

Draft Eastern Precinct Plan (EPP)

29 August

St Marys is entering an exciting new phase. The draft Precinct Plan outlining the framework for the development of the Eastern Precinct was lodged with Blacktown City Council on August 6th after consultation with the community and government.

The Plan outlines the vision for the Eastern Precinct, which will include up to 1,700 homes and create about 1,000 jobs. Many construction jobs will also be created in addition to this.

Guidelines for housing form, parks and recreation, transport and traffic measures, land uses, open space, street types, access points and sustainability measures are outlined in the Precinct Plan.

The Precinct Plan will be available for viewing at the various venues across Blacktown and Penrith cities including:

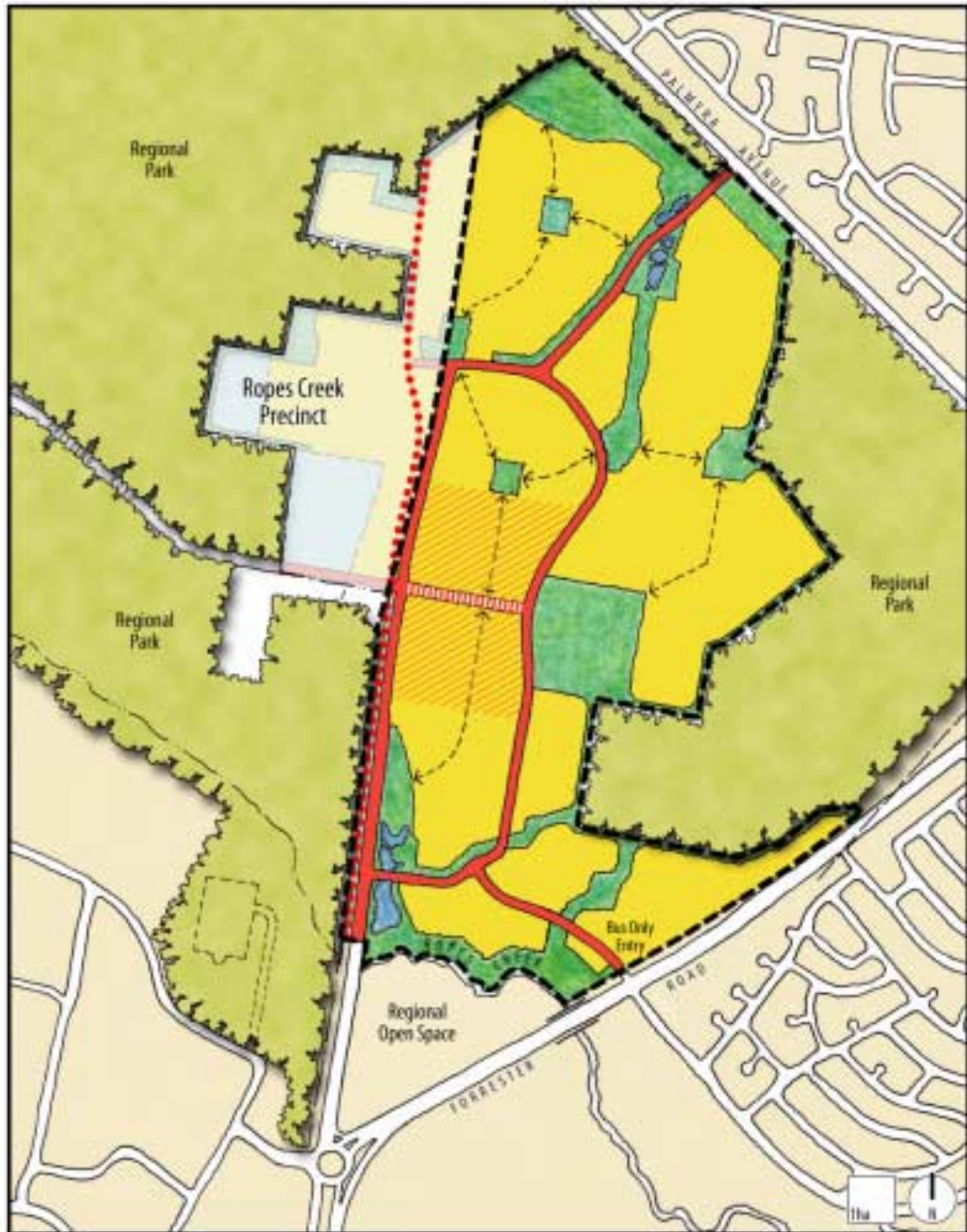
- Department of Infrastructure, Planning and Natural Resources - Level 8, 2 - 10 Wentworth Street, Parramatta
- Blacktown City Council - Civic Centre, Flushcombe Road, Blacktown
- Mount Druitt Library - Ayres Grove, Mount Druitt
- Penrith City Council - 601 High Street, Penrith
- Penrith City Library - 601 High Street, Penrith
- Penrith Council's St Marys Office - 207 - 209 Queen Street, St Marys
- St Marys Library - 207 - 209 Queen Street, St Marys

Submissions must be received by 1 October 2003 and addressed to:

Blacktown City Council
PO Box 63
Blacktown NSW 2148

We urge you to have a look at this Plan and forward your submissions to Blacktown City Council.

See below for Precinct Planning Process and Framework Plan



Framework Plan



Precinct Planning Process

What is the St Marys Eastern Village Precinct Plan?

The initial stages of planning which occurred during the 1990s involved extensive investigations and consultation with stakeholders, and culminated in the approval of the zoning plan, Sydney Regional Environmental Plan No. 30 – St Marys (SREP 30), in January 2001.

Drafting of the Precinct Plan is the next phase of the planning and development process established by the SREP30 zoning plan.

The SREP30 zoning plan defines the precinct plan as...

"...a document (consisting of written information, maps and diagrams) containing provisions relating to the development of land within the precinct to which it applies."

Under SREP 30, the St Marys site has been divided into a number of geographic precincts (or villages), of which, the Eastern Village will be the first developed. Precinct plans for the remaining villages will be prepared at a later date.

The Precinct Plan establishes a framework for development of the Eastern Village

talkStMarys

What will the Precinct Plan contain?

The Precinct Plan establishes a framework for development of the Eastern Village, including land uses, housing types and densities, the provision of open space, street types, access points and fundamental sustainability measures to ensure the creation of a viable and balanced new community.

Once adopted by Blacktown Council, the Eastern Precinct Plan will be used to assess future development applications for specific works on the site.

The Planning Process

