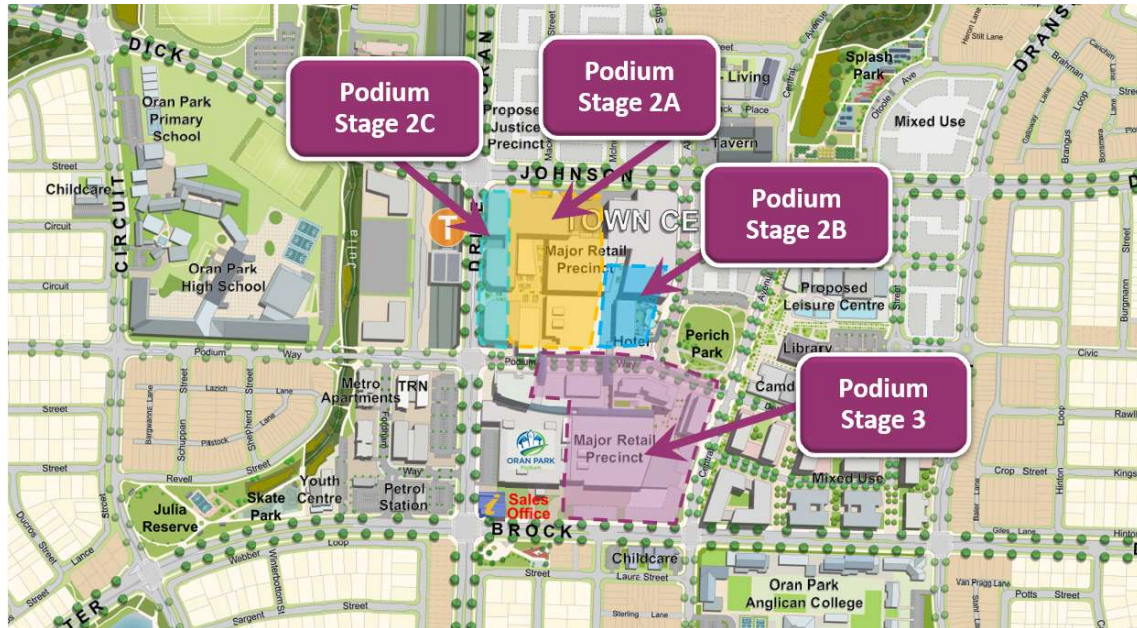


Summary of Community Update Meeting - 25 June 2024



Podium Expansion

- Most retailers in Stage 2 are now open with a few more to come.
- Podium Way upgrades are now complete. Street parking is provided on Podium Way and an at-grade car park is also available at the end of Podium Way (entry on the left).
- New businesses coming soon to the Podium are:
 - Australia Post - expected to open by the end of the year
 - Panetta Mercato , major fruit shop, delicatessen, fish shop and butcher - expected to open mid July
 - Chemist Discount Centre - awaiting pharmaceutical board sign off which is expected soon
 - Medical Centre - to open when the Chemist opens
 - Suds Laundromat - fit out underway, expected to open August/September
 - Cali Burgers - fit out will commence shortly, expected to open August/September
 - Sk8 Revolution - about to commence fit out, expected to open around October
 - Mister Minit - recently opened
 - Masala Secrets - fit out complete, expected to open soon
 - Indian Grocer - fit out to commence soon, expected opening August/September
 - Singh Smart Alterations - fit out about to commence, expected opening September
 - W Cosmetics - fit out commenced, expected opening September
 - Frosty Flamingo Acai & Frozen Yoghurt - fit out about to commence, expected opening September

- Official opening event to be held around September where we will also be celebrating the Podium's 10 year anniversary.
 - New large child care centre will be opening on level 1 of the Podium in early 2025. The centre will be operated by Trails Early Learning and they are currently taking waitlist enquiries: For more information call 1800 872 455 or email enquiries@trailslearning.com.au
 - We are now working on Podium Stage 2B - 184 room Atura Hotel with conference and meeting facilities as well as restaurant, bar, outdoor pool and retail on the ground floor.
- We have recently closed the tender for the builder for this project and we are now in the process of evaluating those tenders. Podium Stage 2B is a two year building project.
- We are working on upgrading the approval that we have for Podium Stage 3, the next stage of the shopping centre, and we are in the very early stages of tenancy negotiations.
 - Our plan is to build Stage 2B first and then commence work on Stage 3.

