

# St. Marys

## Australia



Location: Sydney, Australia  
Type: Regional Plan  
Year Design: 1995  
Status: Under Permitting  
Size: 3,816 Acres  
Contact: Joe Banek  
Lend Lease Development



This 3,816-acre site is located 45 km from Sydney, Australia, between two existing municipalities in the city's western growth corridor. Owned by the Australian Defense Industries since 1942 and previously used for the assembly and storage of munitions and electronics research, the property has now been earmarked for development. Its value in the region's growth was prominently noted in the 1993 State Government's Urban Development Plan, which highlighted the site's strategic proximity to all key existing elements of urban infrastructure, including water, sewer, and transportation lines.



A prime feature of this project is its role in the Regional Conservation System, which links the area's greenway corridor of creeks, wetlands, and lakes. Approximately 1,716 acres will be dedicated to an open space system that will include a 720-acre environmental park featuring a nature and wildlife sanctuary, an aboriginal cultural center, a wetlands nature reserve, and a recreational, sporting, and cultural park.

The Master Plan allocates four compact, mixed-use villages within the remaining 2,234 acres. Each will contain a mix of housing, retail, and office facilities within easy and walkable access to nearby educational, health, recreational, and social services. Each village will be composed of three distinct but interconnected neighborhoods organized around a centrally located public square. Civic buildings will be located at prominent sites within the various neighborhoods. The village at the center of the site will include a Main Street with a broad range of shops, restaurants, and entertainment facilities. The jobs-housing balance-- a major concern for the area-- is to be substantially enhanced with the presence of the environmental park and an urban services district situated along the western edge of the site.