

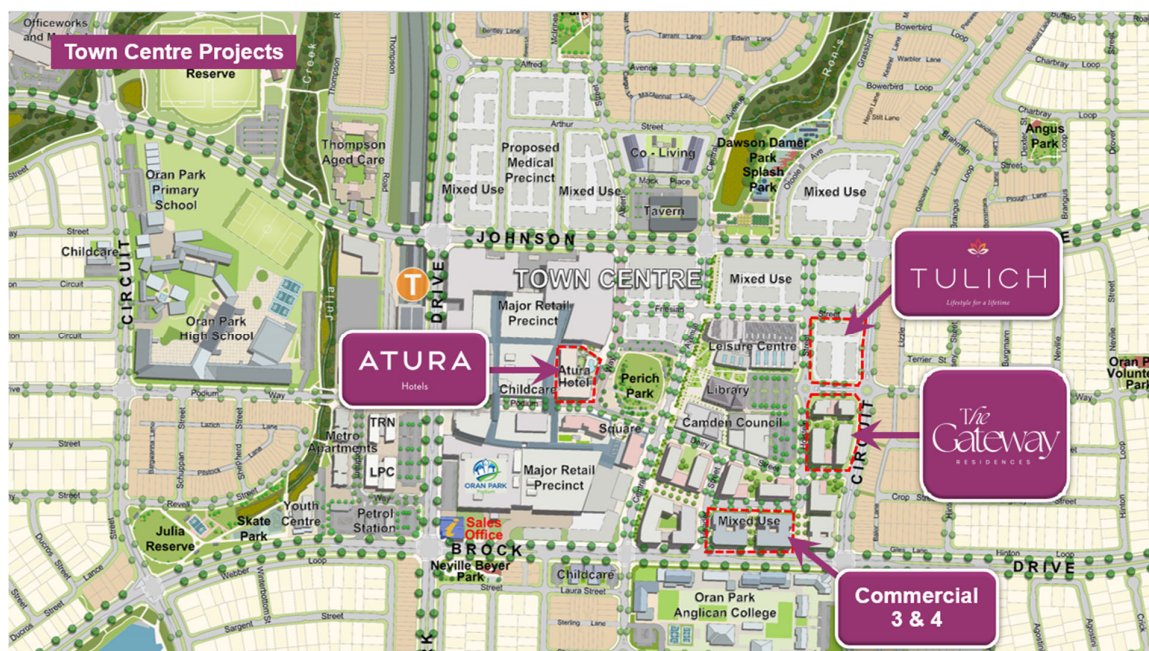
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- The next stage of the Podium (Stage 3) was approved by Council 5 years ago. As some time has passed since then, Greenfields Development Company is currently making some adjustments to the plans.

- Since our last meeting the following businesses have opened:
 - Australia Post - there has been a significant effort to secure a post office in Oran Park, as Australia Post typically does not open new locations. However, they have acknowledged the rapid growth of Oran Park, particularly the increasing number of businesses in the area.

- Cali Burgers
- Camy's Charrill Chicken
- Sk8 Revolution
- Anytime Fitness 2.0

- For more information call 1800 872 455 or email enquiries@trailslearning.com.au



- Construction is continuing on the 184 room Atura Hotel, which includes conference and meeting facilities as well as a restaurant, bar, outdoor pool and retail on the ground floor.

Once hotel construction is complete, Podium Way will be extended through to Dick Johnson Drive and there will be a direct pedestrian connection between the Podium, Perich Park and the civic precinct.

- The Gateway (residential 3) building – we are about to commence construction on the 177 apartment complex.
- TRN are continuing civil works opposite Oran Park Anglican College in preparation for future commercial and residential buildings.
- Commercial 3 & 4 buildings – are designed as twin buildings similar to TRN House and LPC House. They are also similar in size and height.

We will be building the basement car park for both buildings and then construction will commence on the commercial 4 building, followed at a later stage by commercial 3.

- Residential 4 – is located near the corner of Peter Brock Drive and South Circuit. A development application will soon be lodged with Camden Council for this development.
- Commercial 5 - is located on the corner of Peter Brock Drive and South Circuit. We are currently working on the design and are aiming to create a landmark building that makes a strong statement at this prominent location.

Oran Park Lifestyle Village



Oran Park Lifestyle Village - view from Civic Way

- Tulich Family Communities is a family-owned company and are pioneers in the seniors living industry.
- They purchased a site in the Oran Park town centre behind the leisure centre where they will be building the first high density retirement living development in Oran Park for over 55's.
- The development will consist of 196 apartments across two buildings with two levels of basement car parking. Facilities will include roof-top terraces for residents and on-site concierge.
- The development will have a commercial ground floor including a café, restaurant, hairdresser and allied health which will also be open to the public. Providing community integration is a key design feature to ensure the facility is a vibrant and energetic place.
- All approvals are now in place for this development and they are looking to start construction within 12 months. Construction of the entire development is expected to take 36 months, however the first stage will be complete and ready for residents to move into between 12-18 months after construction commences.

Community Facilities

- We have many community facilities that residents can enjoy and these have been delivered by Greenfields Development Company under a Voluntary Planning Agreement with Camden Council. Facilities include:
 - Oran Park Library
 - Oran Park Leisure Centre
 - Julia Reserve Community Centre & skate park

- Dawson Damer Park & splash park
 - Gardner Reserve
 - Jack Brabham Reserve
 - Doohan Reserve & all abilities playground
 - Newly opened Curtis Park baseball facility
 - 16 neighbourhood parks with two more currently under construction and due to open soon.
 - The second stage of Ron's Creek is also under construction and once complete will provide an important link from the lake district into the town centre, as well as provide a connection between Grassbird Avenue and Central Avenue.
- These facilities are well connected with footpaths and cycleways.



