

Exciting times ahead for Oran Park Town Centre



Oran Park Town Centre - May 2023

Oran Park Town Centre is poised for its next significant growth phase.

We can expect to see even more cranes on the skyline as we embark on an ambitious construction program worth *\$680 million over the next 4 years*.

We'd like to update you on our future plans, recently lodged development applications and current construction activity.

[A lot has changed in the Town Centre since we started out](#)

Looking at Oran Park Town Centre today, it's hard to believe that just over a decade ago the only building in the town centre was the Sales and Information Centre on the corner of Peter Brock Drive and Oran Park Drive. From these simple beginnings, we have been steadily building a town centre that contains the facilities and services to meet the needs of our residents, workers and visitors. We are proud of what we've achieved in a relatively short time.

But we can't take all the credit ourselves. Federal and State Government infrastructure announcements like the Western Sydney Airport, upgrades of The Northern Road, reservation of the Metro rail corridor and designation of the town centre as a site for a future Metro Station have given the town centre an enormous boost. So much so, we've revised the Masterplan to make sure that the town centre is responding to these significant opportunities.

We've thought about how the future Metro Station will help shape the town centre and the sorts of uses we can expect in the future. We've looked closely at how future buildings will fit into the town centre and how they will relate to the streets, footpaths, parks and plazas we have already provided and those that are yet to come. We've thought about how we organise the places and spaces in the town centre to make them safe and enjoyable and provide flexibility in how they are used by the community.

All this work means we are now proposing some changes to the Town Centre Masterplan, and the planning controls which underpin the Masterplan. These proposed changes have recently been approved for exhibition by Camden Council. The changes reorganise some of the yet-to-be-provided open spaces and plazas we are planning for the town centre and locate them in a way that will make the Town Centre even better for everyone.



Proposed Pedestrian and Cycle Movement Map

We are proposing to relocate the Town Square to an area south of Perich Park, to give it better access to sunlight and create a better relationship with Perich Park. We envisage markets and large-scale community activities spilling out of the Town Square, across the pedestrianised street and into Perich Park when construction is complete. But there will also be quiet places to simply sit and watch the world pass by.

A water feature is proposed to be located adjacent to Podium Way in Perich Park and opposite the Atura Hotel and will mark the centre of town. It will become a major meeting place and will work with Perich Park, the Town Square, "Eat Street" along Podium Way and the adjoining land uses to create flexible spaces that can be used and enjoyed year-round.

Keeping our focus on making the town centre walkable and safe, we have also set aside a major east-west pedestrian connection from the proposed Metro Station (on Oran Park Drive) through to the civic precinct in the east. The connection will run through The Podium shopping centre and along the northern edge of Perich Park, providing comfortable and convenient pedestrian access to major destinations in the town centre. We are also planning for a smaller plaza space, facing Perich Park on Podium Way, as part of this major pedestrian connection.



The proposed Oran Park Town Centre

These changes to the layout of the town centre are currently being exhibited by Council for public comment, closing on 19 June 2023. You can view the exhibition material by following this link - [Oran Park Town Centre DCP | Your Voice Camden \(nsw.gov.au\)](https://www.nsw.gov.au/your-voice/camden/oran-park-town-centre-dcp)

Other Town Centre activity

Supported by our revised plans for the town centre, we have recently lodged some major development applications with Camden Council. We are thrilled to share the following news with you to help paint a picture of what lies ahead ...

We lodged a development application ([Link to DA](#)) for the Atura Hotel with Council. This will be an amazing addition to the town centre. The Hotel boasts over 180 rooms, specialist retail with food and beverage on the ground floor, a large restaurant and bar area on Level 1 (along with a pool deck and swimming pool on the same Level), conference facilities seating 200 people, meeting rooms, a gym and dedicated underground parking. We look forward to working with Council and the other stakeholders to obtain all necessary approvals.



The proposed Atura Hotel

We have also lodged the development application ([Link to DA](#)) with Council for our next residential complex, on South Circuit immediately behind the Council's Administration Centre and carpark. Containing a total of 178 apartments across the two buildings, the new residents will enjoy an open-space plaza and rooftop terraces, along with secure underground parking for cars and bikes.

Subject to approvals, we plan to get underway with the construction of both the Atura Hotel and the next apartment buildings in early 2024.



Residential 3 Complex at Oran Park

We are getting very close to lodging the development application for the next two commercial buildings with Council. These will be located on Peter Brock Drive, opposite Oran Park Anglican College and will be similar in style and scale to TRN House. We are currently in discussion with some very exciting potential tenants for these buildings and we will share more news with you when we are able.

Also, we have approval for a further expansion of the Podium shopping centre including retail, commercial and apartment buildings on the south side of Podium Way, opposite the Atura Hotel and Perich Park. We need to do some minor modifications to our approved plans to accommodate the new Town Square but will look to commence construction soon after the completion of the Atura Hotel.

The Town Centre is already a hub of building activity

Cranes on the skyline signal the major construction that's currently underway in the town centre.



Activity at the Metro Precinct



Expansion of the Podium shopping centre

You can find the cranes at our second commercial building at 3 Fordham Way, our Metro Central apartment building (4 Fordham Way); the next stage of The Podium shopping centre and the Oran Park Hotel (on Dick Johnson Drive). You can expect to see these joined by another very soon at the Oran Park Leisure Centre on Central Avenue, as the building structure starts to take shape over the coming months.

The scaffolding is coming down at 3 Fordham Way and the new commercial building is proudly displaying its facade. Over winter and spring you can expect to see landscaping completed and external detailing finalised. If the weather is kinder to us than it has been, we hope the building will be mostly complete with a café and Thai restaurant by this Christmas and new businesses starting to occupy in the New Year.



Next door, the Metro Central apartments are going ahead in leaps and bounds, and the building is up to the fourth of six storeys. The expected date to finish the building is late-December 2023, with residents to move in early in 2024 once final approvals are issued by Council.



The Metro Central Apartments – currently under construction. (artist impression)



The Oran Park Hotel on Dick Johnson Drive – currently under construction.

The Leisure Centre, being built by Council in conjunction with Greenfields is also full steam ahead. Some of you may have noticed that the 50m concrete pool has been poured and that it was recently filled with water to check for leaks. This is part of the quality control testing being done by the builders. At the current rate of progress, the Leisure Centre is likely to open to the public in mid-2024.



ORAN PARK



Oran Park Leisure Centre

For further information, contact Greenfields Development Company on 9043 7500

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