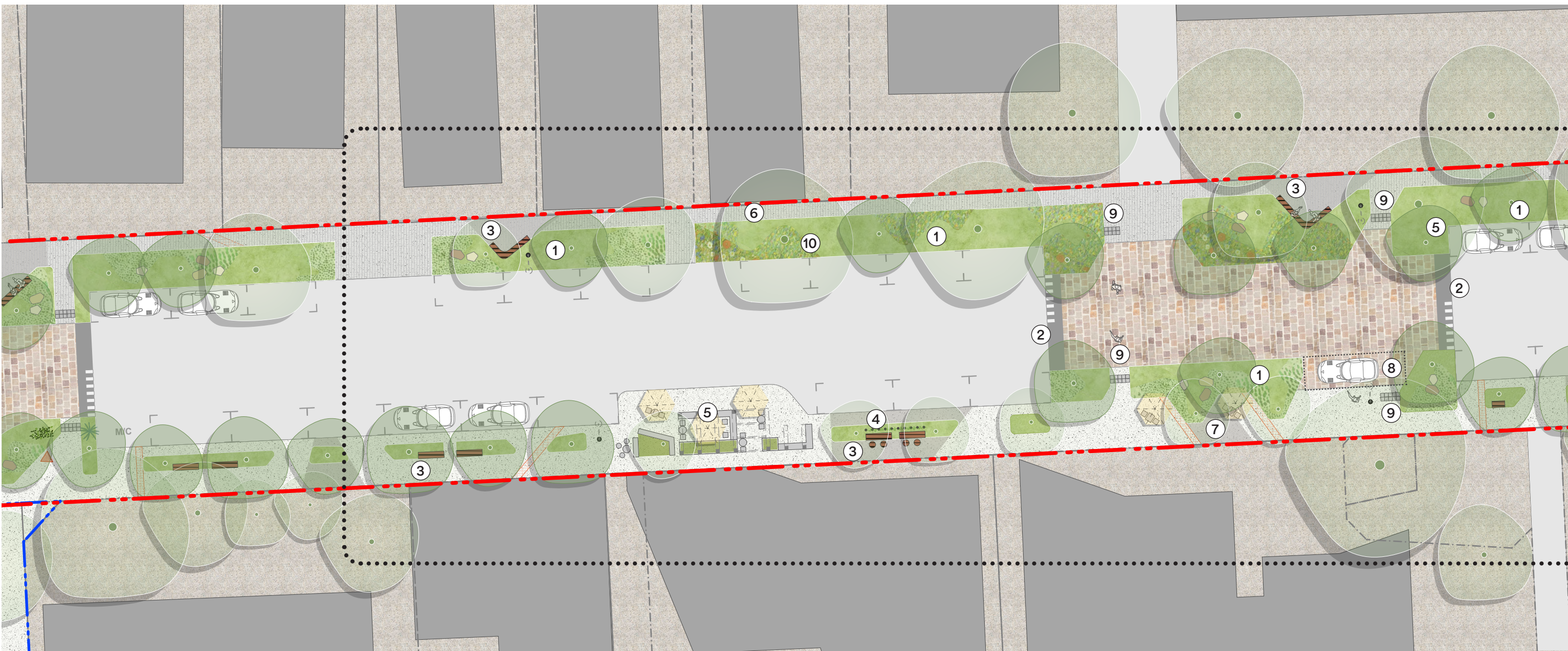
LEGEND

- ① Temporary street surface treatment as welcoming and traffic calming treatment (Pattern TBC)
- ② Verge cleaning + mulching
- ③ Speed cushion (subject to traffic engineering design)