Oran Park Hotel



- All the facilities in the Hotel are now open.
- The three-storey Hotel includes:
 - Restaurant and bistro
 - Papi's pizzeria and café
 - Beer garden
 - Jinja Rooftop cocktail lounge
 - Cinemas and Crush Bar
 - Function rooms

First Floor



Employment Land



- Suttons Truck Yard is under construction. They will offer truck sales as well as servicing. They are currently using a portion of their land for truck storage.
- The Roomia self-storage facility is under construction
- A bulky goods site is being developed by Greenfields. The confirmed tenants for this development are Officeworks, Supercheap, Petbarn and Anytime Fitness. We are in negotiations with a veterinary service and other proposed businesses.

DA approval has been received for this development and we will soon go out to tender for a builder for this project.



Residential Development

Residential development



- Marian's mana is predominantly high quality terrace homes due to it's proximity to the town centre and lake to the north. It's a walkable neighbourhood with beautifully landscaped streets offering diverse housing styles to suit different needs.

The precinct has two neighbourhood parks as well as several pocket parks, all well connected with walking paths. Landscaping in Marian's Mana will be managed through a community title scheme to keep landscaping to a high standard.

Construction is underway on terraces and homes fronting Whiteman Park.

- The third stage of Tranche 28, adjacent to the school site is about to go under construction
- Tranche 29 – Terrace homes by Everyday Homes are under construction and nearing completion.

Construction is soon to commence on terrace homes by Brolen Homes located to the north of the Everyday Homes development.

Brolen Homes have commenced construction on detached dual frontage homes along Civic Way, to the east of the Everyday Homes development.

These homes offer easy access to the town centre and its amenities.

- Construction is almost complete on a boutique development by Brolen Homes consisting of 8 terraces in Moffat Street.
- Construction will soon commence on a medium density development by Everyday Homes in Webber Loop.

Pondicherry Rezoning



- Big news for Greenfields Development Company is the recent rezoning approval for Pondicherry. Greenfields started the rezoning process in 2015!
- This newly rezoned land will provide more residential development, a 10 hectare lake, district playing fields and additional community facilities.
- The proposal includes a Voluntary Planning Agreement with Camden Council valued at \$205 million for the delivery of community infrastructure.
- This approval allows us to now lodge development applications for residential subdivision and development.

Lake Pondicherry



Other News



- Construction is nearing completion on the 105 home Homeworld Display Village.
- A development application has been approved for a new child care centre to the north of the Employment Lands. Civil works are currently underway and once these are complete, construction will commence.
- We've lodged a DA for Oran Park Film Studios which will consist of three large film studios, production offices, workshops and a multi-decked car park facility.
Greenfields is in discussions with government through Creative NSW investigating funding opportunities.
- SBS have put out an expression of interest seeking another site in western Sydney and we have taken the opportunity to lodge a submission. We've nominated a site in the town centre along Dick Johnson Drive, adjacent to the leisure centre. Our proposal is for a commercial building that will provide 15,000 sqm floor space, providing enough space for SBS to grow into.
- Notre Dame recently held a UniPath Program and several local high school students took part in the session.

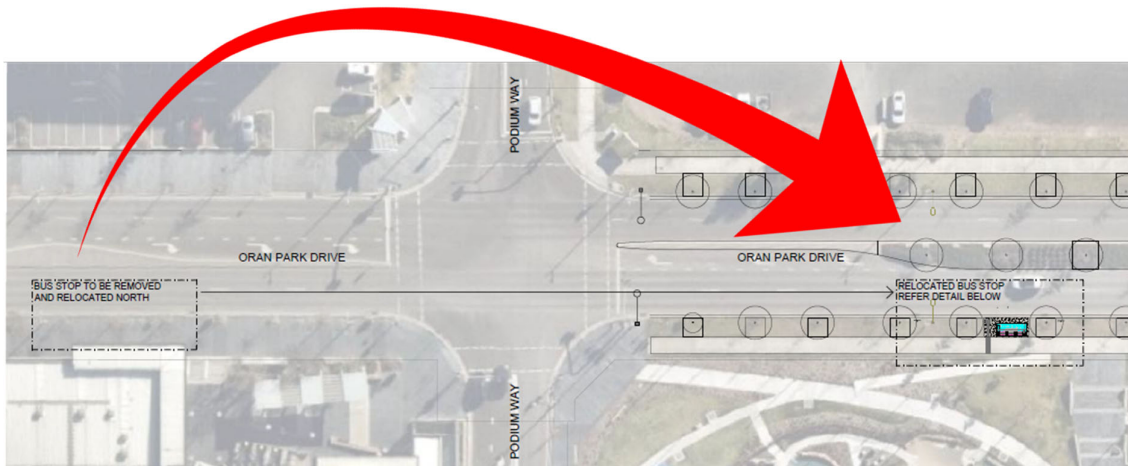
We've been advised that the first under-graduate course will be delivered in 2026 from the Oran Park Study Centre on level 1 of TRN House. The under-graduate course will be a primary school teaching degree. Notre Dame are working on other degrees but they're not yet confirmed.

- New Bus Routes – Transport for NSW will be introducing changes to Oran Park bus routes to better support the needs of our growing community, improving access and connectivity for residents. Changes are expected to come into effect in September.

As part of these changes, nine new bus stops will be installed, eight of which will include a shelter for the comfort of passengers.

In addition, the bus stop currently in front of the Podium Shopping Centre will be relocated to a new position outside the children's playground, in front of the new section of the Podium. This will improve safety and resolve sight distance issues. A bus shelter will be provided at the new location to provide weather protection and improve convenience for commuters.

A new rapid bus service to the new airport will also be introduced once the airport opens in 2026.



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