Leisure Centre



- The \$63.3M leisure centre is being delivered in partnership between Greenfields Development Company and Camden Council.
- This state of the art facility is located next to the Library and will be a great amenity for our schools and community.
- Construction is nearing completion.
- 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 Hotel



- The Hotel is under construction with final touches being made.
- 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

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

- LPC House is now open with several businesses already open.
- The 6 storey commercial building is 70% sold and leased.
- Businesses now open include:
 - Little Duck Café
 - Good Feeling Thai Restaurant
 - The Shepherd Centre
 - Kumon Oran Park Education Centre
 - Vibrant Chiropractic
 - PC Soft
 - Betta Care Disability Services
 - Espino Law
 - Backam Group
 - Empire Fire Protection & Safety
 - P & N Rogers
 - Beveridge Williams
 - It's Simple Finance

Commercial 3 & 4

- We now have DA approvals for both commercial buildings and we expect to go out to tender soon.

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-2025.



Residential Buildings



Metro North

- Our first residential building with 53 apartments was finished in 2022.

Metro Central

- Construction is now complete and residents have started moving into the second residential building comprising of 66 apartments.
- All apartments are now sold with the exception of one penthouse apartment on the top floor. Anyone interested in finding out more details can contact the Oran Park Sales Office.
- The building is a mixture of 1, 2 and 3 bedroom apartments and includes basement car parking and a communal rooftop.
- For more information <https://metrocentral.oranparktown.com.au/>

Residential 3

- We have development approval for our next residential apartment complex containing 177 apartments across two buildings.
- We will shortly be going out to tender with construction expected to commence later this year.



View from North East



Rooftop view

Artist Impression of Residential 3

Employment Land



Employment Land

- EG Service Station and KFC are under construction on the corner of The Northern Road and Dick Johnson Drive.
- Hungry Jacks and Starbucks will be lodging their DA soon.
- Industrial warehousing units now have approvals and construction is expected to commence soon.
- 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.
- A DA has been lodged by Suttons for a Truck Sales and Servicing Centre and they are awaiting approvals (DA has since been approved on 27/6/24).
- We are proposing to build a film and TV studio in this area. We are currently working with architects and producers to come up with a design and we intend to lodge a DA with Council in the next few months. Once approved we will go out to tender and subject to feasibility we will move forward with construction.



