



## Fact Sheet — Development

Sydney Olympic Park is an internationally admired example of sustainable urban renewal and development. There has been \$1.4 billion of development projects since the Sydney 2000 Olympic and Paralympic Games.

- The Park has evolved into a vibrant specialist economic centre, with over 200 organisations and approximately 14,000 employees and students with more commercial developments approved for completion by the end of 2014. 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 saw first residents move into the suburb of Sydney Olympic Park in 2012.
- By 2020, it is anticipated that Sydney Olympic Park will have around \$2.4 billion in development projects 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 m<sup>2</sup> 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.
- Sydney Olympic Park Authority manages new commercial developments at Sydney Olympic Park to ensure buildings achieve a minimum of a 5 star rating from the Green Building Council of Australia. This requirement aids the Authority in achieving its vision for the Park, to be a best practice example for environmental performance.
- For development on certain prominent sites, such as those along Olympic Boulevard, or where towers are permitted, building design is procured through a competitive design process. An external Design Review Panel, comprising eminent specialists in urban design, architecture, landscape architecture and sustainable development, advises the Authority on much of the new development at Sydney Olympic Park.

## 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.

## Completed developments

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.

| Date | Development Project  |
|------|--|
| 2002 | Quad 2 — 8 Parkview Drive (Commercial offices developed by General Property Trust)   |
| 2004 | Quad 3 — 102 Bennelong Road (Commercial offices developed by General Property Trust) |
| 2005 | Residential accomodation at Newington Armory (Lodge)                                 |
| 2005 | Waterview Convention Centre  |
| 2006 | NSWIS Building & refurbished Sports House (6 Figtree Drive)                          |
| 2007 | Quad Childcare Centre  |
| 2007 | Site 5 — 10 Dawn Fraser Avenue Commonwealth Bank Offices developed by Charter Hall   |
| 2008 | Pullman Hotel — 9 Olympic Boulevard (Accor)  |
| 2008 | Budget Ibis Hotel — 8 Edwin Flack Avenue (Accor)                                     |

| Date | Development Project   |
|------|---|
| 2008 | Site 6 — 8 Dawn Fraser Avenue Commonwealth Bank Offices developed by Colonial First State Properties  |
| 2008 | Site 7 — 2 Dawn Fraser Avenue Commonwealth Bank Offices developed by Colonial First State Properties  |
| 2008 | Quad 4 — 8 Parkview Drive (Commercial offices developed by General Property Trust)  |
| 2010 | Site 8A — 8 Australia Avenue (Commercial offices developed by Watpac)   |
| 2012 | Australia Towers — 11 Australia Avenue (Residential development by Site 3 Development Co. Pty Ltd) stage one (216 apartments) completed                                       |
| 2012 | Site 60 — 5 Murray Rose Avenue (Commercial offices developed by General Property Trust)   |
| 2012 | Site 8B — 7 Murray Rose Avenue (Commercial offices developed by FDC Construction & Fitout)  |
| 2013 | Site 22 — 6 Edwin Flack Avenue (Serviced apartment building developed by Quest)   |
| 2014 | AFL HQ — Olympic Boulevard (Sports Admin)<br>Site 4B — Stage 1, 10 Herb Elliot Avenue (Commercial offices developed by Fitzpatrick Investments)<br>Site 107 — Netball Central |

### Expected developments

| Site                                  | Use                                | Developer                 | Commence Construction | Status             |
|---------------------------------------|------------------------------------|---------------------------|-----------------------|--------------------|
| Site 3 — Stage 2 (7 Australia Avenue) | Residential (279 units)            | Ecove                     | 2012                  | Under construction |
| Site 8C — (9 Murray Rose Avenue)      | Commercial (7,006m <sup>2</sup> )  | FDC Construction & Fitout | 2015                  | Approved           |
| Site 60 — Stage 2 (5 Parkview Drive)  | Commercial (13,675m <sup>2</sup> ) | General Property Trust    | 2013                  | Under construction |
| Site 67 (100 Bennelong Parkway)       | Residential (350 units)            | Meriton                   | 2015                  | Pending Approval   |
| Ferry Wharf (Burroway Road)           | Residential/Retail (250 units)     | Payce                     | 2015                  | Approved           |

| Site                           | Use                         | Developer   | Commence Construction | Status           |
|--------------------------------|-----------------------------|-------------|-----------------------|------------------|
| Site 68<br>(Bennelong Parkway) | Residential<br>(380 units)  | Ecove Group | 2015                  | Pending Approval |
| Site 53<br>(2 Figtree Drive)   | Residential<br>(400+ units) | Mirvac      | 2015                  | Pending Approval |