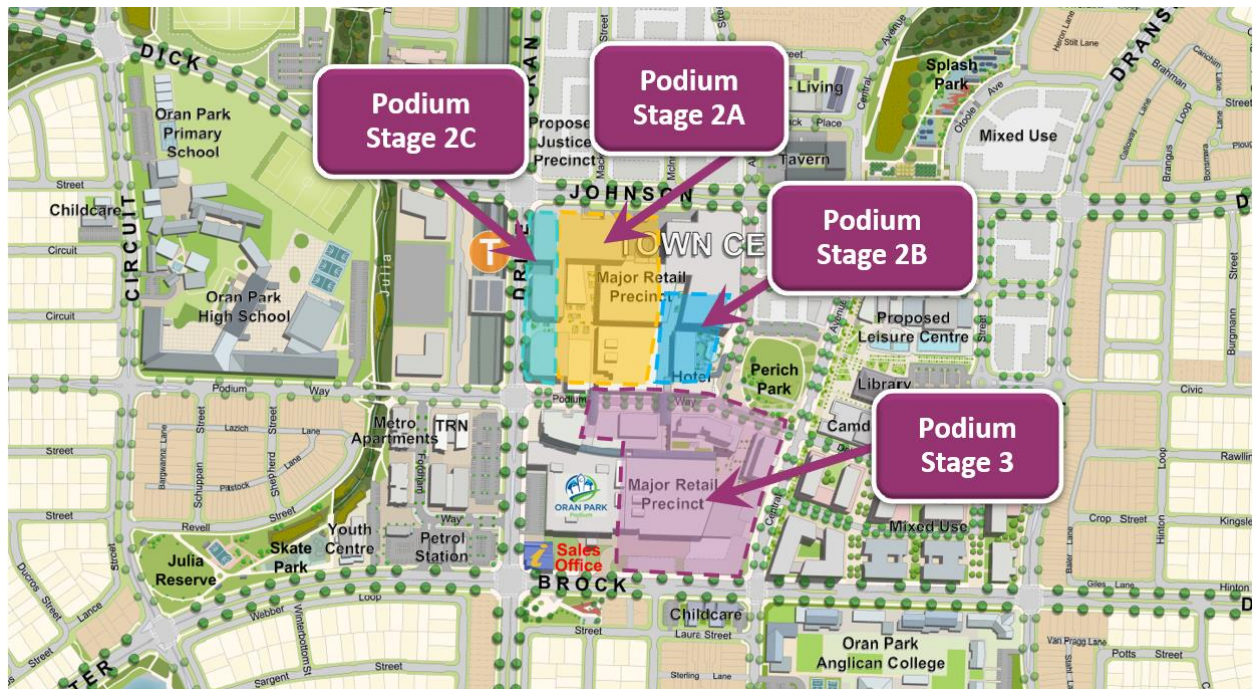


Summary of Community Update Meeting - 5 December 2023

Podium Expansion

- Stage 2 consists of three parts, Stage 2A retail, Stage 2B hotel and Stage 2C park and landscaping adjacent to Stage 2A.
- Stage 2A and 2C opening 6 March 2024
- Public Art has been incorporated into the building to provide a connection with our community. Our Public Art Consultant has worked with Oran Park High School students to develop concepts for two murals.



Stage 2A will include:

