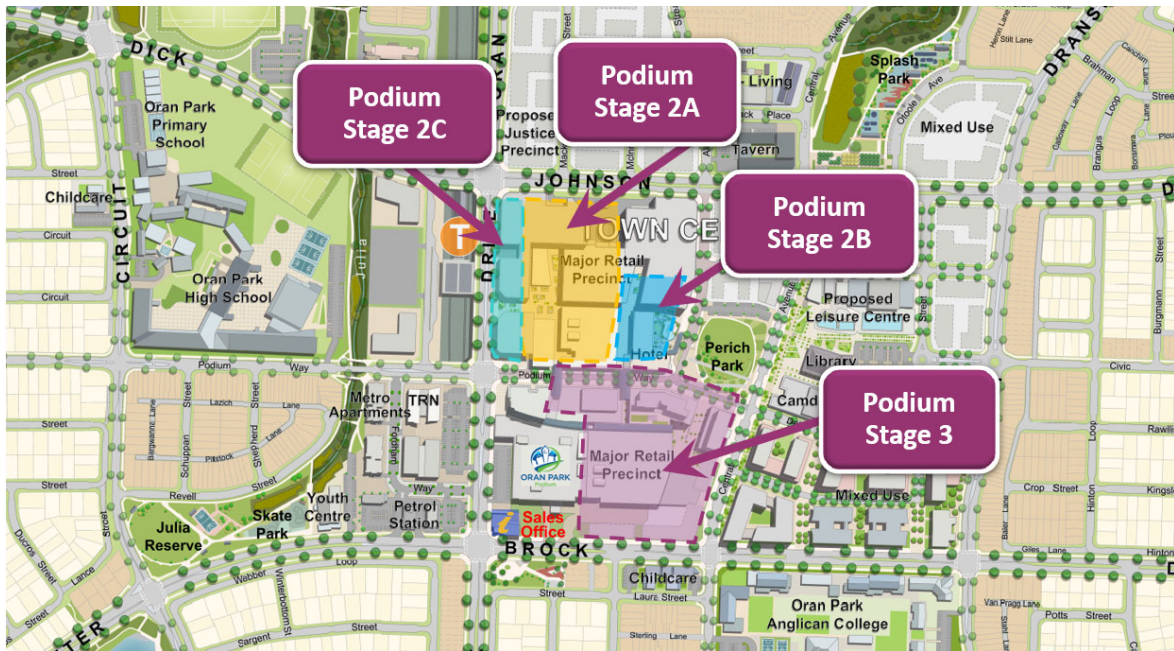


## Summary of Community Update Meeting - 26 November 2024



### Oran Park Podium

- Since our last meeting the following businesses have opened:
  - W Cosmetics
  - Kanhaiya's Grocery Hut
  - Oran Park Medical Centre
  - Discount Chemist
  - Smooth Dental & Podiatry
  - Panetta Mercato
  - Frosty Flamingo
  - Singh Smart Alterations
- New businesses to open include:
  - Cali Burgers
  - Sk8 Revolution
  - Suds Laundry Lounge
  - Post Office
  - Brow Expert
- Trails Early Learning, a new large child care centre located on level 1 of the Podium, will open in early 2025. They are currently taking waitlist enquiries: For more information call 1800 872 455 or email [enquiries@trailslearning.com.au](mailto:enquiries@trailslearning.com.au)
- The child care centre has a number of jobs available. To apply, send your CV directly to [oranpark@trailslearning.com.au](mailto:oranpark@trailslearning.com.au). View available positions at [www.trailslearning.com.au](http://www.trailslearning.com.au)
- A groundbreaking event was recently held for the Atura Hotel, a 184 room hotel with conference and meeting facilities as well as restaurant, bar, outdoor pool and retail on the ground floor.

- The hotel is being built by Infinity Constructions and is expected to open in the second half of 2026.
- We continue to work on upgrading the approval that we have for Podium Stage 3, the next stage of the shopping centre. This stage will include a discount department store as the anchor tenant, and we are in the very early stages of tenancy negotiations.

