

MARIAN'S
MANA



FAQ

FREQUENTLY ASKED QUESTIONS

Oran Park



WHAT IS A COMMUNITY TITLE?

Community Title is a land titling scheme whereby purchasers own their land and maintain any building constructed on their land, much like Torrens title. Under a Community Title, parcels of land (known as Association property) are owned by the members of the Scheme (known as the Association). The Association is the registered proprietor of the Association property and is responsible for the care and maintenance of that property and any other maintenance costs associated with the Scheme. The residents elect a committee that manages the association with the help of a licensed scheme manager.

WHAT ARE THE EXPECTED LEVIES?

The levies are determined by an allotment's unit entitlement (UE) which is largely influenced by lot size. Quarterly levies for a 300m² lot are estimated at \$250. Levies increase as the lot size / UE increases. Quarterly levies for a 550m² are estimated at \$390. These levies are estimates only and are subject to change based on CPI and when estimated costs become 'actual' costs.

WHAT DO THE LEVIES CONTRIBUTE TO?

Levies contribute to the general upkeep of the Estate and the on-going landscape maintenance of all public spaces. This includes mowing and edging of all public lawns; regular mulching, watering and maintenance of garden beds; replacement of street trees and planting as required just to name a few things your levies contribute to.

WHEN WILL LEVIES COMMENCE?

No earlier than 1st July 2026. At this time, areas of Marian's Mana will still be under the Developer's maintenance period so only a portion of the levy would be payable. The levy would increase every 3 – 6 months until all maintenance is transferred to the landscape contractor which is when 100% of the levy would be payable.

WHAT IS OWNED BY THE COMMUNITY ASSOCIATION AND WHAT IS OWNED BY COUNCIL?

Council will own the roads and local parks, just as it would in any other area of Oran Park. The Association will own the smaller pocket parks and pedestrian links which are scattered throughout Marian's Mana. A plan is available from the OP Sales Office should you wish to request additional information.

DOES THE ASSOCIATION SET ANY RULES OR REGULATIONS THAT RESIDENTS NEED TO ABIDE BY?

Community Schemes must have a Community Management Statement (CMS). The CMS contains by-laws which are general in nature and ensure that a base level of urban design, house rules and behavioral expectations are clear across all members of the Scheme. The Marian's Mana CMS is available for your review from the OP Sales Office.

ARE THERE ARE ITEMS WITH MARIAN'S MANA WHICH ARE FOR THE EXCLUSIVE USE OF THE MEMBERS OF THE SCHEME?

All local parks in Oran Park, including the parks in Marian's Mana, can be used by anyone. No public space within Marian's Mana is for the exclusive use of its residents.

CAN ANYONE ACCESS THE PARKS AND OPEN SPACES REGARDLESS IF THEY'RE RESIDENTS OF MARIAN'S MANA OR NOT?

Yes, the wider community are welcome to enjoy the facilities available at Whiteman Park and Brooking Park.

WHY IS IT CALLED MARIAN'S MANA?

Marian was a person who loved to welcome people and is dear to Oran Park. She was known for hosting guests, cooking, and spending time with loved ones. She loved her garden, collecting books, reading and was fond of Australian artists. In the local Aboriginal Dharawal language, Mana means meeting place. This name has been chosen as we intend for the residents to feel at home whilst enjoying the many meeting places in Marian's Mana.

WHAT MAKES MARIAN'S MANA UNIQUE TO OTHER LAND RELEASES IN ORAN PARK?

Urban Design

Marian's Mana will mature into a community that is unique to the other releases in Oran Park for several reasons. There will be unique estate entry statements which include signage and generous landscaping to mark the sense of arrival to this unique place within Oran Park. Marian's Mana contains premium pavement finishes at key locations and black street light columns like those found in the Oran Park Town Centre. The estate is scattered with green pedestrian links and pocket parks which provide residents with the opportunity to interact and connect with the community.

Landscaping

Marian's Mana has been designed to increase the landscape embellishment typically found in Oran Park. Local streets will contain additional planting and garden beds, vehicle and pedestrian laneways have been designed to provide additional trees and planted areas. All the pocket parks will be well embellished and contain paving, turf and park benches and will become enjoyable additional spaces to spend time. All these elements will be maintained by an external landscape contractor, not Council nor the residents, so you can rest assured knowing that public lawns will be mowed and the garden beds kept tidy which helps the estate to maintain a sense of quality and neatness.

Design Guidelines

Streeton Precinct has a unique set of Design Guidelines. Although these Guidelines are similar to the Oran Park Estate Design Guidelines, there are unique requirements for front fencing and colour palette to assist in the development of a strong, consistent character across Marian's Mana.

Amenity

Marian's Mana is located adjacent the Oran Park Town Centre and within walking distance to some of Oran Park's greatest amenity such as Dawson-Damer Splash Park, Oran Park Leisure Centre, the Podium and all its food offerings, the Oran Park Hotel and the Oran Park Library. Marian's Mana will also contain two large local parks which all homes will be near your front door.

HOW LONG UNTIL MARIAN'S MANA IS COMPLETE?

We anticipate Marian's Mana to be complete within 5 – 6 years following the registration of the Streeton Precinct. Streeton is the first of 5 precincts being offered for sale in Marian's Mana and will register in two stages.

The first stage should register in mid 2024 with the second to follow 12 months later. All purchasers must complete their build within 2 years of ownership.

The construction phase for the town homes in the other 4 precincts will begin in late 2024. There are multiple sub-stages within these precincts and not all homes will commence at this time. We anticipate the first homes to complete in late 2025 and the later stages to gradually complete in the following 2 – 3 years, depending on market conditions.

Whiteman Park is expected to be open to the public in 2024 and Brooking to be complete and open before mid 2025.

WHAT ARE THE PRECINCTS AND WHO ARE THEY NAMED AFTER?

A common theme in Marian's Mana is the celebration of Australian Artists. Most of the roads are named after Australian artists and each of the Precincts have been too. The Precincts have been established to create unique areas within Marian's Mana and each Precinct will have slight differences in architecture and urban design than one another. For more information on the artists and a short biography, please refer to the Marian's Mana brochure available from the OP Sales Office.

HOW MANY DWELLINGS WILL THERE BE?

There will be approximately 600 dwellings in Marian's Mana on completion.

WHAT ARE THE FENCING REQUIREMENTS?

All homes in Marian's Mana require unique fencing. We have developed a fencing policy which is included in the Streeton Design Guidelines which explains the requirements for your home in more detail.

Front fences comprise of a keystone block base which varies in height depending on your lot's retaining requirements. A palisade fence will sit above the keystone base. The fence will incorporate two blade walls, one on the boundary and another adjacent the driveway which will incorporate your letterbox.

Corner lots which have fencing on a secondary street is to comprise of a painted lapped and capped timber fence with masonry pillars at equal centres. There are alternative options including:

- Upgrade fence to rendered masonry to match your façade, or
- Set the fence inside the property boundary 750mm with a row of hedging plants installed on the outside of the fence. Under this option, masonry pillars are not required.

SKETCHES OF FENCES



With front retaining wall | Indicative Perspective



No front retaining wall | Indicative Perspective



Side fence with painted timber lapped and capped fence with and masonry pillars | Indicative Perspective

Additional information on the fencing policy is contained within the Streeton Design Guidelines. Please contact the OP Sales Office should you require any additional information.

Oran Park Sales Office
340 Oran Park Drive, Oran Park NSW 2570

Call 02 9043 7500
salesoffice@greenfields.net.au



ORAN PARK

