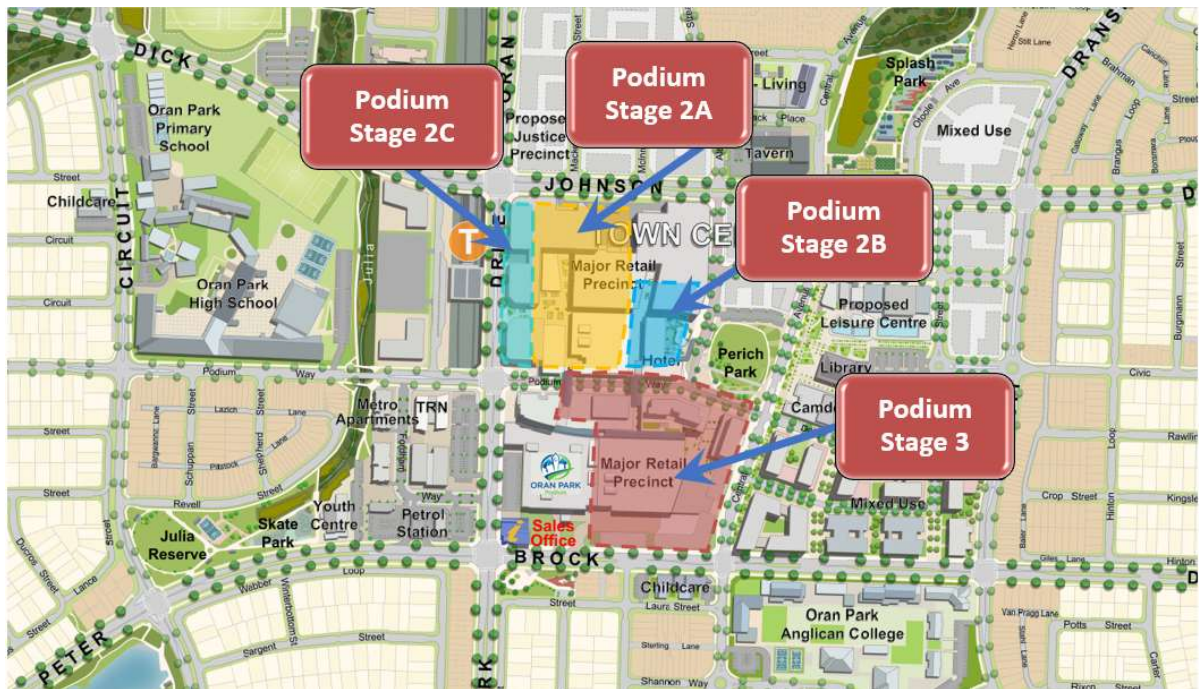


Community Update Meeting Notes

29 November 2022

Podium Expansion

- Construction has commenced on the next stage of the shopping centre located directly to the north of the existing shopping centre. This stage is now referred to as Stage 2.
- Stage 2 consists of three parts, Stage 2A retail, Stage 2B hotel and Stage 2C park and landscaping adjacent to Stage 2A.
- Shortly after the completion of Stage 2A, we intend to start construction on Stage 3 as we already have most of the approvals in place.



- Stage 2A will include:
 - Retail space 1 ½ times bigger than existing retail in Stage 1
 - New Coles supermarket
 - Additional 66 specialty shops and food hall with 16 shops already leased. New retailers include Best and Less, Cheesecake Shop and Lone Star.
 - Large child care centre located on level 1
 - Significant upgrades to Podium Way and extended outdoor dining precinct
 - Expansion of underground car park with additional entrances off Dick Johnson Drive, Oran Park Drive and Podium Way and the introduction of Smart Parking facilities

