

**River**  
Projects

**Information Memorandum  
34, 34A & 36 Orient Street, Greta**

**Total land size 8.59ha  
Residential Rezone Opportunity**





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# the project.

- 01. 34 Orient Street, Greta
- 02. 34A Orient Street, Greta
- 03. 36 Orient Street, Greta







- A 34 Orient Street, Greta
- B 34A Orient Street, Greta
- C 36 Orient Street, Greta

**NOTE:** Measurements are a guide only and may not be absolutely accurate.





River Projects are proud to represent the vendors in the sale of **34, 34A & 36 Orient Street, Greta.**

The properties boast significant rezone potential, being bordered on two boundaries by already rezoned property. R5 zoning along the South West boundary, and R2 zoning along the North West boundary. The property is currently zoned RU2.

Greta has recently seen significant demand due to population increase which has seen nearby estates sell-out with increased pricing.

The land is not encumbered by flood zoning and has potential access via the newly built road (Reginald Street) to the North West boundary.

Located on the edge of the popular Wyndham Ridge Estate, with close proximity to:

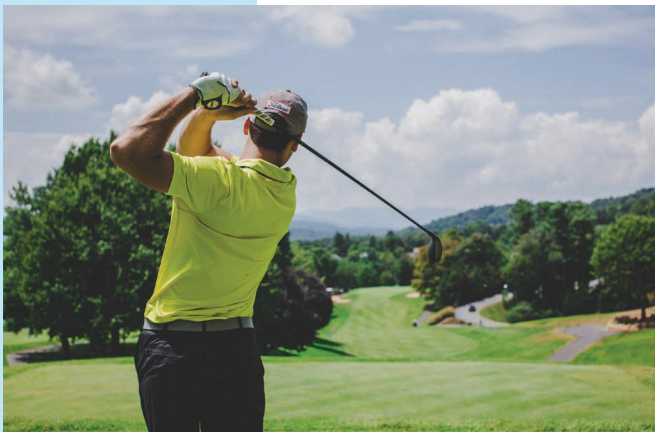
Local shops and grocery stores	➤	3 mins
Huntlee Tavern / Coles Supermarket	➤	9 mins
Hunter Expressway	➤	9 mins
Rutherford Shopping Complexes	➤	17 mins
Maitland CBD	➤	21 mins
Hunter Valley Vineyards	➤	22 mins
Stockland Green Hills Shopping Complex	➤	27 mins
New Maitland Hospital	➤	28 mins

For more information, please contact the below selling agents:

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# Location.

## Greta. Branxton. East Branxton.

Based along the New England Highway between the major localities of Singleton and Maitland, Greta, Branxton and East Branxton are neighbouring suburbs containing a mix of rural and residential areas.

With a combined population of more than 6500 residents, the three adjacent townships are small but flourishing areas surrounded by a number of sparsely populated rural communities including Leconfield, Dalwood, Lower Belford and Belford.

For years the townships of Greta, Branxton and East Branxton sat along the direct route to the major coal mining areas of the Upper Hunter. The opening of the Hunter Expressway in 2014, which joins the New England Highway west of Greta, created a bypass around Branxton that significantly reduced the amount of heavy traffic travelling along its main street. The Expressway also created a more direct connection between the area and Newcastle, significantly reducing travel times and renewing property interest in the region, with a number of residential estates being developed in the area.

Making the most of this connection, a new regional city, Huntlee, is growing rapidly along the southern boundary of Branxton. Once fully developed the new town is expected to comprise 7300 new homes, a town centre, open spaces and recreation areas, as well as around 200 hectares of employment land capable of generating more than 3000 jobs.

Greta and Branxton are both located on the main northern railway line and have their own railway stations on the Hunter line, linking to Maitland in approximately 40 minutes or Newcastle in around an hour. They are also at the northern end of Wine Country Drive, which provides access to the world-renowned cellar doors and wineries of Pokolbin.

Both suburbs have small commercial precincts located around the highway, with a mix of essential services, retail and food outlets. There are a range of sporting and recreational facilities in the adjoining suburbs, including a council-run swimming pool, the Miller Park sporting complex and the Branxton Golf Club.