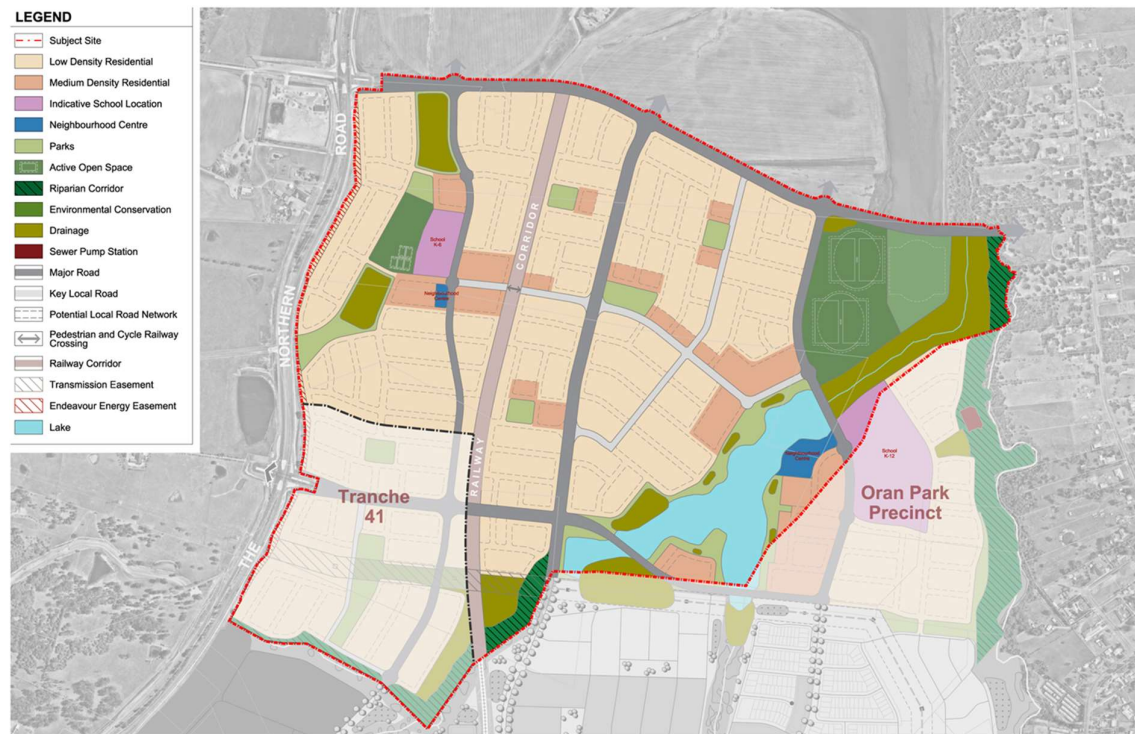
Residential development



Residential Development

- Our focus for residential development is to the north of the town centre in Tranches 26 and 41.
- Tranche 41 will be home to a 105 home Homeworld Display Village with construction to commence in the next few months on the new display homes.
- A new child care centre will be located in Tranche 41. We have been working with the Futuro, the operators of the child care centre, who are preparing a DA which is expected to be lodged with Council in the next few weeks.
- Tranche 26 is predominantly high quality terrace homes due to it's proximity to the town centre and lake to the north.
- Higher density close to amenity is an important planning principal and the housing mix provides people with housing choice in Oran Park.
- We recently received development approval for another medium density development on South Circuit (Tranche 29/5) and residents will soon see building activity in this location.
- Construction has commenced on 8 high quality terrace homes at Moffat Street.
- Construction will be commencing soon on a medium density development on the site of the temporary open space off Webber Loop near the second display village. The northern end of the site, near Peter Brock Drive, will be set aside to assist with construction of the metro line, and in the interim will remain temporary open space.

Oran Park North (Pondicherry)



- The name Pondicherry comes from the original farm holding which was located in this area.
- The suburb name for this development will be Oran Park, but for planning purposes, the area is referred to as the Pondicherry Planning Proposal.
- We are going through the final stages of a rezoning process.
- Plans were exhibited in April/May 2024 and Council is now considering submissions and final approval will hopefully occur by the end of 2024.
- A Voluntary Planning Agreement valued at \$205M has been approved by Council. Facilities will include:
 - Lake, wetlands and surrounding public park
 - 4 x soccer fields and associated facilities in large sports park
 - 5 sports courts and associated facilities in smaller sports park
 - 6 neighbourhood parks
 - Community centre on lake's edge
 - Dedicated cycle paths
 - Revegetated riparian area

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.

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.
- The park is going through a naming process and is proposed to be named Curtis Park.
- The park is under construction and is expected to be ready for use in January 2025.

Roads

- With construction now complete on Metro Central, Fordham Way has now been re-opened providing access to the commercial and residential buildings from Oran Park Drive.

Community BBQ's

Greenfields Development Company holds four free community BBQ's throughout the year, providing an opportunity for the community to come together. These are held across various parks during the warmer months. The next one will be held in Volunteer Park on Saturday 14 September.

Royce's Big Walk

Rugby League legend Royce Simmons will be embarking on a 300km walk through Greater Sydney to raise funds for Dementia research.

The course will see Royce arriving into Oran Park on Wednesday 14 August before making his way to the final leg of his walk where he will finish at BlueBet Stadium, Penrith.

Greenfields Development Company are proudly supporting Royce's Big Walk and we look forward to welcoming Royce to 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