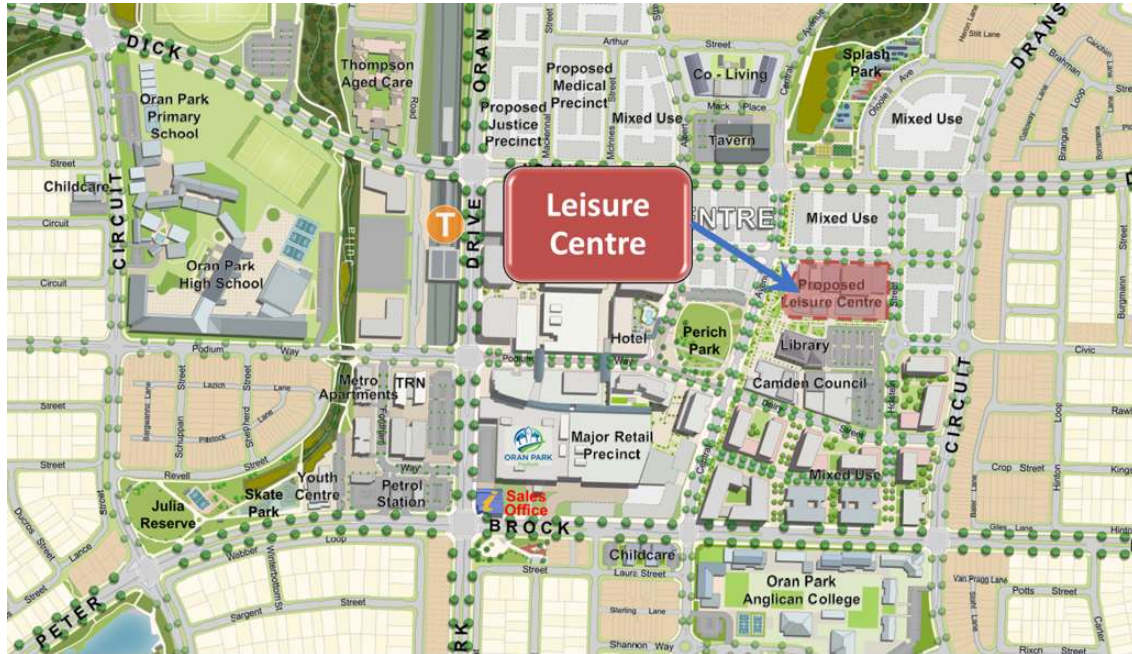
- Work is progressing well and we are working towards opening Stage 2A by the end of 2023.



New food hall in Podium Stage 2

- Stage 2B includes:
 - A 184 room Hotel managed by Atura, an Australian owned company
 - Generous conference and meeting facilities
 - Restaurant and bar that will be open to members of the public
 - Outdoor pool
 - Additional retail space on the ground floor
- The Hotel is still going through the approval process and we are anticipating that construction will be complete a year after completion of Stage 2A.
- Stage 2C (adjacent to Stage 2A) is the interface to the future rail station. Until the station is built, this space will be transformed with extensive landscaping.
- Stage 2C includes:
 - New gardens and seating
 - Enclosed children's playground with variety of playing equipment
 - Another major pedestrian entry to the Podium with access to the new food hall
- Completion of Stage 2C is expected end of 2023 together with Stage 2A.