## Around Greta / Branxton

**10 mins**

Lochinvar



**17 mins**

Pokolbin



**18 mins**

Rutherford



**21 mins**

Singleton



**25 mins**

Maitland



**25 mins**

East Maitland



**28 mins**

Stockland Green Hills



**48 mins**

Newcastle Airport



**51 mins**

Newcastle



**2 hrs 5 mins**

Sydney CBD



### Schools

Tilly's Play & Development Centre, Greta

St Nicholas Early Education Centre, Branxton

Greta Public School, Greta (K-6)

Branxton Public School, Branxton (K-6)

Rutherford Technology High School (7-12)

Hunter Valley Grammar School,  
Ashtonfield (Prep-12)



### Shopping

Branxton IGA Plus Liquor

Huntelee Tavern & Coles

Rutherford Shopping Complex  
- Woolworths, Coles & Aldi

Pender Place Shopping Centre, Maitland

Stockland Green Hills, East Maitland



### Food & Drink

Tattersall's Hotel, Greta

Royal Federal Hotel, Branxton

Huntelee Tavern

Hunter Valley Vineyards Restaurants







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## Information Memorandum

# 34 Orient Street, Greta

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# Opportunity summary.

**Address:** 34 Orient Street, Greta.

**Size:** 1.7ha.

**LGA:** Cessnock City Council.

**LEP:** [Cessnock Local Environment Plan](#).

**Zoning:** RU2 Rural Landscape.

**Potential (STCA):** Rezone and residential subdivision.

**Improvements:** The property has improvements made of a home.

**Rental return of existing dwelling:** \$300 p.w.

**Access:** Current access via Orient Street, Greta.

**DP:** Lot 290, DP 755211

**Terrain:** Cleared.



**NOTE:** Measurements are a guide only and may not be absolutely accurate.



# Property Dimensions.

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A	48.8
B	45.7
C	182.8
D	80.0
E	228.3

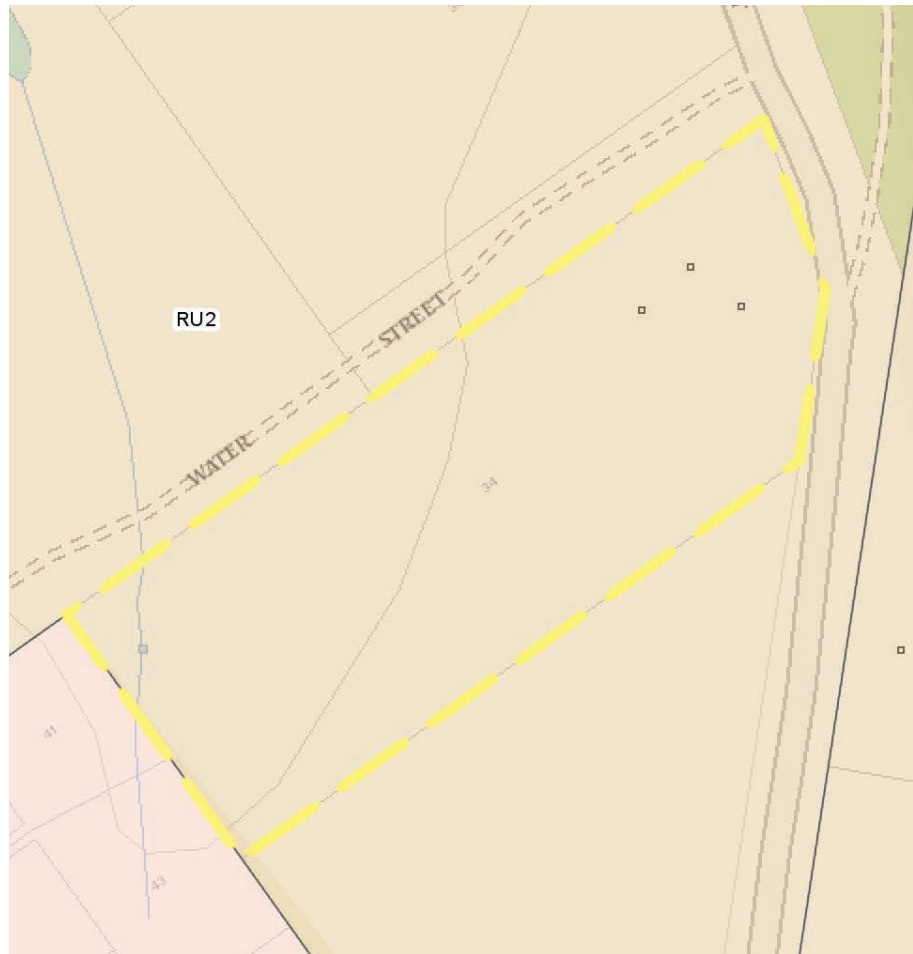
**NOTE:** Measurements are a guide only and may not be absolutely accurate.