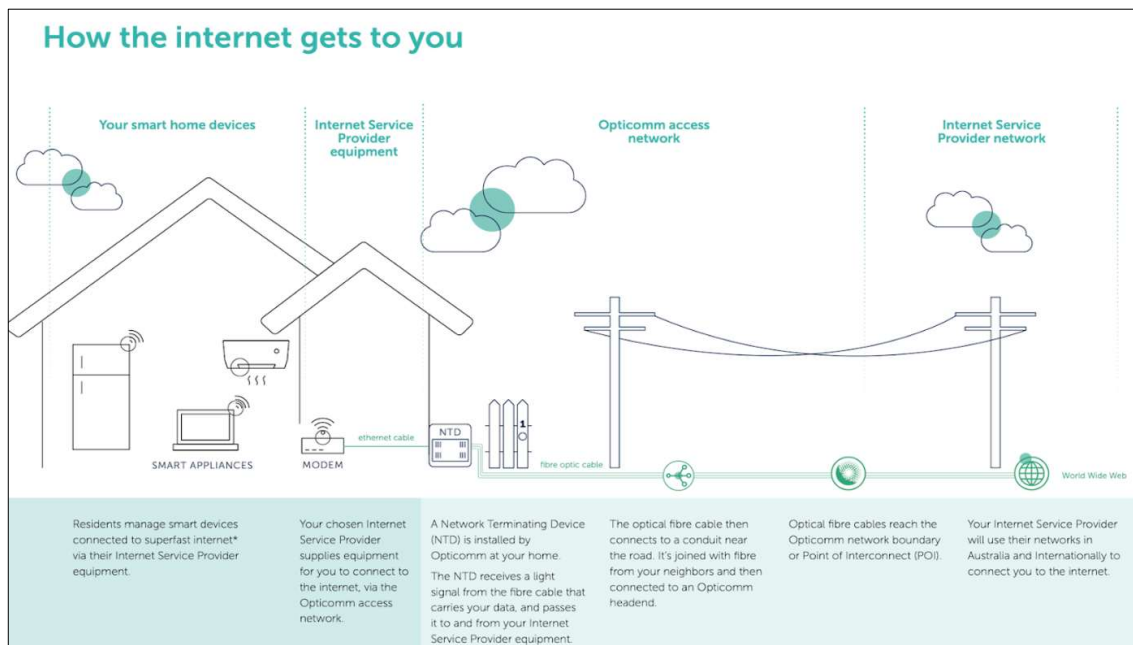
www.facebook.com/OPTCommunity

Opticomm Presentation

Opticomm representatives attended the meeting and gave a presentation. Below are some slides from their presentation.

About Opticomm

- Opticomm is a **wholesale** broadband provider
- We build & maintain the **Fibre to the Premises (FTTP)** network in Oran Park
- This means that we're responsible for the infrastructure that connects your home to our fibre network
- This allows for phone and internet providers (**Retail Service Providers - RSPs**) to provide their services to you, the **End User (EU)**



Internet & Phone Support Requests

Your RSP is responsible for your phone & internet services, and once connected, you'll be able to enjoy support from your chosen provider for the following:

- Upgrading or changing your services
 - Questions about your existing service, including speeds, service quality or reliability
 - Loss of phone &/or internet connection
 - Billing charges relating to your phone &/or internet plans
 - To discuss or reschedule a technician appointment you made directly with your provider
- As a wholesale provider, **we don't sell phone &/or internet plans directly to the public**; EUs don't have accounts with us, only RSPs do – **to get support for these services, you must contact your RSP.**
- In fact, **regulations restrict us from providing direct support to you** in relation to troubleshooting your phone &/or internet service.
- Also, **we cannot disclose any personal info you provide to us through to your RSP.**

NOTE: If your RSP lets you know that there is an issue with [Opticomm's](#) infrastructure, and is struggling to resolve the issue with us, please have them provide you with the wholesale ticket no., and we will ensure that our team continues to troubleshoot directly with the RSP.

Free-to-Air (FTA) TV Support Requests

- FTA TV works differently than phone & internet services; it's an **end-to-end service that we offer directly to EUs.**
- This means that we can help to resolve any support requests for you, without the middleman.
- To raise a support request with us:
- Visit opticomm.com.au/tv/fault
 - This will take you to an online form that will need to be filled out
 - This online form helps us to gather your contact details & important troubleshooting information
 - If you are having trouble submitting the online form, a 1300 number will be provided on the web page
 - When you call the 1300 number a member of our Customer Connection Information Desk (CCID) team will raise the support request on your behalf
 - Whether you raise the request via the form, or via the phone, you will be provided with a ticket number by email & acknowledgement that the ticket has been received and queued to be worked on in our system
 - You can then follow up the ticket by return email, or by calling the 1300 number