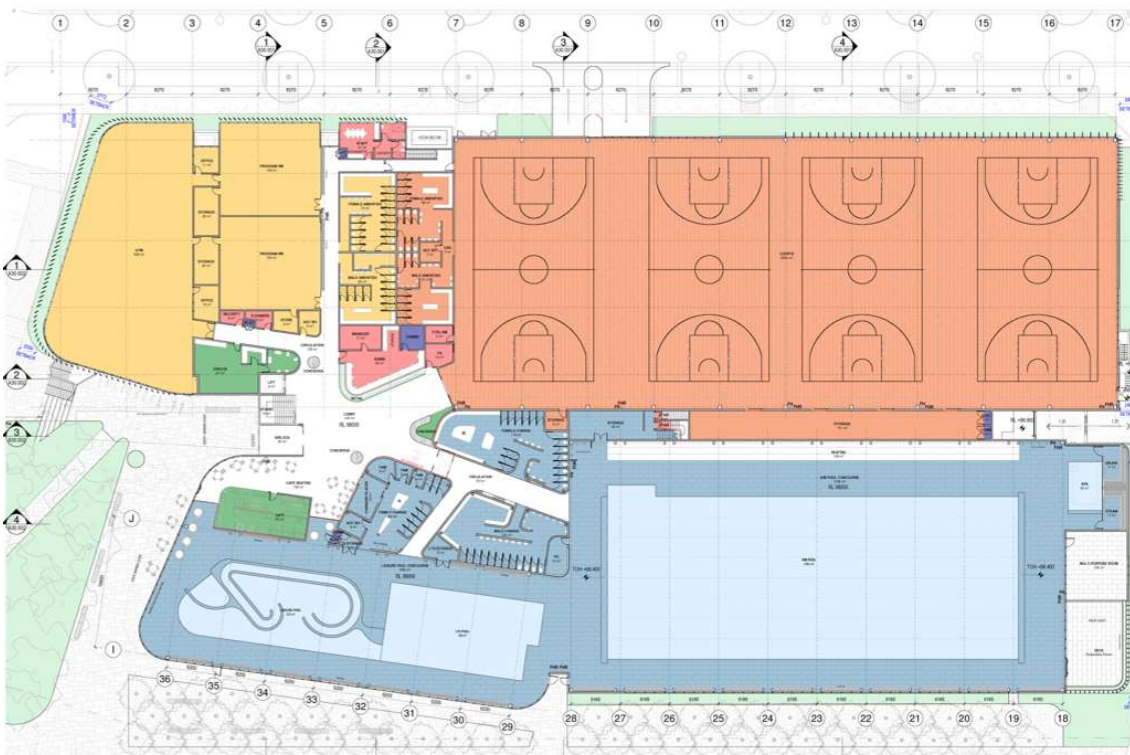
Leisure Centre



- The \$63.3M leisure centre will be delivered in partnership between Greenfields Development Company and Camden Council.
- This state of the art facility will be located next to the Library and will be a great amenity for our schools and community.
- Construction has now commenced with completion expected late 2024.
- The leisure centre includes:
 - A 50-metre indoor swimming pool
 - Leisure and learn-to-swim pool
 - Spa and sauna
 - Indoor basketball courts
 - Gymnasium
 - Café
 - Creche
 - Basement car parking