-  Existing street trees retained
-  New street trees
-  Project extent boundary



Zone 3- Long Term Aspirations

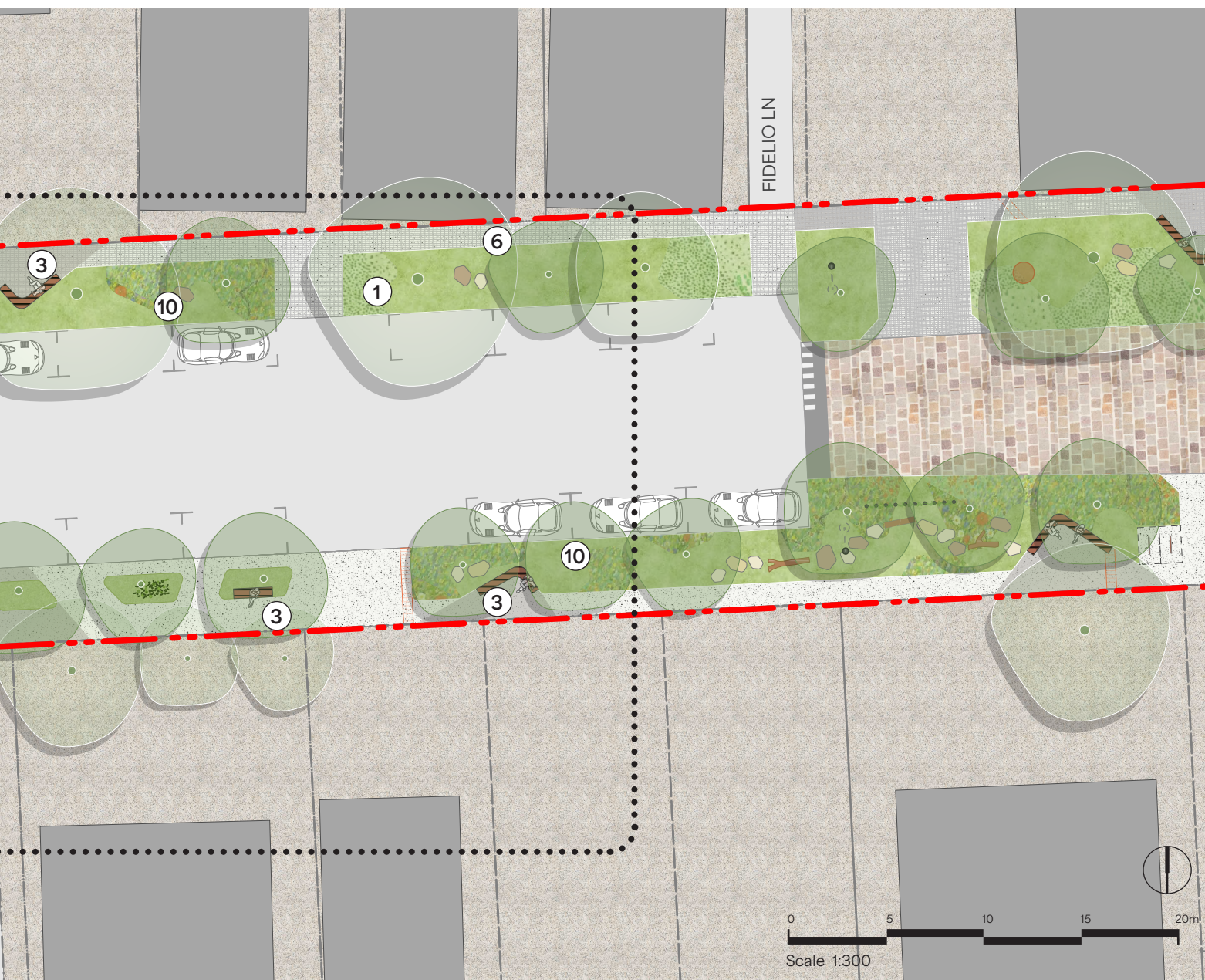


Note: Surface treatment pattern indicative only - subject to development during implementation.

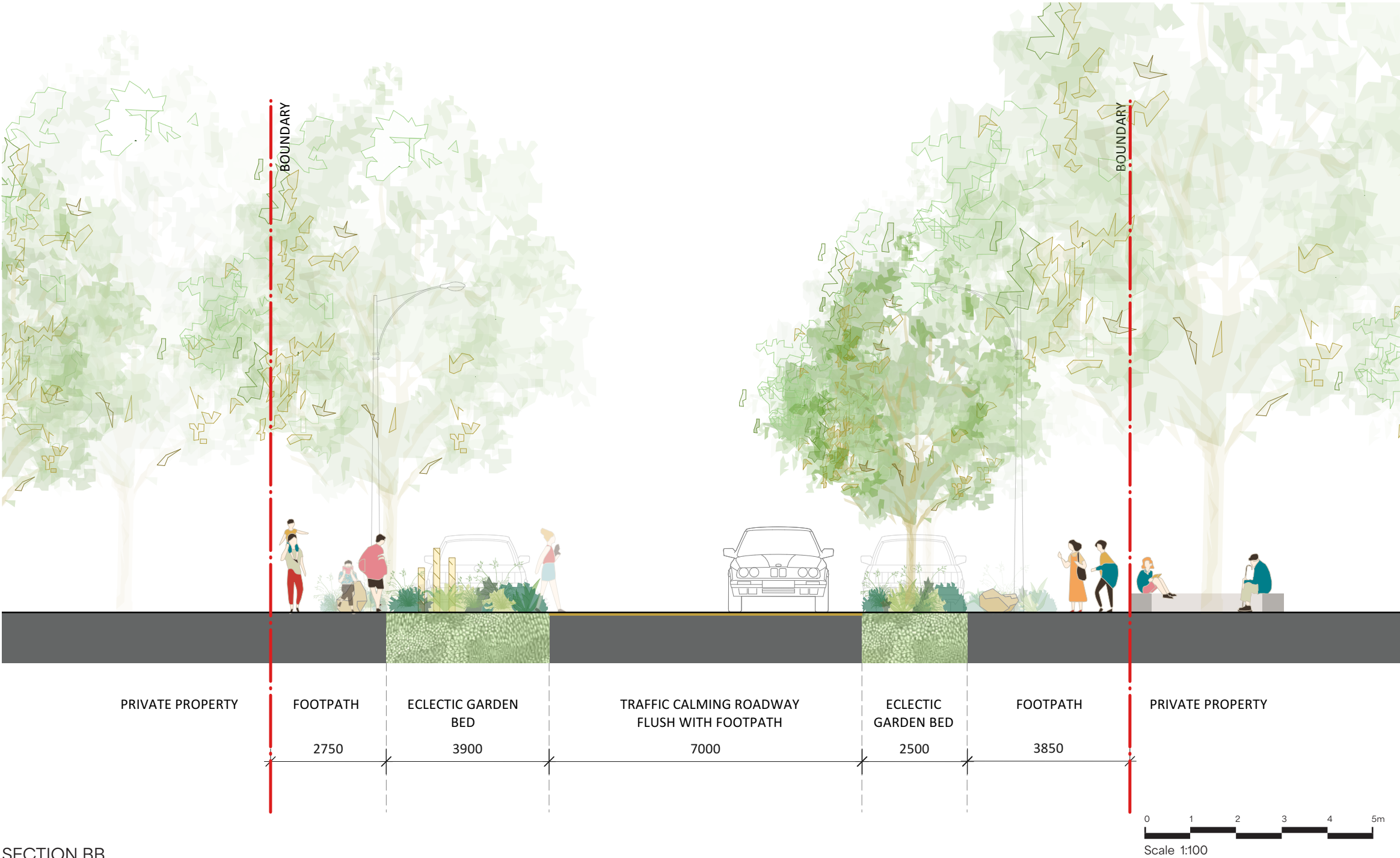
LEGEND (Elements additional to Short Term Priorities)

- | | |
|--|--|
| ① Eclectic garden bed | ⑥ New paving (maintain existing width) |
| ② Traffic plateau (Subject to engineering) | ⑦ Existing paving improved |
| ③ Seating nodes | ⑧ Accessible pickup + drop off bay |
| ④ Vertical screen with planter | ⑨ New pedestrian crossing |
| ⑤ Existing alfresco zone | ⑩ Woodchip access path to parking |