## Leisure Centre



- The \$67M Oran Park Leisure Centre delivered in partnership between Greenfields Development Company and Camden Council is now open!
- This impressive community facility is located next to the Library and is a fantastic amenity for our schools and community.
- The leisure centre is operated by BlueFit, who have extensive experience in managing leisure centres. The centre includes:
  - A 50-metre indoor swimming pool
  - Leisure and learn-to-swim pools
  - Spa and sauna
  - Indoor multi-purpose sports hall with four basketball courts
  - Gymnasium
  - Café
  - Creche
  - Basement car parking
- BlueFit offer a range of memberships. To find out more visit their website <https://oranparkleisurecentre.com.au/>

## Oran Park Hotel



- The wait is almost over for the much-anticipated opening of the Oran Park Hotel.
- The Hotel is expected to partially open before Christmas.
- 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



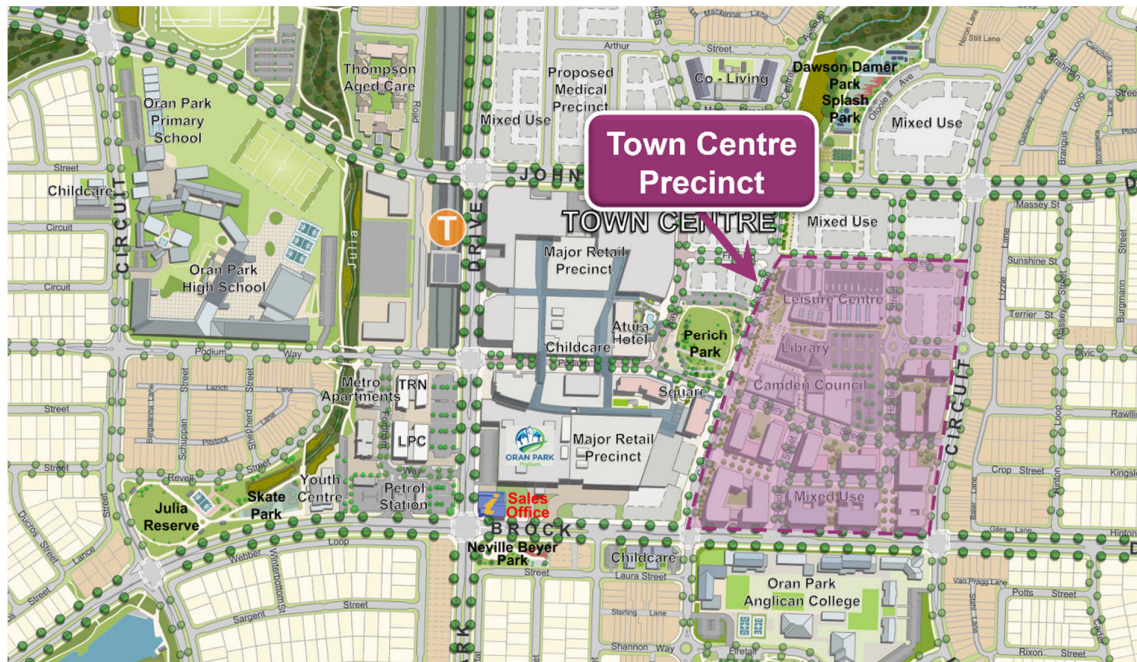
## Metro Precinct



The metro precinct is now mostly complete:

- TRN House is fully occupied
- LPC House is 75% occupied
- Metro North is 100% sold
- Metro Central is 100% sold

## Town Centre Precinct



- We're designing the next series of residential and commercial buildings which will be located opposite Oran Park Anglican College.
- We now have approvals for Residential 3, an apartment complex comprising of 177 apartments across two buildings and we will soon be awarding the contract for construction.
- We are currently working on plans for Residential 4 in preparation for lodgment with Council.
- We have approvals in place for Commercial 3 and 4 and we have gone out to tender for the construction of Commercial 4. Construction of Commercial 4 will commence in the second half of 2025.
- Commercial buildings 3 and 4 are the same size as TRN House and LPC House and will be similar in design.
- We are at the concept design stage for Commercial 5.
- We are aiming to lodge DA's for Residential 4 and Commercial 5 either at the end of this year or early next year.
- Seniors living operator Tulich have lodged a DA with Council for 196 independent living apartments which includes 14 assisted living apartments. To view the DA visit Camden Council's website (DA 2024/569/1)