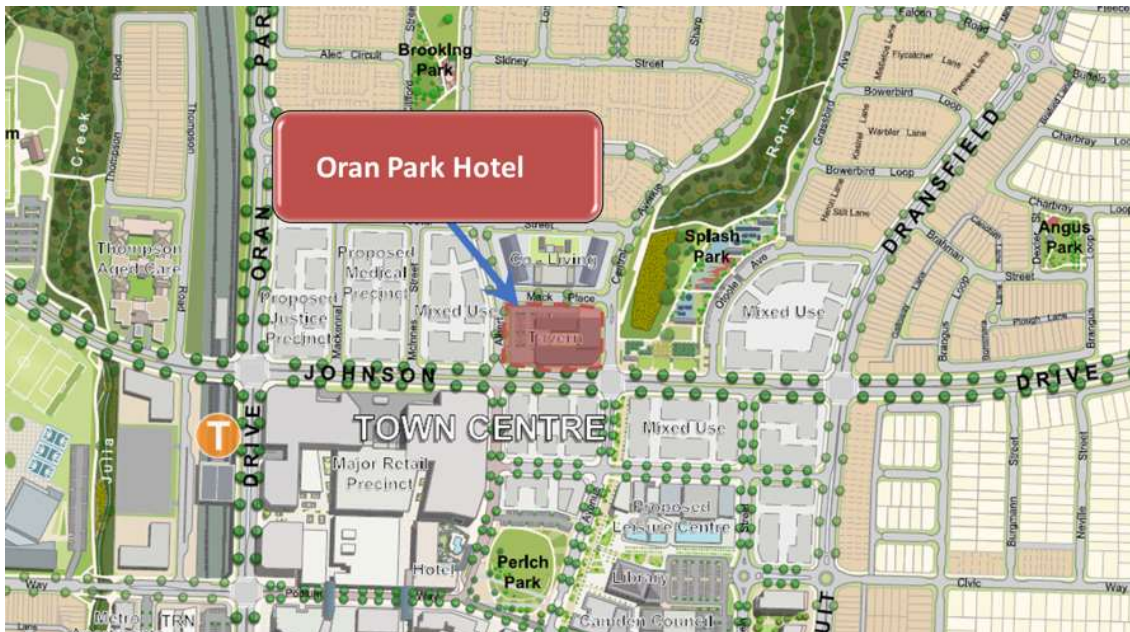


Artist Impression of Leisure Centre



Leisure Centre floor plan

Oran Park Hotel



- Work has been slowly progressing after delays due to significant wet weather.
- The lower basement level is now getting ready to be poured
- The Hotel will include:
 - Restaurant and bistro
 - Woodfire pizzeria and café
 - Beer garden
 - Rooftop cocktail lounge
 - 2 x 40 person cinemas
 - Function rooms



Artist Impression of Sports Bar

Commercial Buildings



Greenfields Development Company is committed to providing local work for local residents.

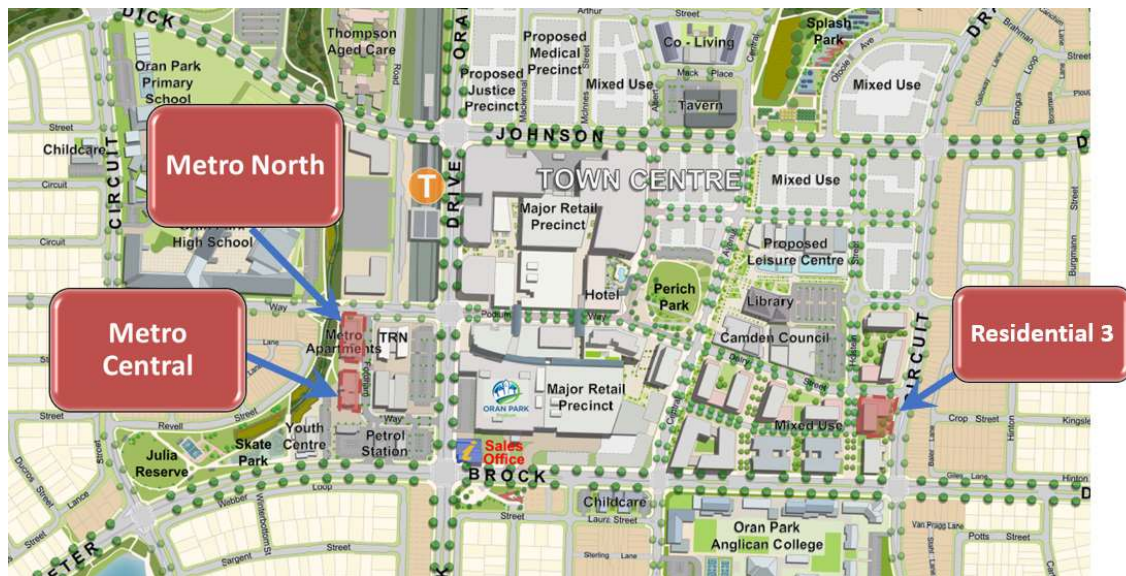
TRN House

- TRN House is home to several businesses which offer a variety of services including a large range of health services.
- A new addition to TRN House will be the Notre Dame Study Centre. Stay tuned for more information.

3 Fordham Way

- The sister building of TRN House with an almost identical design.
- Construction has progressed with half of the first floor slab now poured.
- Close to half of the building has already been sold or leased.
- Completion is expected mid 2023.
- More information <https://commercial.oranparktown.com.au/3-fordham-way>
- Sale or lease enquiries commercial@greenfields.net.au or 9043 7500.

