



Welcome to the fourth edition of the talkStMarys Newsletter.

Last year saw great progress made on the St Marys project and we are expecting 2004 to be just as exciting. This newsletter contains the latest news about the project and we thank you for your continued interest.

### **Precinct Plan for St Marys Project Approved**

The Precinct Plan outlining the framework for the development of the Eastern Precinct of the St Marys project has been adopted by Blacktown City Council.

The decision gives the green light for the start of development of the new community, following extensive consultation with the community and government.

St Marys Project Director Arthur Ilias said he was delighted with the decision, adding that the project team had worked tirelessly to create a Precinct Plan which would deliver benefits not only for the future residents, but also the surrounding community.

"This is a positive decision for Western Sydney and the local community will now be able to reap the benefits of what has been a thorough planning and community consultation process," Mr Ilias said.

"We are pleased to have been given the support of Council and are looking forward to continuing to work with them as the project enters this next phase.

"We will now begin preparing Development Applications and aim to begin work onsite later this year," he said.

The approved Precinct Plan outlines the guidelines for land uses, densities and dwelling types, neighbourhood structure, transport, open space and energy efficiency.

The Eastern Precinct will eventually accommodate up to 1,800 homes and generate about 1,000 jobs. Many construction jobs will also be created in addition to this.

"A key feature of the Eastern Precinct is a village centre with retail and community facilities, as well as mixed-use spaces for residential, education and employment, which will provide services not only for the new community but also the surrounding suburbs," he said.

"The establishment of the village centre will help create employment opportunities for local people and give residents a community hub to enjoy with spaces for meeting, entertainment and social interaction."

The 1,545-hectare St Marys development will eventually include up to 5,000 homes contained within three distinct villages surrounded by the 850-hectare Regional Park and generate approximately 5,000 ongoing jobs.

## New Project Director for St Marys

The St Marys team is pleased to have welcomed new Project Director Arthur Ilias to the project.

Arthur comes to St Marys with many years of experience in the property industry and was previously Project Director on Delfin Lend Lease's nearby Holroyd Gardens project at Holroyd.

"I'm pleased to have come to St Marys at such an exciting time. With the recent approval of the Eastern Precinct Plan, the focus over the next 12 months is to finally see some development activity onsite," Arthur said.

Arthur takes over from long-standing St Marys Project Director Joe Gorman, who has accepted another position on a project on the Sunshine Coast in Queensland.

## Consultation To Begin for Dunheved Precinct

Consultation with the community, council, local businesses and key industry associations will soon commence for the first employment zone in the new St Marys community.

The Dunheved Employment Precinct aims to generate approximately 600 ongoing jobs and will be pivotal in achieving the total jobs target for the development.

The consultation will ensure issues such as the needs of existing businesses, local skill availability and training requirements and infrastructure planning are considered.

It is expected that the Precinct will attract industries such as manufacturing and those businesses that will complement and benefit existing businesses in the local area.

## Planning for Regional Park Begins

The Department of Environment and Conservation has recently started work to establish an advisory committee that will allow the next stage of consultation to commence and a Plan of Management for the Regional Park to be developed.

The committee is expected to be finalised in the coming weeks and will play a major role in shaping the development of the 850 hectare Regional Park at St Marys.

Project Director Arthur Ilias said the committee is expected to comprise a range of people including wildlife and ecology experts.

"We will be working closely with the Department of Environment and Conservation and the community to make sure the Plan of Management provides the best

possible balance between the conservation, biodiversity and recreational values for the Park," Mr Ilias said.

"Importantly all of the heritage-listed Cumberland Plain Woodland on the site will be preserved," he said.

The recent announcement of a 100 hectare Central Park by Prime Minister John Howard which will comprise of a combination of Regional Open Space and Regional Park will also be incorporated as part of the Plan of Management process.

Approval to permit additional remediation work is currently being sought for a small portion of the Regional Park in the Eastern Sector to provide unrestricted public access as per other areas of the Regional Park.

## Scholarship on offer for Penrith and Blacktown students

Penrith and Blacktown students have been invited to apply for a \$15,000 windfall to help with their studies at the University of Western Sydney (UWS), due to a new scholarship granted by the St Marys Project partners Delfin Lend Lease and ComLand Ltd.

The scholarship is open to Blacktown and Penrith residents who will commence studies in 2004 at the University of Western Sydney's College of Science, Technology and Environment. The successful candidate will receive \$5,000 per year for the next three years.

The scholarship will be awarded according to merit equity criteria published on the UWS website and is designed to provide local students, who may not have otherwise been able to, the opportunity to attend university.

There will be a new scholarship offered in different areas of studies each year for the next four years, and a commitment to a total of \$60,000 in scholarships over the next six years.

The merit equity scholarships are being provided by Delfin Lend Lease and ComLand Ltd to promote access to higher education opportunities for students within the Blacktown and Penrith areas.

For further information about the scholarships and eligibility requirements go to [www.uws.edu.au/scholarships](http://www.uws.edu.au/scholarships). Enquiries about scholarships can be emailed to [study@uws.edu.au](mailto:study@uws.edu.au) or by phoning (freecall) 1800 897 669.

## Need More Information?

For further information about the St Marys project please contact talkStMarys on 02 9673 8877 or go to [www.talkstmarys.com.au](http://www.talkstmarys.com.au)