## Employment Land



- The new EG petrol station and GYG recently opened and KFC opened in September.
- The DA for Hungry Jacks has been lodged and we are awaiting approvals. Starbucks will be lodging their DA before the end of the year.
- In June this year we announced that an Ambulance Station was to be built on a site near the Oran Park Fire Station. NSW Health have now purchased the site and are undergoing a design process.
- Construction will soon start on the Roomia storage facility which will be opening in 2025.
- A bulky goods development has been DA approved and they are awaiting construction approvals. This site is being privately developed.
- The second Oran Park Tavern has DA approval. This site is being developed by the same owners of the Oran Park Hotel.
- A second bulky goods site is being developed by Greenfields. The anchor tenant for this development is Officeworks. Another confirmed business for this development is Anytime Fitness.
- We've been made aware of a strong demand for film and tv studios in NSW and we've been approached by people in the industry to look at the possibility of addressing this need in Oran Park. Greenfields has seen this as an opportunity to create local jobs and has been working with experienced people to explore the viability of building a Film and TV studio in the Employment Lands precinct of Oran Park. We have now come up with a design that would cater for both local content and international productions and we're looking to submit a DA around February 2025. This proposal would require an investment of over \$100M and we would need support from the state government. Watch this space!



## Residential Development



- Most of our residential development is happening to the north of the town centre.
- Tranche 26 is predominantly high quality terrace homes due to it's proximity to the town centre and lake to the north. Terraces fronting Whiteman Park are now under construction with more homes around the park set to go under construction early in the new year.
- The medium density development by Everyday Homes at the corner of South Circuit and Civic Way, is part of Tranche 29, and is currently under construction. Adjoining this development is another medium density development to be constructed by Brolen Homes. They have recently been given DA approval.
- Camelot Homes have finished building a high-quality medium density development in Tranche 29.
- A boutique development consisting of 8 terraces is underway in Moffat Street.
- Construction will start around March/April on a medium density development in Webber Loop.
- Tranche 41 will be home to a 105 home Homeworld Display Village with display homes now under construction.
- A DA has been lodged by Futuro for a child care centre in Tranche 41.

### Oran Park North (Pondicherry)



- We are going through the final stages of a rezoning process.
- The rezoning will be reported to Council at their meeting on 10 December 2024, seeking final Council approval.
- If approved by Council, it will be sent to the State Government for finalisation.
- We expect the rezoning will occur in late-February 2025, and possibly sooner.
- We will be able to lodge Development Applications for residential subdivision and development once the rezoning occurs.



## New Baseball Field



- Construction is nearing completion on a full-size competition baseball field next to Barramurra Public School. The facility includes an amenities building and car park.
- We expect the facility will be ready for use after Australia Day 2025.
- This is a staged facility with two minor fields to be delivered by Camden Council at a later time.

## Roads

- There are minor works at Grand Prix Park along Peter Brock Drive to improve access for Council to carry out maintenance to the gross pollutant trap.
- Basin works are also underway in Kolombo Reserve to address the accumulation of sediment over time, which has occurred partly due to delays in obtaining approvals for the construction of Doohan Reserve. The work involves removing the sediment to deepen the water level and re-establishing the vegetation, all of which will improve water conditions in the basin.

## Community BBQ

- Community BBQs are held four times a year in various parks as part of Greenfields' community development program. These events aim to foster connections among residents and strengthen community bonds.
- In the second half of the year BBQs were held in Family Hill Park and Volunteers Park.

## Community Newsletters

- Community newsletters are issued quarterly.
- They are available online or you can subscribe at [www.oranparktown.com.au/live/community/news/](http://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](mailto: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](http://www.facebook.com/OranParkTown)  
[www.facebook.com/OPTCommunity](http://www.facebook.com/OPTCommunity)