Residential Buildings



Metro North

- Construction is now complete on the 53 apartment building.
- Registration took place in July with the first residents moving in soon after.
- All apartments have been sold.

Metro Central

- The 66 apartment building which will sit adjacent to Metro North is under construction.
- By Christmas two levels of the basement car park will have been poured.
- The building is a mixture of 1, 2 and 3 bedroom apartments and include basement car parking and a communal rooftop.
- The majority of apartments have been sold with only 2 x 3 bedroom units left for purchase.
- For more information <https://metrocentral.oranparktown.com.au/>



Artist Impression of Metro Central

Residential 3

- A development application has been submitted to Council for another residential apartment building in the town centre in an area we refer to as Precinct B.
- Precinct B will also be home to future commercial buildings 3 and 4.



Artist Impression of Residential 3



Employment Land



- Construction of the fire station and Rent A Space is progressing well.
- This site will also be home to KFC, another service station, tavern, bulky goods centre including a child care centre, all of which are currently going through a development application process. DA's are also being prepared for Hungry Jacks, Starbucks, industrial warehousing, Sutton's Trucks and another storage facility.
- Following development approvals we expect Stage 2 of the Employment Area to be available for sale in 2023.

Employment Land

- McDonalds
- KFC
- Hungry Jacks *
- Starbucks *
- Rent A Space
- EG Service Station
- Fire Station
- Tavern
- Bulky Goods
- Sutton's Trucks Sales *
- Storage facility *
- Industrial warehousing

* DA being prepared



Medium Density Housing



We are currently working with builders on a premium medium density development in Tranche 26. The development will see approximately 350 terrace homes built just north of the town centre, providing residents with access to high levels of amenity. A community titles scheme will ensure a high level of maintenance and landscaping is maintained.

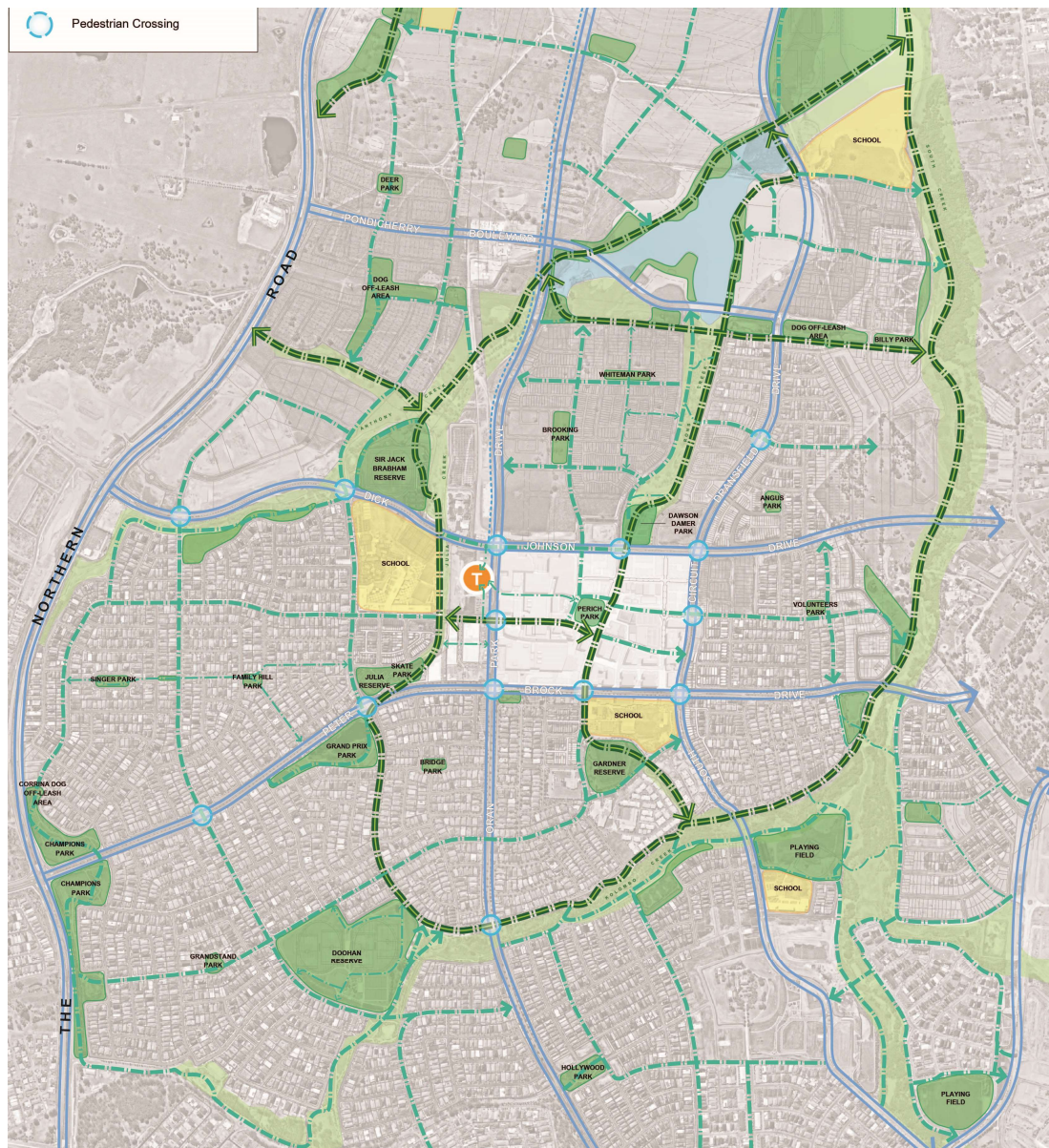
The development will include an intricate pathway system providing easy access to the town centre.