# Property Zoning.

Property is zoned RU2.



Map from ePlanning Spatial Portal.





## Information Memorandum

# 34A Orient Street, Greta

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Projects

NOTE: Measurements are a guide only and may not be absolutely accurate.



# Opportunity summary.

**Address:** 34A Orient Street, Greta.

**Size:** 5.39HA.

**LGA:** Cessnock City Council.

**LEP:** [Cessnock Local Environment Plan](#).

**Zoning:** RU2 Rural Landscape.

**Potential (STCA):** Rezone and residential subdivision.

**Improvements:** The property has improvements made of a home, a granny flat and a large shed.

**Rental return of existing dwelling:** \$675 – \$700 p.w.

**Access:** Current access via Water Street off Orient Street, Greta.  
Potential access off Reginald Street, Greta.  
Potential access off Popham Street, Greta.

**DP:** Lot 2, DP 623105

**Terrain:** Sparsely treed.



**NOTE:** Measurements are a guide only and may not be absolutely accurate.



# Property Dimensions.

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A	241.3
B	223.0
C	241.3
D	223.1

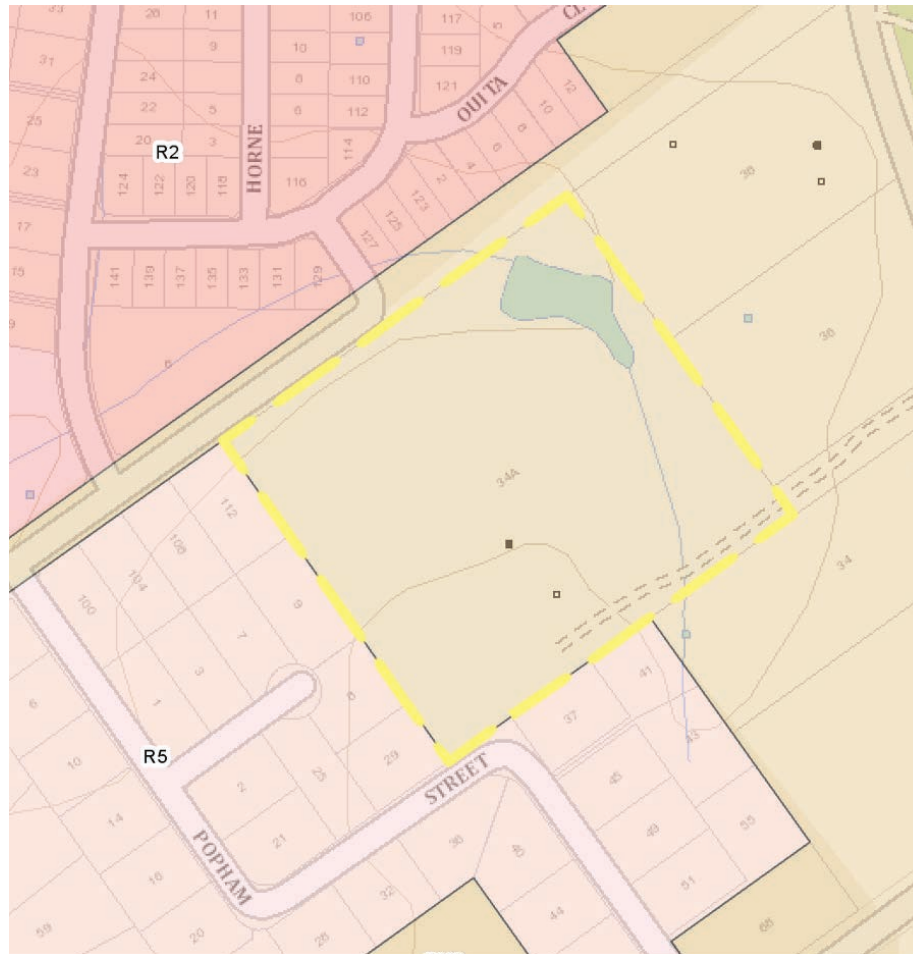
**NOTE:** Measurements are a guide only and may not be absolutely accurate.