-  Existing street trees retained
-  New street trees
-  Project extent boundary



Zone 3-Section



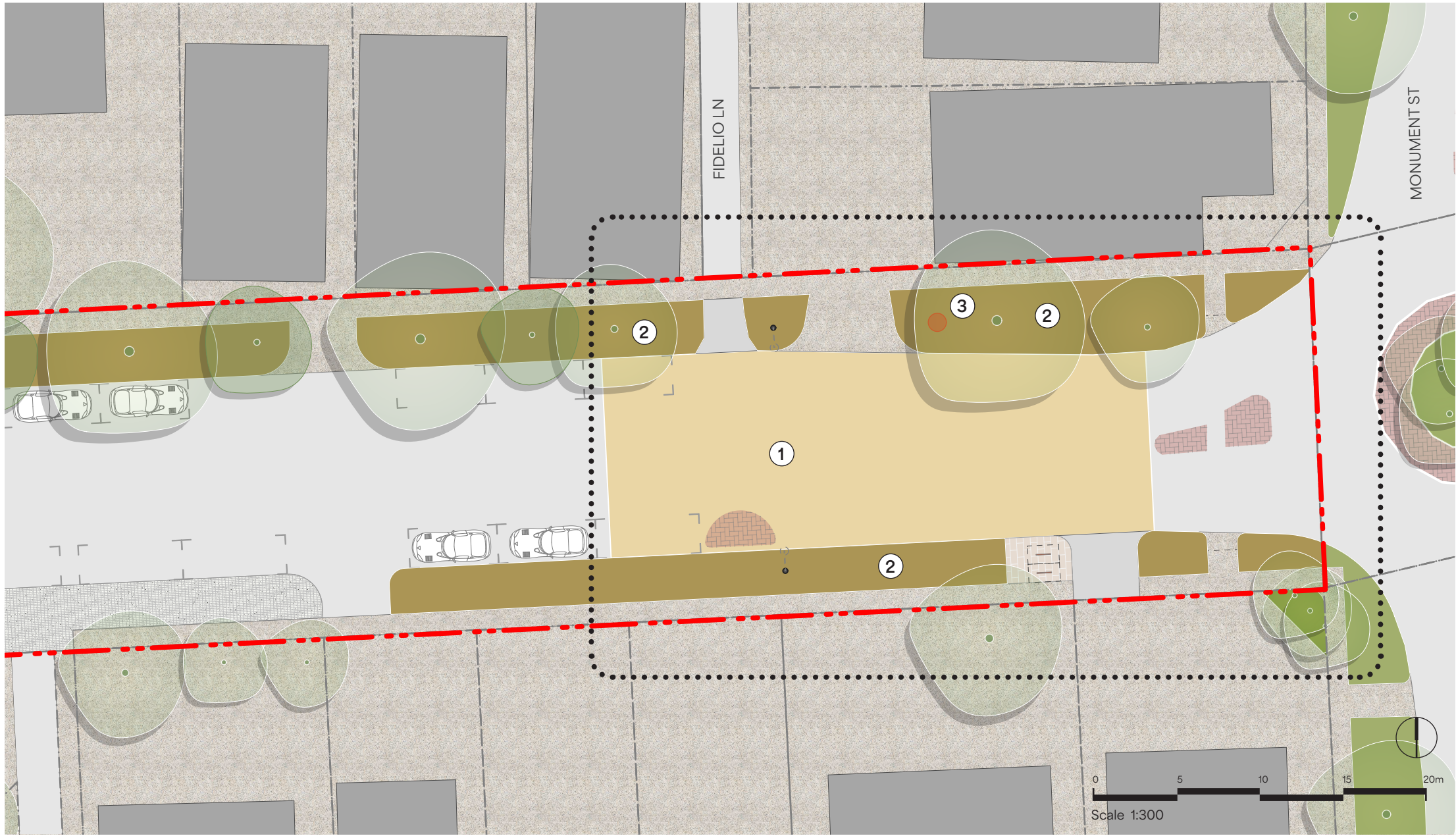
SECTION BB

Note: All dimensions are approximate



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Zone 4- Short Term Priorities



LEGEND

- ① Temporary street surface treatment as gateway and traffic calming treatment (Pattern TBC)
- ② Verge cleaning + mulching
- ③ Town entry signage
- New street trees
- Existing street trees retained
- Project extent boundary



Zone 4- Long Term Aspirations



LEGEND (Elements additional to Short Term Priorities)

- | | | |
|--|-----------------------------------|--|
| ① Eclectic garden bed | ⑥ Bike racks |  New street trees |
| ② Seating node | ⑦ Playful garden |  Existing street trees retained |
| ③ Vertical screen with planter | ⑧ New paving |  Project extent boundary |
| ④ Selective landscape boulders | ⑨ Improved pedestrian crossing | |
| ⑤ Traffic plateau (Subject to engineering) | ⑩ Woodchip access path to parking | |



Ground Plane Materiality

Physical elements analysis shows a patch work of pedestrian paving materials and variety of age, quality and wear. While the aim is to create a more cohesive and higher quality ground plane, budget limitations will likely preclude this from being achieved in one stage. Investment has also recently been made to introduce new paving reflective of the paving undertaken in the verges for the new mixed-use developments.

The strategy for pedestrian paving is to build upon the existing new paving while adding some warmth and breaking up large areas of the same paving with panels of alternate colours. This will help make the paving feel more pedestrian scale and less commercial.

A gradual transition of paving materials from surrounding streets into Glyde Street will create a sense of entry and continuity. The street entries could potentially have more bold paving patterns to enhance the sense of a “welcome mat”.

The new paving can be introduced in a gradual manner as existing paving nears the end of useful life and funds become available. This approach will balance the creation of a unique identity and appropriate quality with cost and sustainability considerations. It will also be in consideration of affordability, maintenance considerations and efficiency in management.

A combination of treatments is proposed for the carriageway and parking to make them more pedestrian and cyclist friendly, calm traffic, functional and better integrate them into the streetscape. These include:

- Road narrowing points
- Central flush zone with plateau ramps
- Paved rumble strips

- Traffic speed calming cushion in the short term
- Graphic surface treatments in the short term
- Designated parking spaces
- Accessible drop-off and pick up zone
- Additional and improved existing pedestrian crossing points
- Permeable paving

All treatments will need to be developed in consideration of traffic and civil engineering requirements to ensure safe and effective solutions are implemented