Creation Homes and Wisdom Homes have already lodged their DA's. Design work is progressing with Everyday Homes and Firststyle Homes.



Artist Impression of Terraces by Wisdom Homes

Walkways



Oran Park Pedestrian and Cycleway Network

Walkability has been a key design principle for the Oran Park development. We currently have approximately 160km of footpaths and this will continue to increase as the town expands and more connections are made.

Bridge systems have been included along our paths to provide pedestrians with uninterrupted connections to community hubs in the town centre.

A DA will soon be lodged to continue the Julia Creek pathway from Thompson Health Care to the future lake precinct to the north of the town centre. Once complete, this will provide an uninterrupted 8km route from Julia Reserve to Dawson Damer Park!

Thompson Health Care



The new aged care facility known as Oran Park House is now open. This facility is owned by Thompson Health Care, a highly reputable aged care service provider.

The facility has 240 beds with suites available in single and double, each with its own private ensuite, large, oversized windows providing natural light and views of the landscaped courtyards and surrounding gardens. A variety of dining and lounge room options provide a homely feel and there is access to private dining rooms for family gatherings.



Oran Park House

This is an exceptional facility and well worth a visit. To book a tour call (02) 4705 2100 or email oranpark@thc.net.au

More information www.thompsonhealthcare.com.au/our-homes/oran-park-house

Barry Marsh House

Anglicare's Barry Marsh House opened in May 2021. The facility is home to 80 residents and is located adjacent to the Anglicare Retirement Living Village.

