

1.0 Executive Summary

In accordance with the approved Concept Plan Modification (MP06_0171) for the former CUB site, now known as Central Park, the proponent was required to run a design excellence competition for Block 11. The proponent encouraged each architect to challenge the approved Concept Plan to ensure a high quality outcome.

Accordingly, 3 local architectural companies were asked to make submissions within a competition framework.

The outcome of the competition, as outlined further in this report, produced three (3) innovative yet compliant designs, which were quite different in their approach to the brief and their responses to the immediate surrounds. In addition, 2 practices modified their compliant schemes by amending the positioning of the central block towards Wellington Street. The 3rd and the preferred design proposal was the non-conforming design submitted by *Francis-Jones Morehen Thorp*, which was selected for its considered design approach to produce an elegant linear building weaving along the site and whilst maintaining the principle of bordering the main park but then moved away to create yet another public domain space adjacent the precinct entry from Regent Street.

The *Francis-Jones Morehen Thorp* non- conforming proposal was viewed unanimously amongst the panel as being the clearly preferred proposal despite its departure from the Concept Plan modelling. It was assessed as being the stand out proposal when measured across a broad range of criteria, ranging from its sensitive contextual design to well considered planning, resident amenity and overall contribution to the Central Park development as well as the adjoining Chippendale area.

The selection of the *Francis-Jones Morehen Thorp*, together with the findings of the attached report is endorsed by the design excellence review panel;



Lucy Hughes Turnbull AO



Mr Chris Johnson



Mr Guy Pahor