# Property Zoning.

Property is zoned RU2.



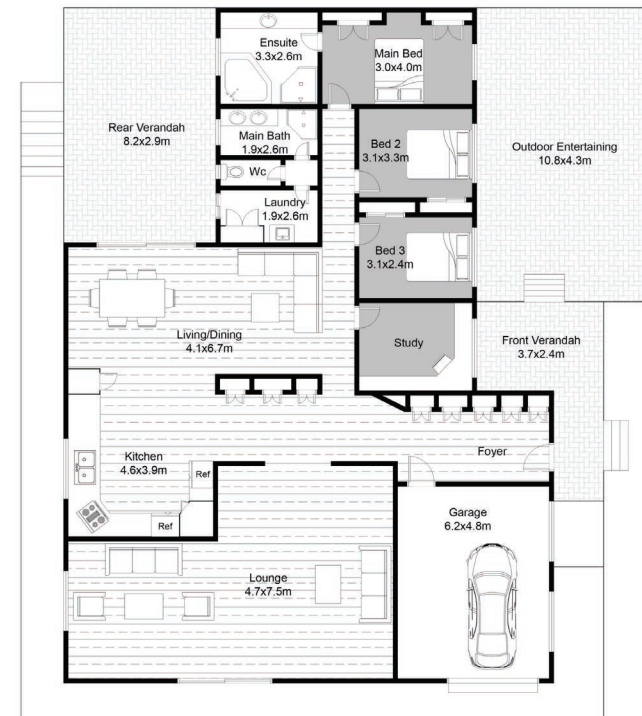
Map from ePlanning Spatial Portal.



# Existing Infrastructure.



Current infrastructure to the site includes large 12 x 18m lockable shed, brick home and granny flat outbuilding, as well as being fully fenced with an electric entrance gate.







## Information Memorandum

# 36 Orient Street, Greta

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**NOTE:** Measurements are a guide only and may not be absolutely accurate.



# Opportunity summary.

**Address:** 36 Orient Street, Greta.

**Size:** 1.50HA.

**LGA:** Cessnock City Council.

**LEP:** [Cessnock Local Environment Plan](#).

**Zoning:** RU2 Rural Landscape.

**Potential (STCA):** Rezone and residential subdivision.

**Improvements:** The property has improvements made of a brick home, brick double garage and colourbond shed.

**Rental return of existing dwelling:** \$700 – \$725 p.w.

**Access:** Current access via Orient Street, Greta.

**DP:** Lot 291, DP 755291

**Terrain:** Mostly cleared.





# Property Dimensions.

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A	106.6
B	160.9
C	103.2
D	133.2

**NOTE:** Measurements are a guide only  
and may not be absolutely accurate.





# Property Zoning.

Property is zoned RU2.



Map from ePlanning Spatial Portal.



# Existing Infrastructure.



Current infrastructure to the site includes a significant brick home, detached brick double garage and separate colourbond shed on slab, as well as being fully fenced into multiple yards.







# Steps

to purchase.

All offers for the expressions of interest campaign must be submitted in writing to [chad@riverrealty.com.au](mailto:chad@riverrealty.com.au) by 5pm on closing date.

All offers must include:

- Purchasing entity (including ABN if applicable)
- Purchase price
- Terms and conditions offered including due diligence and settlement timeframes
- Confirmation of finance capability
- Solicitor/Conveyancer details

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