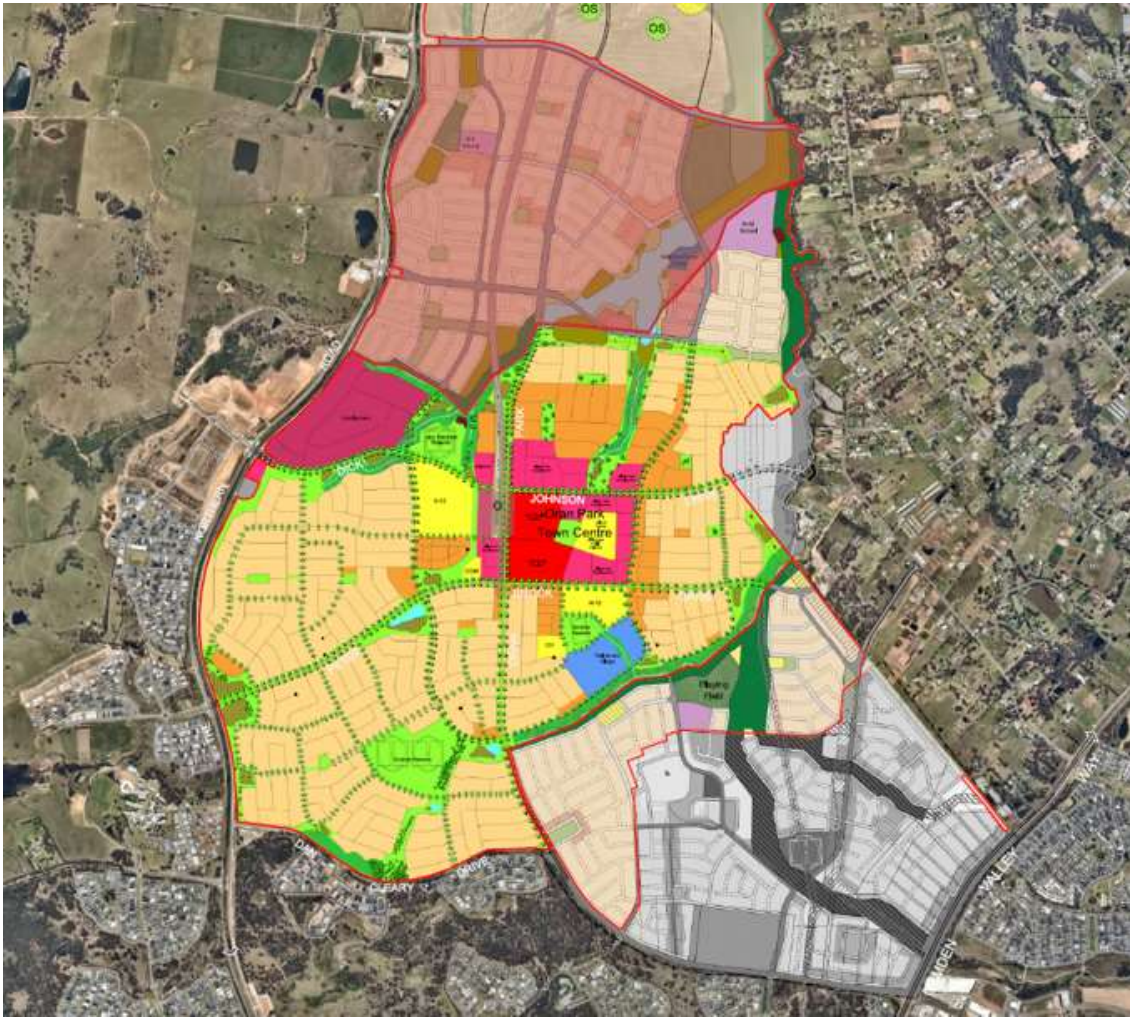
Tranche 41



Early earthworks continue on Tranche 41, the northern expansion of the existing Oran Park development. It will include a 105 home Homeworld Display Village, residential development sites and two parks.

It sits within the Oran Park North Precinct (see next item).

