

MARIAN'S
MANA

STREETON

Oran Park

STEP INTO A WORLD OF
RELAXED ELEGANCE AT
MARIAN'S MANA

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AN URBAN LIFESTYLE IN
A LUSH GARDEN SETTING

Welcome to Streeton, the only precinct in Marian's Mana which offers the unique opportunity to build your own home on vacant land.

Marian's Mana is a beautiful urban village which offers a tranquil lifestyle surrounded by gardens, green communal spaces and a lush tree canopy, all managed under a Community Title Scheme.

Located near Oran Park's popular amenities and shopping precinct, Marian's Mana offers a lifestyle that blends nature with urban conveniences.

This premium neighbourhood features two generously sized local parks as well as a delightful series of pocket parks and green pedestrian walkways.

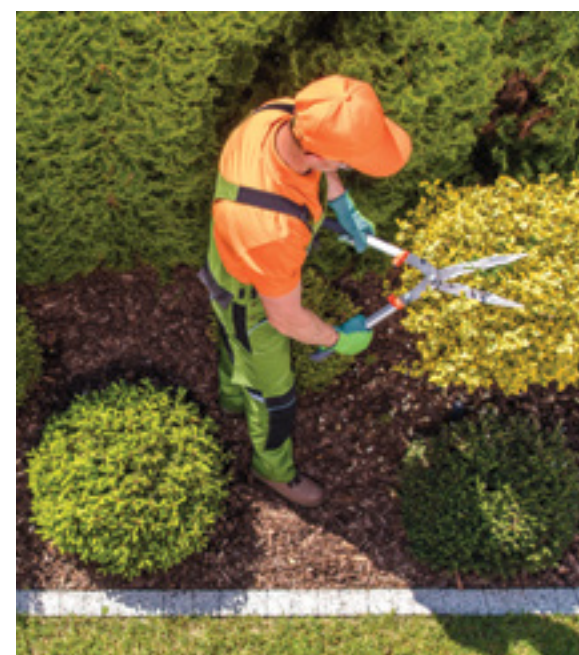




CLOSE TO EVERYTHING

Marian's Mana gives you easy access to a range of community amenities while still being tucked away from the hustle and bustle of urban life.

You're close to a mouthwatering range of restaurants and cafés where you can catch up with friends. You'll be near the Podium Shopping Centre and the Oran Park Hotel which is one of the largest pubs in Sydney with a rooftop bar and boutique cinema. There is plenty of space to keep active, with over 115km of walking paths, a leisure centre, the future Lake Pondicherry and many recreational parks throughout Oran Park.



ENJOY LUSH SURROUNDS

Marian's Mana is a Community Title subdivision. This means that residents benefit from a range of exclusive advantages for a quarterly fee.

This scheme provides quality finishes around the neighbourhood with manicured landscape features unique to Marian's Mana.

Private contractors will regularly maintain verges, gardens, walkways and open spaces to a premium standard, making Marian's Mana stand out from surrounding areas.

This approach to landscape maintenance will help in maintaining your property's value and also impact the way your neighbourhood evolves over time.



OFFERING A RANGE OF BUILT ARCHITECTURAL HOMES AND LAND FOR BESPOKE FAMILY RESIDENCES

Marian's Mana is your opportunity to live in a premium pocket of Oran Park.

LEGEND

- | | | |
|---------------------------|--------------------------|--|
| Architectural Built Homes | Padmount Substation | Sewer Maintenance Hole |
| Land for Sale | Transmission Tower | Stormwater Pipe |
| Dual Occupancy | Basin/Wetland | Stormwater Pit |
| Future Lots | Rail Corridor | Stormwater Easement |
| Access Denied | Transgrid Easement 330kV | Easement for Support Maintenance Retaining Wall (0.9 Wide) |
| Indicative Retaining Wall | Sewer Pipe | Marian's Mana Community Scheme Boundary |
| Footpath | Sewer Maintenance Shaft | |



