

# Employment Zone



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**ORAN PARK**



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Introduction

Greenfields Development Company is offering parties interested in purchasing land and establishing a business premises the opportunity to secure a place within the Oran Park Employment Zone precinct. The Employment Zone offers the choice of 15 lots zoned General Industrial - IN1 ranging from 2,000–3,000m² in size.

This land offers convenient access to:



Oran Park Town Centre



The Northern Road



Bradfield City & Western Sydney aerotropolis

The Employment Zone provides a range of employment opportunities for local residents and support the broader retail, commercial and business offerings within the Oran Park Town Centre.

Oran Park

Oran Park is a nationally recognised master planned community delivered by Greenfields Development Company. The estate offers sustainable living and a strong focus on lifelong education, the delivery of early infrastructure, amenity and provision of a walkable neighbourhood with a diverse housing mix.

Oran Park was rezoned in December 2007 and has now delivered over 5,600 homes with a current estimated population of 17,624 residents. Growth in the area is expected to continue for the next 15 years with Oran Park set to house more than 50,000 people by 2041.

The Camden Local Government Area (LGA) of which Oran Park is situated in is currently the fastest growing LGA in Australia with the population forecast to increase from the current 119,325 to more than 212,566 by 2036.

Further information on Oran Park is available at [oranpark.com.au](http://oranpark.com.au)



Town Centre Vision



Oran Park’s Town Centre will grow dramatically in the next few years with major extensions to the Podium Shopping Centre significantly increasing the retail and commercial offering. The next two stages will see the retail offering increase from 9,000m² to over 40,000m². This expansion will include a 12 storey residential apartment building on top of the shopping centre, a 4 storey commercial building, an expanded food court plus a 184-bed Atura Hotel.



Employment lands located in the north west of the Oran Park precinct provide a dynamic employment zone with businesses benefitting from positioning along the Northern Road, which is the main road leading to the future Bradfield City and Western Sydney International Airport. The employment area will provide a mix of general industrial, light industrial, warehouse and retail land.



Oran Park is 60 minutes south west of the Sydney CBD and situated close to Bradfield City. This Employment Zone is well connected to future and existing centres.



The NSW Government has confirmed the north south Rail Line Corridor for a passenger rail line connecting St Marys with Macarthur which will include a Metro Station in the Oran Park Town Centre. The north south Rail Line Corridor will support the delivery of Stage 1 and future stages of the Sydney Metro – Western Sydney Airport Line.



Oran Park is around 15 minutes’ from the Western Sydney International Airport scheduled for completion in 2026.



At the heart of the Oran Park project is the Oran Park Town Centre. The Town Centre includes a range of civic, recreational and residential uses. It also provides retail and commercial space to service a large proportion of the south west growth centre.



The Oran Park Medical Precinct is being undertaken over three stages. Stages 1 and 2 of the project are completed and include General Practitioners, Community Health, Karitane, Allied Health and pathology. Stage 3 will have 6,000m² of day surgery, chemotherapy, oncology and specialists available through public health. In addition, a private hospital is planned.





# The Employment Zone Precinct

The subject lots available for purchase are located on the western fringe of Oran Park within Stage 2 of the Oran Park Employment Zone precinct. Stage 2 is currently under civil construction with registration expected by November 2023.

The Employment Zone is easily accessible from The Northern Road via Dick Johnson Drive to the south or the future Pondicherry Boulevard to the north and screened from residential areas by drainage reserves and riparian corridors.

The surrounding development will feature an EG Petrol Station, fast-food takeaway restaurants, fire station, tavern, bulky goods centre, self-storage facility and industrial warehouses.

## Legend

- Employment Zone Stage 2
- Future Residential
- Existing Employment
- Padmount Substation
- Footpath
- Sewerline
- Maintenance Shaft (overall)
- Manhole (overall)
- Retaining Wall
- Street Tree
- (A1) Easement to drain water 3 wide
- (F) Easement for padmount substation 2.75 wide
- (G) Restriction on the use of land
- (K1) Restriction on the use of land 0.9 wide (Retaining Wall)
- (K2) Restriction on the use of land 0.9 wide (Retaining Wall)
- (K3) Restriction on the use of land 2.5 wide
- (L) Easement for support and maintenance 0.9 wide
- (V) Positive covenant 0.9 wide (Retaining Wall)
- (ZEP) Easement for overhead power lines variable width



Site Information

Address	Future Lots 2231-2245 DP 1292733 (Currently part Lot 52 DP1259061)
Lot Size	The site areas range from 2,000 – 3,000m². Refer to the sales plan for further information.
Price List	<a href="#">Price list on website</a>
Zoning	IN1-General Industrial
Utilities	Sewer, water, electricity, gas, and fibre optic communication will be available. These services will be provided to a single point of interconnect.
Infrastructure	Retaining walls are provided to the rear of lots, where required. Each lot owner is responsible for the side boundary retaining walls and fences if applicable. The surrounding road network has been designed to accommodate B-double heavy vehicles.
Geotechnical & Contamination	Detailed geotechnical investigations for the purpose of building design will be the responsibility of the purchaser.
Bushfire	The proposed land is outside of any bushfire asset protection areas. Some types of development will be classed as Special Fire Protection Purpose under the S100b of the RFS Act, and additional controls may be required. It is the responder’s responsibility to determine whether this is applicable to their proposed development.
Applicable Controls	<a href="#">State Environmental Planning Policy (Precincts – Western Parkland City) 2021</a> <a href="#">Oran Park Precinct Development Control Plan</a> <i>Part B5 - Controls for the Oran Park Employment Area</i> <a href="#">Oran Park Employment Area Landscape Guidelines</a>



General Information

Costs Borne by Respondents

Any and all costs and expenses incurred by the respondents in any way associated with the preparation of purchase, including attending meetings and discussions and providing additional information if required, will be entirely borne by the respondents.

No Warranty

Greenfields Development Company believe that the information provided is accurate but makes no warranties, promises or representations regarding the accuracy or completeness of the information.



Standard Commercial Terms & Conditions of Sale

1. Purchase Prices will be quoted ex GST and be fully taxable for GST.
2. 10% deposit payable upon exchange of contract.
3. Settlement is from 30 days from exchange or 21 days from registration.
4. Buyers must submit all designs to Greenfields Development Company for approval prior to lodgement of DA with Council. Please refer to the Landscape Guidelines.
5. No on sale of vacant land permitted. Caveat will be lodged to protect seller’s interest.
6. Site must be developed by the buyer in accordance with approved plans within 3 years of settlement. Seller has option to repurchase at original sale price if construction on the site has not been completed within the 3 years.
7. Registration expected by November 2023 however contract Sunset Date for Registration of the Land is 30 Sept 2024

Sales Contact

If you have any questions regarding the Employment Zone precinct or sales process, please contact:

**Jeff Webb**  
Senior Sales Manager  
02 9043 7500  
jeff.webb@greenfields.net.au

Cnr Oran Park Drive & Peter Brock Drive  
Oran Park NSW 2570





**ORAN PARK**

Don't miss your chance to join a quickly expanding Employment Zone just moments from Oran Park's Town Centre. For details on how you can secure your place, get in touch with us today.

**02 9043 7500**

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