Overarching Design Drivers Alignment

Defining a Sense of Arrival + Gateway to Mosman Park

- Surface treatment on ground

Creating Collective Spaces

- Traffic calming treatments introduced

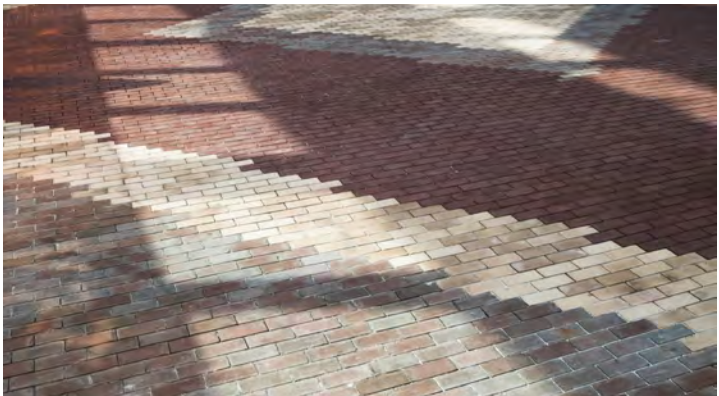
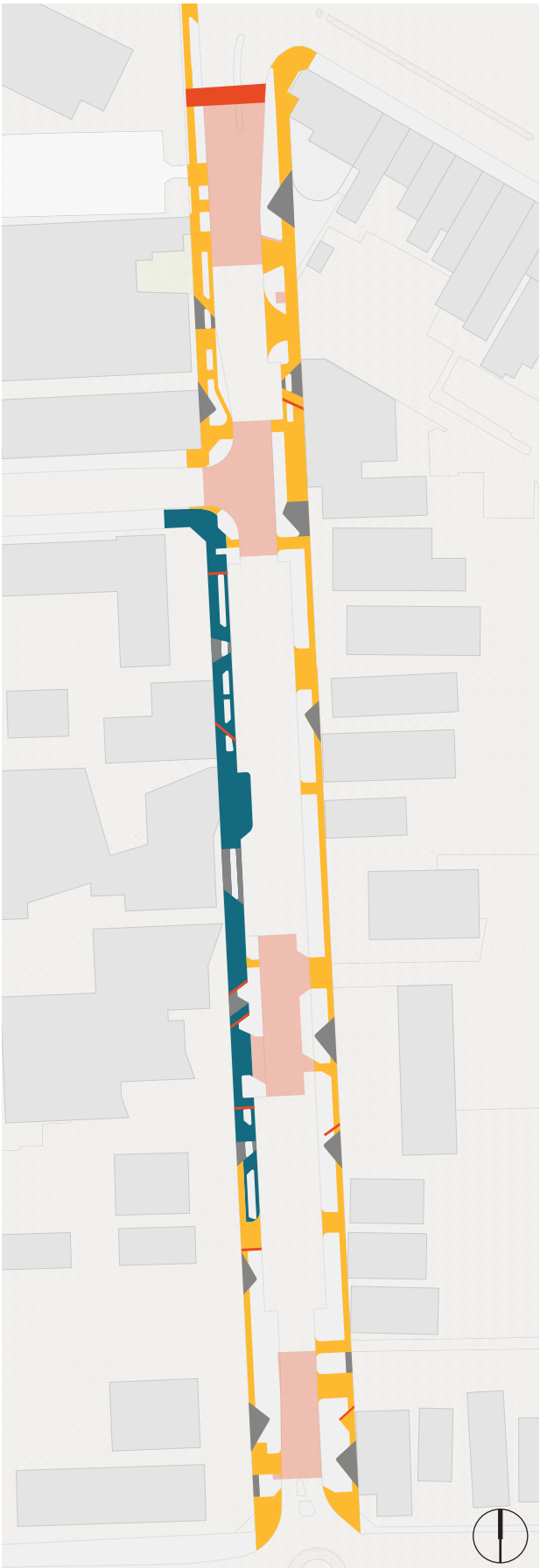
Establishing flexibility for future scenarios

- Paving that can be implemented in stages

Showcasing legibility in style

- Integrated paving and patterns

- EXISTING PAVING RETAINED
- NEW INFILL PAVING TO MATCH EXISTING
- NEW PAVING TO VISUALLY BREAK UP EXISTING
- NEW PAVING HIGHLIGHTS
- SHORT TERM - TEMPORARY SURFACE TREATMENT



Furniture + Wayfinding

Activation analysis shows a lack of public seating along Glyde Street, especially on its western edge, aside from private alfresco spaces. Adding character-driven furniture will create gathering nodes for rest, orientation, and observation.

The steep east-west site contours, particularly at the street junction, make walking challenging, especially for the elderly. Resting nodes will offer much needed respite.

New signage should be integrated with landscape treatments to create a cohesive approach to wayfinding. Wayfinding treatments should also reflect local and regional context in terms of Noongar connection to Country e.g. Boorloo and Wadjemup.

Overarching Design Drivers Alignment

Defining a Sense of Arrival + Gateway to Mosman Park

- Arbour with trellis integrated with seating
- Signage
- Banner poles

Creating collective spaces

- Seating nodes- Bench seats used for Short Term Priorities can be relocated where necessary for Long Term Priorities

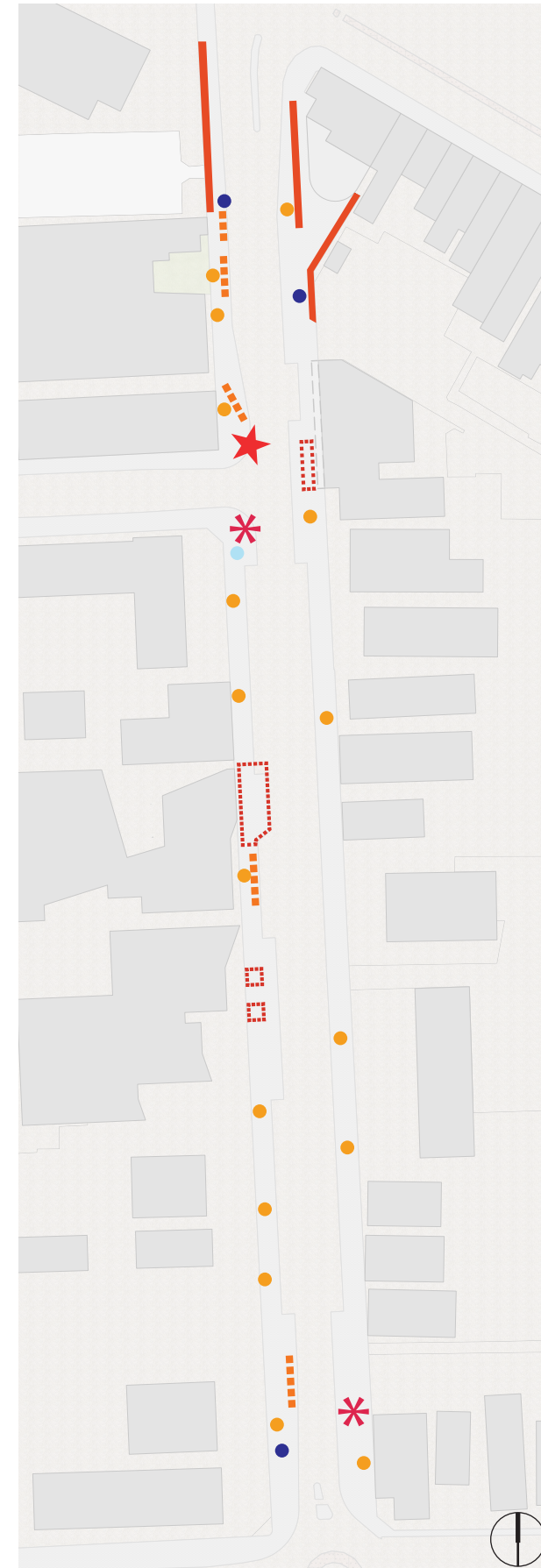
Establishing flexibility for future scenarios

