

THE ARCHIBALD MOSMAN: BOUTIQUE LUXURY LIVING

DEVELOPER : The Heaton Group and The Peterson Group
MAIN CONSTRUCTION COMPANY : TQM Design & Construct
ARCHITECT : PBD Architects
ENGINEER(STRUCTURAL) : Hyten Engineering



The Archibald Mosman is a \$64 million boutique mixed-use development, comprising 11 luxury residences, retail tenancies, and basement parking. The project demonstrates TQM's integrated approach to design and construction, ensuring precision, coordination, and high-quality outcomes across a highly detailed residential development.

The Archibald Mosman reflects the demand for quality, liveability and architectural detail. Located at 171–179 Avenue Road in the heart of Mosman Village, the 4-story residential development was designed by PBD Architects and developed by The Heaton Group and The Peterson Group.

For TQM, the project required a fully integrated approach, managing both design and construction to ensure consistency from concept through to delivery.

“The Archibald was about delivering a highly resolved product from both a design and construction perspective,” said the Project Manager. “With only 11 residences, there is nowhere to hide, every detail needed to be considered, refined and executed to the highest standard.”

Positioned within a tightly held village environment, the development demanded careful planning and coordination, particularly in relation to site constraints, access and maintaining programme efficiency within a busy urban setting.

“Working in Mosman Village brings a unique set of challenges, from logistics and access to maintaining relationships with the surrounding community,” the Project Manager explained. “We placed a strong emphasis on planning and sequencing to ensure the build progressed efficiently while minimising disruption.”

The boutique nature of the development also influenced construction methodology, with a heightened focus on finishes, detailing and build quality throughout. Each residence was designed to maximise natural

light, spatial flow and connection to outdoor living areas, with large terraces and expansive glazing enhancing the sense of openness and lifestyle appeal.

“TQM's role was to ensure the architectural intent translated seamlessly into the built outcome,” the Project Manager said. “That meant close collaboration with the architect and consultants, and a commitment to precision across every stage of construction.”

A key component of the project was the delivery of three levels of basement parking beneath the development, requiring careful structural coordination and staging to integrate seamlessly with the above-ground works. “Basement construction is always a critical path item on projects like this,” the Project Manager noted. “Early coordination and detailed planning were essential to ensure structural integrity, safety and programme alignment from the outset.”

Internally, the residences reflect a high level of craftsmanship, with premium finishes, bespoke joinery and carefully curated material

selections contributing to a sophisticated and timeless aesthetic. The integration of retail space at ground level further enhances the connection between the development and the surrounding village precinct, reinforcing its role within the local community.

“Ultimately, it's about delivering a product that aligns with the vision of the developer and the expectations of the end user,” the Project Manager added. “At The Archibald, that meant creating a development that feels both considered and enduring—something that sits comfortably within Mosman while elevating the standard of living.”

With its combination of thoughtful design, precise construction and premium finishes, The Archibald Mosman stands as a strong example of TQM Design & Construct's expertise in delivering high-quality, design-led residential developments across Sydney.

For more information contact TQM Group, Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205, phone 02 9556 1046, website www.tqmgroup.com.au

Below Stellar Cranes provided engineered crane solutions at Archibald Mosman, enabling construction within zero-boundary site constraints.

**STELLAR
CRANES**

Below RJS Aluminium delivered premium glazing at The Archibald Mosman, enhancing performance, views, and architectural intent.



CUSTOM CRANE INTEGRATION FOR CONSTRAINED URBAN DEVELOPMENTS

Delivering complex construction outcomes in tightly constrained urban environments requires more than lifting power, it demands engineering precision, strategic planning, and seamless collaboration. At The Archibald Mosman, Stellar Cranes Australia played a pivotal role in enabling construction progress within one of Sydney’s most challenging sites.

Faced with a zero-boundary site in the heart of Mosman Village, a traditional external tower crane was not viable. “By selecting a compact tower crane and anchoring it directly within the building’s permanent elevator shaft, we achieved full 360-degree coverage without impacting surrounding public space,” explained Managing Director, Adnan Wehbe.

“Our engineering team spearheaded the custom design of the crane base, specifically engineered to integrate into the Archibald’s internal lift shaft,” said Adnan. “This included rigorous load-path analysis to ensure the building’s core could support the crane’s dynamic forces during high-capacity lifting.”

This specialised approach directly leverages Stellar Cranes’ expertise in managing complex tower crane configurations for modern additions to tightly constrained commercial footprints. This legacy is anchored by

their work on the landmark Ultimo Hotel development. Much like that project – where the crane configuration had to be meticulously tailored to execute a major new-build structural expansion within a dense urban pocket – the Archibald crane engineering plan successfully resolved restrictive footprint while completely isolating lifting stress from the sensitive surroundings.

Once anchored at Mosman, site logistics were heavily optimised. Stellar Cranes integrated an innovative waste management system, utilising specialised self-unloading bins that streamlined debris removal directly from the core. “Positioning the crane internally reduced lift cycle times and allowed early access for façade works and fit-outs,” Adnan noted.

Collaboration made execution seamless. “A key driver for the project’s success was the strong relationship we maintained with the TQM team,” Adnan said. “By ensuring clear, responsive communication, we enabled efficient decision-making and just-in-time material delivery, which was essential for such a constrained site.”

For more information contact Stellar Cranes Australia, 02 8764 0017, email info@stellarcranes.com.au, website www.stellarcranes.com.au

PREMIUM ALUMINIUM GLAZING SYSTEMS FOR BOUTIQUE RESIDENTIAL FAÇADE PERFORMANCE

RJS Aluminium has delivered a refined and high-performance glazing package at The Archibald Mosman, contributing to the project’s boutique luxury positioning through precision craftsmanship and premium aluminium systems.

Engaged to deliver the full design, supply and installation of aluminium window and door systems, RJS Aluminium provided a comprehensive package across the development, including custom sliding and hinged systems, awning windows, fixed glazing, feature panels and large-format openings designed to maximise harbour and district views.

“Our approach focused on delivering a mix of systems that not only captured the views but also enhanced the overall architectural intent,” said Katherine De Vera, Project Manager.

System selection played a key role in achieving both performance and aesthetics, with Alspec Proglide sliding systems, 50mm framing for awning windows, and Alspec Hawksbury bi-fold windows utilised throughout.

Given the luxury nature of The Archibald, RJS Aluminium adopted a meticulous approach to finishes and installation. “There was a strong

emphasis on premium finishes, including refined powder-coated and anodised aluminium, along with slimline profiles to maximise natural light and sightlines,” Katherine said. “We also placed a greater focus on precision installation and quality assurance to achieve clean, high-end visual outcomes.”

Close collaboration with TQM Design & Construct and other trades ensured seamless integration with the building façade. Early engagement, detailed shop drawings, and ongoing coordination with site teams and façade contractors enabled efficient sequencing and programme alignment. “Regular site meetings and proactive communication allowed us to coordinate effectively with all stakeholders and maintain progress on site,” Katherine added.

Through careful detailing, premium system selection and a commitment to quality, RJS Aluminium has delivered a façade solution that complements the architectural vision and elevates the living experience for residents at The Archibald Mosman.

For more information contact RJS Aluminium, 16 Donald Street Old Guildford NSW 2161, phone 02 9790 3445, email sales@rjsaluminium.com.au, website www.rjsaluminium.com.au