

# DESIGN COMPETITIONS



With construction of the initial stages of Central Park well underway, design competitions have now been launched for the last two 'blocks' of the precinct: Blocks 8 and 11. Both blocks are primarily intended for residential apartments. Design competitions are a requirement of the 2009 modified concept plan approval, to ensure design excellence. The judging panel comprises Chris Johnson (Chief Executive of the Urban Taskforce and former NSW Government Architect), Lucy Turnbull (independent member of the Sydney Metropolitan Development Authority) and Guy Pahor (CEO, Frasers Property Australia).

Submissions for both design competitions close on 7 June, 2013. After selecting preferred designs, the developers will work with the selected architect to develop and finalise detailed plans for approval by the NSW Department of Planning and Infrastructure. The timeline for construction and completion of these two blocks has not yet been determined.

## **BLOCK 8, ABERCROMBIE STREET**

Block 8 is located on the corner of Abercrombie and O'Connor Streets, with a Northern aspect over Chippendale Green. Under the 2009 concept plan approval for Central Park this block is intended for residential use.

Height: Maximum height of 46m on Irving Street down to approx. 25m on O'Connor Street (stepped).

Mass: The Gross Floor Area is 14,500 sqm including approximately 1000 sqm of retail/commercial, providing for approximately 180 apartments. The design brief suggests a mix of 50% studio/one bedroom, 45% 2 bedroom, 5% 3 bedroom apartments.

Design considerations:

- 5 Green Stars (GBCA rating tool)
- Approximately 140 car spaces, as per Local Environment Plan (LEP) provisions

Three architectural firms have been invited to submit proposals for this site:

- Tony Caro Architectural
- Nettleton Tribe
- Smart Design Studio

## **BLOCK 11, WELLINGTON STREET**

Block 11 is located between O'Connor and Wellington Streets, partially adjoining Chippendale Green.

Height: Maximum height of 29m varying to 35m and up to 41.3m.

Mass: The Gross Floor Area is 26,000 sqm including 2,000 sqm for commercial/child care uses. The design brief suggests a mix of 50% of studio/one bedroom, 45% of 2 bedroom, 5% 3 bedroom apartments.

Design considerations:

- 5 Green Stars (GBCA rating tool)
- Approximately 220 car spaces, as per Local Environment Plan (LEP) provisions
- Potential for townhouse-style dwellings at ground level
- 650 sqm (minimum amount) of public domain (public parkland)

Three architectural firms have been invited to submit proposals for this site:

- Richard Francis-Jones
- Bates Smart
- PTW Architects