- Modular furniture- The arbour structure is designed to be modular and scalable. Additional units can be incrementally added over time based on budget availability

Showcasing legibility in style

- Consistent furniture palette
 - Seating
 - Tables
 - Bike racks
 - Drinking Fountains
 - Bins
 - Tree Grates
 - Bollards
 - Signage
 - Banner poles

- EXISTING FURNITURE ELEMENTS RETAINED
- ARBOUR
- SEATING NODE
- BIKE RACK
- DRINKING FOUNTAIN
- SCREENING ELEMENT
- WAYFINDING SIGNAGE
- BANNER POLE



Planting

A figure-ground study highlights a scarcity of planted zones in most parts of the project area. This is not reflective of the broader Town of Mosman Park streetscape character. The planting strategy aims to reinforce Mosman Park's park garden character.

A diverse range of garden environments are proposed to appeal to a broad range of visitors and provide varied experiences. These gardens are intended to be immersive and stimulate the senses.

Planting design must be sensitive to Country and provide opportunities to showcase appropriating local native species. Detailed planting design should consider suggestions provided during engagement with Aboriginal representatives.

Planting strategies will need to carefully balance creating a high quality environment, while addressing the ToMP's operational and landscape maintenance considerations.

Where planting beds are shown adjacent parking bays, access will need to be provided from parked vehicles to the main paved path to reduce potential for trampling of plants. It is proposed this be achieved by installing a mulch edge as an apron along the back of the kerb with cut-through paths between parking bays.

In the short term, work could be undertaken to tidy up and maintain the southern verge areas to better present the overall streetscape. This would include removal of weeds and poorly performing lawn and replacing with tidy mulch.

Planting design should consider surrounding existing planting and could be used as inspiration for planting design of new planting beds at the front of private development to create a more cohesive streetscape outcome.

Overarching Design Drivers Alignment

Defining a Sense of Arrival + Gateway to Mosman Park

- Cantilever arbour with trellis that draws people + screens views to hard asphalt parking views in private land

Designing eclectic + relaxed green spaces

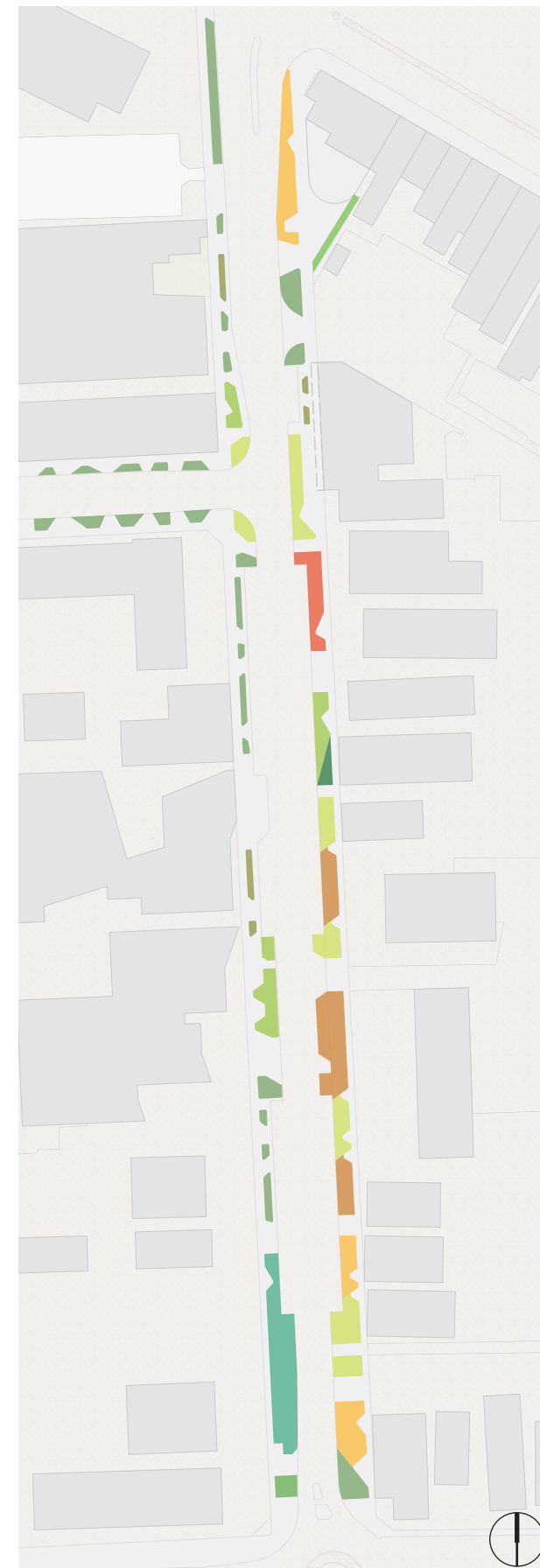
- Garden beds with eclectic character - relaxing garden, sensory garden, pollinator garden, herb garden, wildflower colour garden, rock garden, memorial garden, bush tucker garden, medicinal garden etc.