Oran Park North (Pondicherry)

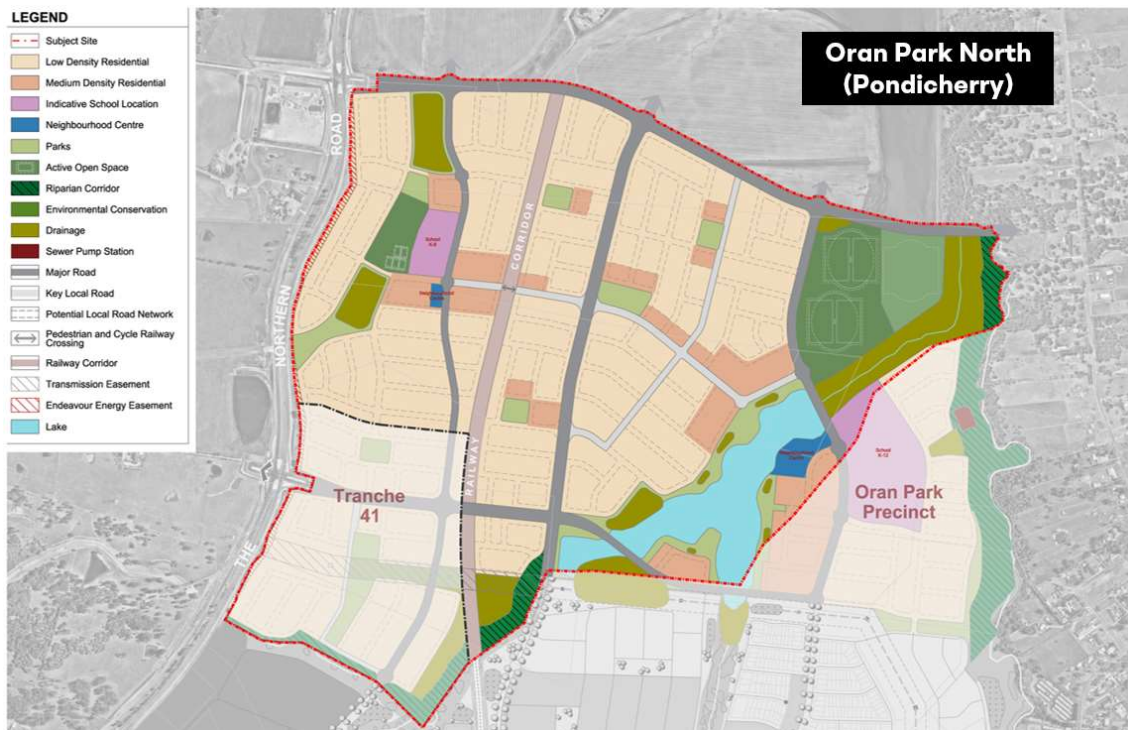


A continuation of the Oran Park development, Oran Park North will be home to a further 2,400 homes. This site is sometimes referred to as the Pondicherry Lakes Precinct, named after Pondicherry Farm which once stood on this land.

A key design feature of this precinct is a beautifully designed lake system with a high-quality water treatment and wetland system.

Also included in the masterplan is a public primary school and a private grammar school as well as a neighbourhood centre and playing fields bigger than Doohan Ovals.

The site is currently going through a rezoning process and will be placed on exhibition early in 2023.



Oran Park North Masterplan

UDIA NSW Awards for Excellence

In August this year, Dawson Damer Park was announced the winner of the Urban Development Institute of Australia (UDIA) NSW Awards for Excellence in the category of Social and Community Infrastructure. This is the same award presented to Julia Reserve in 2021.

Dawson Damer Park has now progressed to the UDIA National Awards which will be announced in March 2023.

Community Newsletters

The new look community newsletters are issued quarterly.

They are available online or you can subscribe at www.oranparktown.com.au/about/newsletters-2

Have you recently moved into Your New Home?

Whether you're an owner or a tenant, the Oran Park Development Team would like to welcome you.

To receive your Welcome Gift and Information Pack, please contact the Sales Office on 9043 7500 or email Karren.Kapitanow@greenfields.net.au

Stay up to date

Follow our Facebook pages to keep up with the latest news, activities and events.

www.facebook.com/OranParkTown

www.facebook.com/OPTCommunity