SALES PLAN NOTES

1. All lots in this release are part of the Marian’s Mana Community Scheme. The Community Scheme provides benefits for the residents whereby estate landscape maintenance is maintained to a minimum standard at all times. These costs are to be shared amongst all lot owners in the scheme. All purchasers will be members of the Scheme and required to abide by the bylaws set out in the Marian’s Mana Community Management Statement. Further information is available from the Oran Park Sales Office.
2. All lots in this release are part of the “Streeton Precinct” within the “Marian’s Mana Community Scheme”. All purchasers will be members of this Precinct and required to abide by the bylaws set out in the Streeton Precinct Management Statement. Further information is available from the Oran Park Sales Office.
3. The purchaser is required to build a home with an “Accredited Oran Park Builder” and in accordance with the Streeton Design Guidelines. Purchasers should refer to the Accredited Builders list on the Oran Park website. Further details are available from the Oran Park Sales Office.
4. The purchaser is required to build a front fence and / or side fence in accordance with the Streeton Design Guidelines.
5. Lots in this sales release may have been filled, in part or whole, during road and drainage construction and intending purchasers should satisfy themselves of all special requirements which Council may have in relation to building on these lots.
6. Sewer locations shown are based on current design information only and the Developer accepts no responsibility for the accuracy of these locations. Position of sewer lines shown is in accordance with current design plans. Final position of sewer lines as constructed may vary. Intending purchasers should make enquiries at Sydney Water for such final sewer location prior to building commencement. Council may have specific requirements for a building located in close proximity to sewer lines.
7. Intending purchasers should ascertain the requirements of Council and servicing authorities relating to the allotment prior to purchase.
8. Dimensions and areas are subject to the registration of the Deposited Plan.
9. Allotment marking will be completed prior to registration by a registered surveyor in accordance with the Survey Practice Regulations 2001. The Developer accepts no responsibility for the accuracy, preservation and replacement of survey marks.
10. All residential lots are burdened with restrictions on the Use of Land as set out in the section 88B instruments.
11. The land uses shown herein are correct to the best knowledge of the Developer as at January 2024. The Developer can accept no responsibility for future variations to any land uses or zonings. Intending purchasers should satisfy themselves as to the current status of information by contacting the relevant authorities direct.
12. Unless otherwise stated herein, the Developer will not contribute to the cost of boundary fencing.
13. SERVICING: The following information has been determined as at January 2024. If further information is required, intending purchasers should contact the relevant servicing authorities direct.

Water: (Sydney Water)
Electricity: (Endeavour Energy)
Sewer: (Sydney Water)
Communications: (Opticomm)
Gas: No Gas Supply within this release.

- Lot classifications will be determined in accordance with AS2870 – 2011 Residential Slabs and Footings. A geotechnical report will be supplied to Camden Council. Intending purchasers should satisfy themselves as to the classification and any requirements Council may have in relation to these lots. Purchasers are notified that this site may be affected by urban salinity.
14. To ascertain whether any applications have been lodged on any adjoining or nearby properties, any person may during ordinary business hours and free of charge, inspect the register of applications for development consent held at the office of Camden Council.
15. The Developer makes no warranty in relation to the area within and surrounding its estate, and its future facilities or developments in the vicinity of this area. This plan is a statement of a present intention only based on the best available knowledge at the time, which may change due to future circumstances and any such statement will not amount to a legally enforceable representation.
16. The plan shown in this brochure is a concept plan based on information provided to the Developer at the date of production of this brochure. The concepts depicted in this brochure do not amount to a warranty and are subject to change without notice. The Developer accepts no liability for any such change.
17. This document should be read in conjunction with the document “Masterplan” dated November 2023.
18. The Developer reserves the right to withdraw any lot from sale.
19. If the purchaser has not substantially commenced the home within 24 months after the acquisition date the Developer may buy back the lot in line with the terms and conditions set down in the contract.
20. All lots will be provided with one point of connection for services. If further connections are required for an individual lot, these will be the responsibility of the purchaser.
21. Dual occupancies and secondary dwellings of greater than 60 square metres will be expressly precluded from being built on lots in this release except where indicated on the Sales Plan.
22. Purchasers are advised they are not permitted to on-sell vacant lots.
23. Some lots may be impacted by acoustic requirements. Buyers of these lots should satisfy themselves of the construction requirements before proceeding with the purchase of these lots. Further details are available from the Oran Park Sales Office.
24. Some lots may be subject to Bushfire Attack Levels and homes need to be built to specific standards. For further details contact the Oran Park Sales Office.
25. Purchasers are advised that the future North-South Rail Line may be in proximity to the subject lots. Further details are available from the Oran Park Sales Office.
26. The timing of registration is subject to a number of factors that are outside of the control of the Developer. The Developer accepts no responsibility for any delay or liability for any costs incurred by buyers as a result of any such delay. Buyers should refer to the Oran Park website for updates on expected registration dates.
27. Driveway locations have been predetermined and are fixed. The developer will construct the driveway crossovers and laybacks, and all homes are required to align with these driveway locations as shown on the plans. No change to these driveway locations will be permitted. Restriction to this extent is included in the 88B. Further detail is available from the Sales Office.

^Conditions apply. Refer to Contract for Sale of Land. Greenfields Development Company reserves the right to vary prices and withdraw any lots for sale.



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ORAN PARK



GREENFIELDS