Showcasing legibility in style

- Predominantly local native species with some exotics for diversity and resilience.
- Eclectic garden palette

	GATEWAY GARDEN
	VERGE INFILL GARDEN
	RELAXATION GARDEN
	COMMUNITY ART GARDEN
	HERB GARDEN
	THERAPEUTIC / MEDICINAL GARDEN
	WILDFLOWER GARDEN
	POLLINATOR / BUSH TUCKER GARDEN
	SENSORY GARDEN

Note: Garden bed typologies and locations are a preliminary suggestion subject to further development and refinement as part of detailed design for implementation



Street Trees

While there are some young healthy street trees in Glyde Street the majority are either juvenile, not thriving, poor form or senescent. Approximately ten existing street trees at the western end of Glyde Street were removed in recent times due to infestation by Polyphagous Shothole Borer. Five additional trees are recommended for removal due to age, health and poor form. There is currently significant gaps in street tree planting resulting in poor canopy cover.

The street tree strategy for Glyde Street is to introduce approximately sixty new street trees to transform the street back into a leafy green environment. It is proposed that a range of Australian native species be planted to supplement the existing local native, Australian native and exotic street trees. This will reinforce the eclectic garden nature of the suburb and achieve a more resilient overall urban canopy outcome. The species nominated are also not shown to be of high risk of attack from Shothole Borer.

The proposed tree species have unique form, bark, foliage and flowers to add a strong character to the street. The Smooth Barked Apple proposed to be planted in groves at the western and eastern gateways will create a distinctive gateway to the town centre.

The other proposed species will improve legibility of the streetscape, cool the street in summer and contribute to traffic calming.

It is recommended that best practice planting measures be introduced for new tree planting to achieve rapid healthy establishment of trees and maximise their impact on the streetscape such as expanded planting beds where possible, soil improvements, structural root treatments, passive irrigation and permeable paving.

Overarching Design Drivers Alignment

Defining a Sense of Arrival + Gateway to Mosman Park

- Landmark gateway trees

Creating Collective Spaces

- Trees defining different zones
- Contribution to traffic calming

Establishing flexibility for future scenarios

- Resilient species selection

Designing eclectic + relaxed green spaces

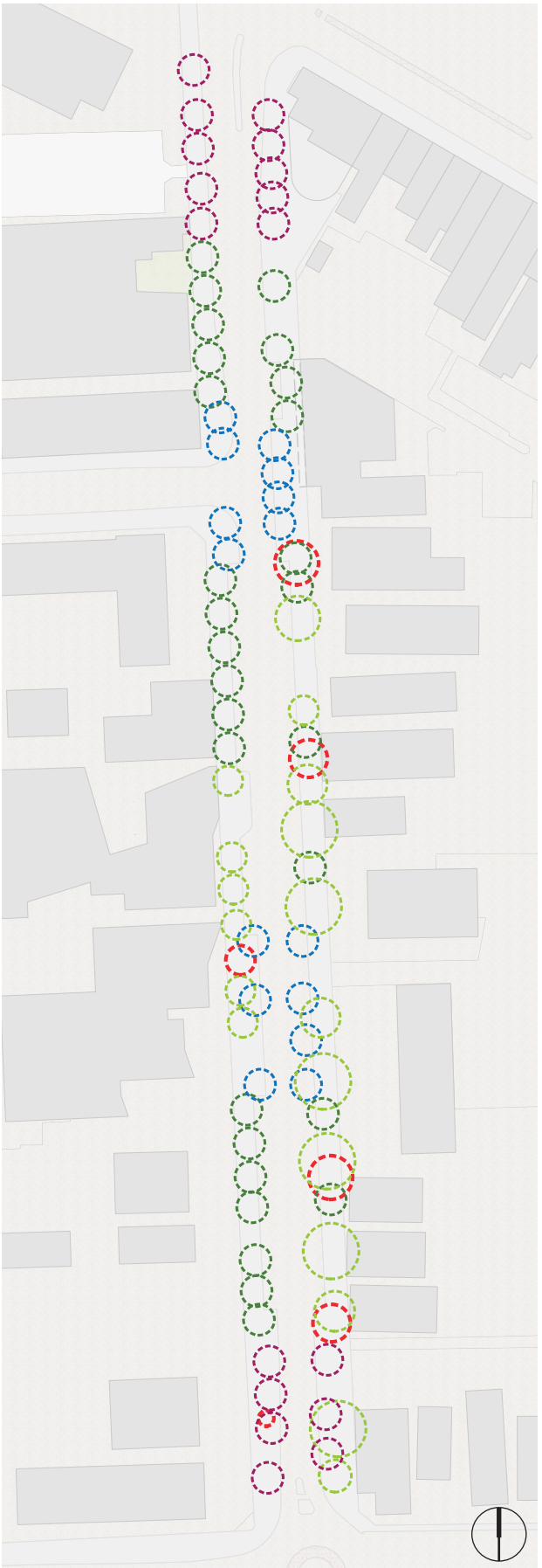
- Greening and cooling
- Diverse range of species

Showcasing legibility in style

- Species reflective of Mosman Park character
- Unifying planting palette

-  EXISTING TREE (REFER APPENDIX)
-  REMOVED TREE
-  INFILL TREE
-  GATEWAY TREE
-  TRAFFIC CALMING TREE

Note: Locations shown are indicative only and will be finalised as part of detailed design for implementation



New infill street tree -
Eucalyptus sideroxylon 'Rosea'
(Red-flowering Ironbark)



New gateway tree -
Angophora costata
(Smooth Barked Apple)



New traffic calming tree -
Melaleuca leucadendra
(Weeping Paperbark)

Lighting

While the lighting audit undertaken indicates the current sodium vapor (yellowish) street lighting appears to offer sufficient illuminance, it has poor uniformity and is impacted by high contrast lighting at the Stirling Highway intersection. This exacerbates the feeling of entering a dark and unwelcoming street.

It is recommended the existing street lighting be upgraded to LED lights in Western power decorative range. The LED lights will improve the quality of general area lighting and bring a more natural true colours to the streetscape. New street lighting should avoid using faux heritage style fittings.