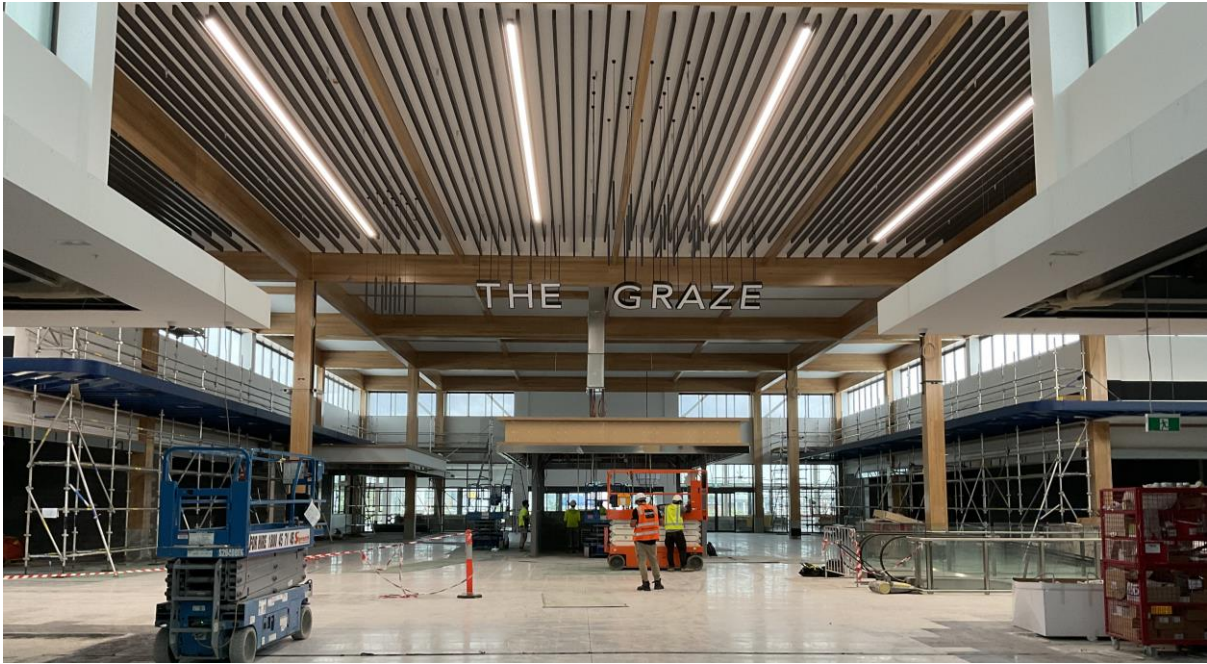
- Retail space 1 ½ times bigger than existing retail in Stage 1
- A new food hall with a great choice of foods and seating areas
- More retail located in the previous on-grade car park at the back of Stage 1
- Significant upgrades to podium Way and outdoor dining precinct
- Expansion of underground car park with additional entrances off Dick Johnson Drive, Oran Park Drive and Podium Way and the introduction of Smart Parking facilities
- As at 5 December, the following retailers will be opening in Stage 2
 - Coles supermarket
 - Liquorland
 - Panetta Mercato
 - Best and Less
 - C M Beauty
 - Ally Fashion
 - Dusk
 - CDC Pharmacy & Medical Centre
 - Cotton on Mega
 - Tada Kids
 - Toys N Tales
 - Specsavers
 - TSG (tobacconist)

- OPSM
- Games/Zing Pop
- Wileaway
- Adairs
- Lovisa
- Lee Massage
- Goodfellas
- Master Colour
- Indian Beauty Secrets
- Blush Nails
- Platypus
- Athletes Foot
- Plot
- Just Sport
- Hair & Co
- Prouds Jewellers
- Skechers
- Duke Store
- Phonology
- Simon & Co Real Estate
- Bakers Delight
- Nuts and Spices
- Mr Minit
- Muffin Break
- Boost
- Potato Corner
- Ogalo
- Specialty Donuts
- Bunsick & Korean Fried Chicken
- Sushi Hub
- Gotcha Tea
- Chotiwalla Indian
- Max Mex
- Soul Origin
- Banksia Café
- Cheese Cake Shop
- Caffé & Co
- Lukumades
- Top Juice
- Hong Kong Chef
- Oliver Brown
- OHH Japanese & Sushi Train
- Gami Chicken

- We are working through leases for the remaining sites and will provide more information once these are finalised
- A large child care centre will be located on level 1 operated by Trails Early Learning opening mid 2024



Aerial image of Podium Shopping Centre



New food hall in Podium Stage 2 taking shape

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
- Development approval is expected very shortly (approval has been received since the date of this meeting).
 - We will be going out to tender early in the new year for the building contract and we hope to commence construction early/mid 2024.
 - Hotel construction will take 18 months.

Stage 2C (adjacent to Stage 2A)

- This is the interface to the future rail station. Until the station is built, this space will be transformed with extensive landscaping. This will include an enclosed children's playground with a variety of playing equipment as well as landscaped gardens and seating
- Provides another major pedestrian entry to the Podium through an indoor/outdoor seating area connecting the new food hall to the playground.



Play equipment being installed adjacent to Podium Stage 2

Revised Town Centre Masterplan

The Town Centre Masterplan has been revised in response to several significant strategic policies and planning decisions being made since the Oran Park rezoning in 2007.

