

Development

Sydney Olympic Park is an internationally admired example of sustainable urban renewal and development. There has been \$1 billion of development projects since the Sydney 2000 Olympic and Paralympic Games.

The Park has evolved into a vibrant specialist economic centre, with over 120 organisations and approximately 11,000 employees and more commercial developments approved for completion by the end of 2012. The continued enhancement of Sydney Olympic Park will enrich the lives of those who live, work, play and learn at the Park.

Sydney Olympic Park will witness new property investment for commercial, retail, education, residential and venue-related development. The development program will see the first residents move into the suburb of Sydney Olympic Park by 2012. By 2015, it is anticipated that Sydney Olympic Park will have attracted around \$1.5 billion in private sector investment since the Sydney 2000 Olympic and Paralympic Games.

Projects approved or under negotiation cover most market sectors and will result in an additional 250,000 m² of development opportunities.

Sustainable development

All buildings at Sydney Olympic Park affect the Park's character and public domain. Design quality or 'design excellence' is a fundamental consideration in the assessment of all development proposals.

The *Sydney Olympic Park Authority Act 2001* charged the Authority with making all reasonable attempts to ensure that all new developments follow best practice environmental and town planning standards.

Master Plan 2030

Sydney Olympic Park's Master Plan 2030 provides a blueprint for future urban development within the Park. The plan provides for more than 31,500 jobs, 5,000 students and 6,000 new dwellings constructed to house approximately 14,000 residents while retaining major-event capability for up to 250,000 patrons and improving access to the 430 hectares of parklands.

To ensure the highest quality design for 18 key sites in the town centre, Master Plan 2030 requires a competitive design process in which architects participate in a design competition to generate alternative design options for development proposals.

Completed developments

Date	Development project
2002	Quad 2 (Commercial offices developed by General Property Trust)
2004	Quad 3 (Commercial offices developed by General Property Trust)
2005	Residential accomodation at Newington Armory (Lodge)
2005	Waterview Convention Centre
2006	NSWIS Building & refurbished Sports House (Figtree Drive)
2007	Quad Childcare Centre
2007	Site 5 – Commonwealth Bank Offices developed by Charter Hall
2008	Pullman Hotel (Accor)
2008	Formule 1 Hotel (Accor)
2008	Site 6 – Commonwealth Bank Offices developed by Colonial First State Properties
2008	Site 7 – Commonwealth Bank Offices developed by Colonial First State Properties
2008	Quad 4 (Commercial offices developed by General Property Trust)
2010	Site 8A (Commercial offices developed by Watpac)
2012	Australia Towers (Residential development by Site 3 Development Co. Pty Ltd) stage one (216 apartments) due for completion in February 2012

Expected developments

Site	Use	Developer	Commence construction	Status
3 (Stages 2&3)	Residential (588 units)	Site 3 Development Co.	2012	Pending approval
4B	Commercial (24,000 m ²)	Colonial First State Properties	TBA	Approved
8B	Commercial (6,000 m ²)	Sydney Olympic Park 8B Pty Ltd	October 2011	Under construction
13	Commercial (14,000 m ²)	OD Partnership Pty Ltd	TBA	Approved
22	Serviced apartments	Quest	August 2011	Under construction
43/44	Commercial (42,000 m ²)	Capital Corporation	TBA	Pending approval
60	Commercial (12,200 m ²)	GPT Group	2010	Under construction