It is proposed there be provision of new feature and architectural lighting to help identify and define key areas along Glyde Street. The lighting will supplement the general area lighting while also creating attractive and interesting nighttime experiences for visitors and those passing through during evening hours.

Overarching Design Drivers Alignment

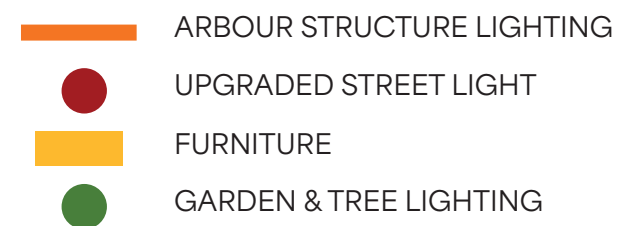
Defining a Sense of Arrival + Gateway to Mosman Park

- Feature lighting integrated into cantilever arbour structures to create a welcoming atmosphere

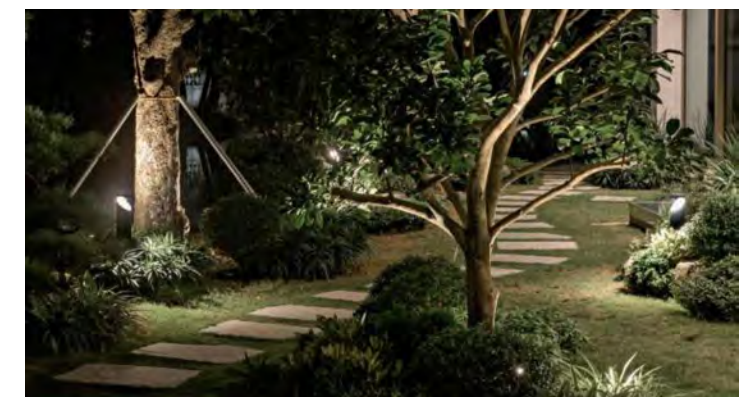
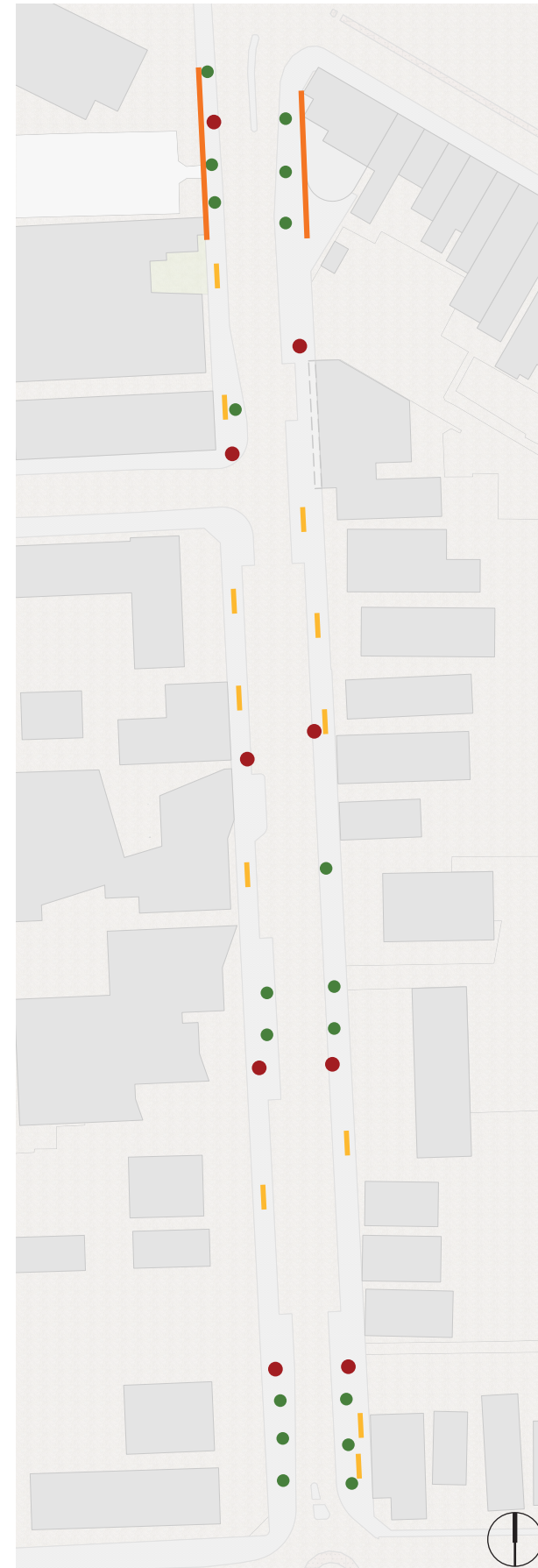
Showcasing legibility in style

- Upgraded street lighting (LED fittings) to ensure safe pedestrian movement
- Linear profile lighting to graze arbour structures and trellises

- Flexible strip lighting to accentuate furniture elements
- Bollard lighting to subtly illuminate garden nodes
- Uplighting to feature trees



Note: Locations shown are indicative only and will be finalised as part of detailed design for implementation



Artwork and Interpretation

Site analysis reveals a lack of Aboriginal representation in the area.

Engaging First Nations artists for murals, painted poles and other public art will honor Indigenous knowledge and culture while reflecting the community's identity.

Interpretive artworks inspired by local history, natural features, and past industries can tie into the Mosman Park Heritage Trail and potential future connection to the Waardun Beeliar bidi trail.

Discovery artwork within gardens can offer educational and playful experiences, fostering curiosity and engagement for all ages.

All artwork should be planned and delivered with reference to the ToMP Public Arts Strategy. Artworks may be implemented as part of public art contribution requirements.

