



Welcome to the first edition of the talkStMarys Newsletter. In this, and coming editions, this newsletter will provide you with information on the current news at the former ADI site at St Marys and also give you details on how you can provide your comments and feedback about the development.

Have Your Say

The St Marys project partners, Delfin Lend Lease and ComLand, are currently preparing a Precinct Plan for submission to Blacktown City Council. This plan will be used to guide the development of the site's **Eastern Village**.

In preparing the precinct plan, we are seeking input from interested members of the community. This invitation to participate will provide you with an opportunity to gain an understanding of the site's constraints and opportunities, to view what is currently being considered, and provide your feedback.

A Community Information and Feedback Session will be held on Saturday 21 June between 11:00am and 3:00pm at the Emerton Youth and Recreation Centre (cnr Copeland Street and Jersey Road, Emerton). To assist with getting there, half-hourly bus pick ups will

operate from both St Marys and Mt Druitt train stations to the Emerton Youth Centre from 11:00am.

The comments from the feedback session will be independently collated by Elton Consulting, and used by the project team to help prepare a draft Precinct Plan for lodgement with Blacktown City Council later this year.

For further information and for the latest news go to www.talkStMarys.com.au or contact talkStMarys on 02 9673 8877.

Planning Commences

A draft Precinct Plan is currently being prepared by the project partners and is proposed to be lodged with Blacktown City Council later this year.

The Precinct Plan will outline a framework for the Eastern Village, including housing form, parks and recreation, transport and traffic measures, land uses, open space, street types, access points and sustainability measures to create a balanced new community.

Seeking Balance at St Marys

The St Marys project team is working to create a leading-edge sustainable community, by utilising award winning design and planning skills and maintaining a genuine commitment to sustainable living.

The development will feature a balance between environmental, social and economic values, to ensure the project meets the needs of the growing community, yet minimises the impact on natural resources and the surrounding environment.

St Marys Project Director Joe Gorman says that St Marys will offer the community a desirable quality of life while encouraging opportunities for business development and employment.

"We are taking a holistic approach to community planning, which gives a balanced consideration to the economic, environmental and community values of the development," Mr Gorman said.

"The key is finding a balance between the three elements, to ensure the benefits to the community are sustainable into the future," he said.

An Emphasis on Community and Family

The St Marys community will eventually include some 5,000 homes across the entire site, and the project partners are aiming to create a place where the community can live, learn, work and play.

Families are a key consideration, and design principles which support the needs of families today, and in the years to come, are being incorporated into the plan.

These features will help to ensure the development provides a safe and secure environment for all, offers a range of housing options and creates a genuine community feel.

St Marys will also include a range of recreational and community facilities including an extensive network of parks and open spaces with a high level of pedestrian accessibility. These are in addition to the 900ha Regional Park.

Educational facilities will also be provided to encourage learning for people of all ages within the community.

St Marys to Provide Employment Boost

An Employment Development Strategy for the St Marys development is being prepared as part of the

precinct plan. The strategy will aim to generate approximately 5000 ongoing jobs for the local area. The employment strategy will be reviewed by a committee comprising New South Wales Government representatives, the Greater Western Sydney Economic Development Board, and Blacktown and Penrith City Councils.

In addition several thousand construction and development jobs will be created over the projects life.

Initiatives being considered include:

- Establishing a business support centre;
- Developing training initiatives to address local skills gaps and build on strengths;
- Attracting start-up companies;
- Establishing educational partnerships with schools, TAFE and universities; and
- Attracting technology-based businesses with strategies incorporating broadband and communication technology.



Need More Information?

Keep an eye out in your letterbox for the next talk StMarys newsletter, which will provide you with more information about the project.

For further information about St Marys please contact talkStMarys on 02 9673 8877 or go to www.talkStMarys.com.au.