The revised Masterplan allows for the relocation of the town square to an area that will overlook Perich Park. This location provides much better solar access and weather protection as opposed to the original location near the Atura Hotel. It also allows approvals to progress on buildings in the town centre and improves pedestrian connectivity.



Relocated Town Square and new water feature adjacent to Perich Park

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 is well underway 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



Oran Park Leisure Centre under construction

Oran Park Hotel



- The Hotel is currently under construction with a full opening planned for the end of 2024 with the possibility of an earlier partial opening.
- The three-storey 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 creating jobs and opportunities for new businesses to set up locally.

TRN House

- TRN House is now fully occupied and home to several businesses which offer a variety of services including a large range of health services.

LPC House

- We now have the occupation certificate for the sister building of TRN House with an almost identical design.
- The building is 65% leased and businesses have now started their fitouts.
- The Shepherd Centre will be the first to move into their new bigger premises after they outgrew their office in TRN House.
- The Naked Duck Café and Good Feeling Thai restaurant located on the ground floor have also started their fitout and are expected to open January/February 2024.

Commercial 3 & 4

- We anticipate construction approvals in 2024 for both commercial buildings 3 and 4.



MyCar Tyre and Auto

- The DA has been approved for a MyCar Tyre and Auto Centre to be located next to the EG service station.
- Anticipated to open mid-late 2024.



Residential Buildings



Metro North

- Our first residential building with 53 apartments was finished mid last year.

Metro Central

- Construction is progressing on the 66 apartment residential building.
- Fit out works continue with construction expected to be completed March/April with residents expected to move in soon after.
- The building is a mixture of 1, 2 and 3 bedroom apartments and include basement car parking and a communal rooftop.
- All apartments have been sold with only 1 penthouse apartment left for sale which hasn't yet been put on the market.
- For more information <https://metrocentral.oranparktown.com.au/>

Residential 3

- Development approval is expected very shortly (approval has been received since the date of this meeting) for our next residential apartment complex containing 178 apartments across two buildings.
- We plan on going out to tender in the new year.



View from North East



Rooftop view

Artist Impression of Residential 3

Employment Land



Employment Land

- Rent A Space is now open and has joined McDonalds and Oran Park Fire Station in the employment area.
- KFC are awaiting construction approvals (approvals have been received since the date of this meeting). They have selected a builder and early site preparation works have started.
- EG Service Station, Roomia storage facility and bulky goods centre are awaiting approvals to commence construction. Construction certificate documentation is being prepared for the second Oran Park Tavern. DA's are also being prepared for Hungry Jacks, Starbucks and industrial warehousing.
- A DA has been lodged by Suttons for a Truck Sales and Servicing Centre

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



Oran Park North (Pondicherry)

- We are going through the final stages of a rezoning process.
- Council and the Department of Planning and Environment have given approval for the rezoning proposal to go on exhibition on 22 January 2024. In the meantime, final documentation checks are underway prior to exhibition and we are moving on with detailed planning for Pondicherry Lake.



Proposed Pondicherry Lake

Servicing for future development

- A large sewer pump station is under construction on our northern boundary which will service not only our future development in the north but also adjoining developments such as Maryland with 7,500 projected homes.
- This is expected to be commissioned early 2025.

Education

- Oran Park Public School is undergoing a second upgrade which will see the addition of 16 new classrooms and extension to the existing kiss and ride with a new vehicle entry off Dick Johnson Drive. Work is expected to be completed early 2024.
- We continue to work with Regis Education on a new private co-educational school for approximately 2,000 students with the operators continuing to work on design layouts.
- Notre Dame University has set up a study centre in Oran Park and will work with local schools to provide opportunities for local students to undertake further study from a campus located right on their doorstep.
- The study centre which is located on the first floor of TRN House was officially opened on 15 November.

New Sportsfield

- A full size competition baseball field will be built next to Barramurra Public School. The facility will include an amenities building and car park.
- We have gone out to tender for construction of the amenities building and expect to start construction early 2024.

Roads

- Work has been completed on the major roundabout at Copper Drive / Catherine Park Drive and the road was open to the public in September.
- These improvements provide better access in and out of Oran Park.

Community Newsletters

- Community newsletters are issued quarterly.
- They are available online or you can subscribe at www.oranparktown.com.au/live/community/news/

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