Overarching Design Drivers Alignment

Defining a Sense of Arrival + Gateway to Mosman Park

- Aboriginal feature artwork on the Welcome Mat (Ground surface treatment or new road and footpath surface treatments) - Created by a local Aboriginal artist or artist team, reflecting First Nations knowledge of flora and fauna
- Artwork integrated with feature lighting
- Interpretive Art- Paving inlay artwork that creatively tells the story of the Mosman Park Heritage Trail, blending history with design

Creating Collective Spaces

- Mural art- Large-scale artwork on walls, transforming them into dynamic canvases
- Community Art - Public art involving by members of the local community

Designing eclectic + relaxed green spaces

- Discovery Art- Hidden art elements embedded in eclectic gardens, inviting playful exploration

Establishing flexibility for future scenarios

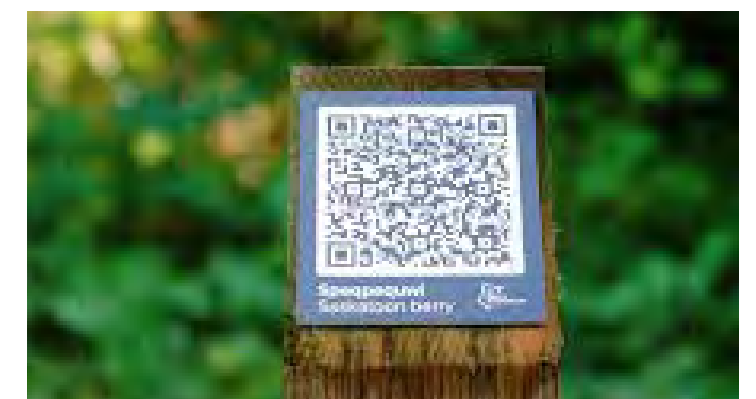
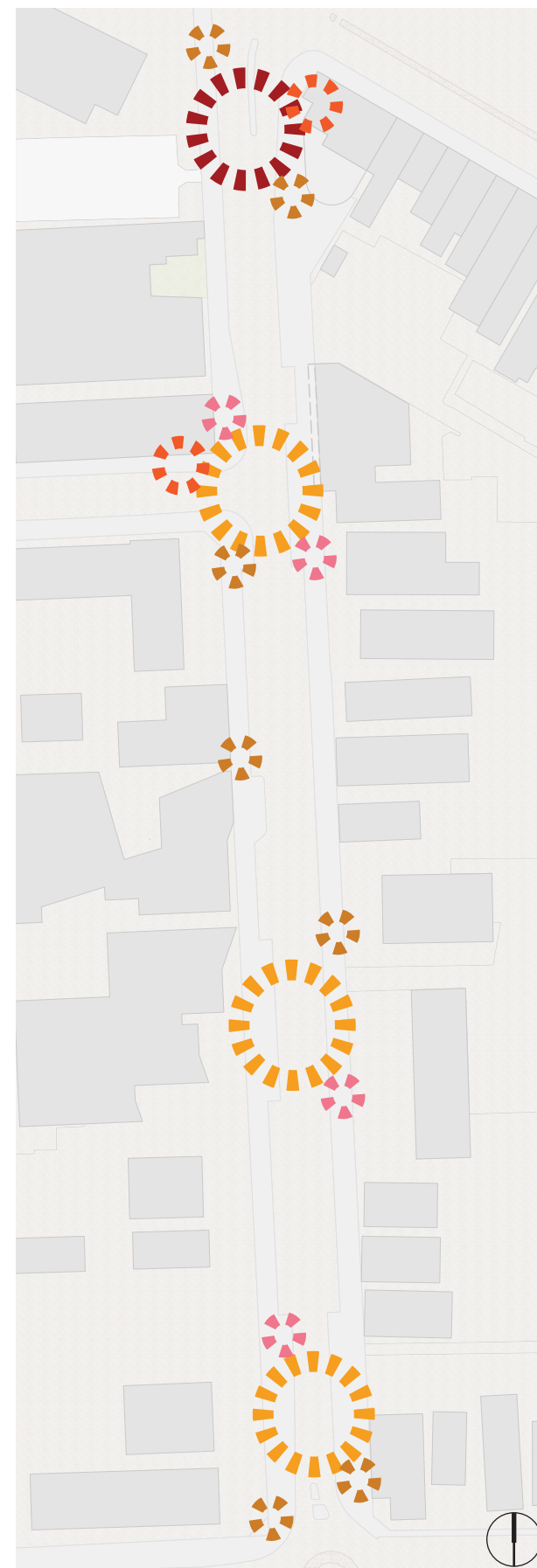
- Use of QR codes for interactive storytelling, education and information which can be updated to maintain relevance

Showcasing legibility in style

- Interpretive elements highlighting Aboriginal story telling and post colonisation heritage information



Note: Locations shown are indicative and should be developed as part of a more detailed public art and interpretation plan for implementation



Developer Led Outcomes

CURRENT SITUATION

There has been recent major private development along Glyde Street. These developments have sought to maximise the benefits of the street verges. While the outcomes have generally been positive and reasonably well coordinated, there is a risk that ad-hoc outcomes may result from future development. These outcomes could also potentially be contrary to the intent of this master plan.

An opportunity exists to guide future development, so it is aligned with the master plan. This approach will also create opportunities for developers to contribute to funding for improvement works in Glyde Street via application of Local Planning Policy 32 - Community Benefits Contributions. Development could include larger scale redevelopment of properties or be lower key resulting from existing business or new businesses wanting to activate the street e.g. alfresco dining. For large developments on Glyde Street community benefit contributions towards delivering the masterplan should be prioritised.

GUIDING DEVELOPMENT

This master plan document should be used by proponents considering undertaking development that could either result in changes to the street or alter the interface between the public realm and private development.

Developers should be requested to respond to the master plan in their proposal demonstrating achieving

appropriate character, spatial and functional requirements and coordinated form and materiality. Deviations from the master plan would need to be justified and either demonstrate maintenance of the master plan intent or improved community benefit and benefit to the satisfaction of Town of Mosman Park.

Final outcomes would be negotiated with each developer on a case by case basis, to agree on designs, capital expenditure funding and ongoing operational maintenance and whole of life cycle asset management. This would include measures to be undertaken if there was a need to decommission any built elements. Safety-in-design would also need to be addressed for any proposals.

Proposals may also be informed by other existing Town of Mosman Park policies and guidelines.

Examples of works that could be undertaken by the developer include but not limited to:

- Paving
- Planting beds, raised planter and pots,
- Green walls, trellises, arbours and green roofs
- Umbrellas, shade structures and shelters (open and enclosed)
- Al-fresco dining areas and parklets
- Various street furniture and signage
- Lighting
- Artworks.



38 Glyde Street Development



No. 8-10 Glyde Street Planning Application



16 Glyde Street Planning Application