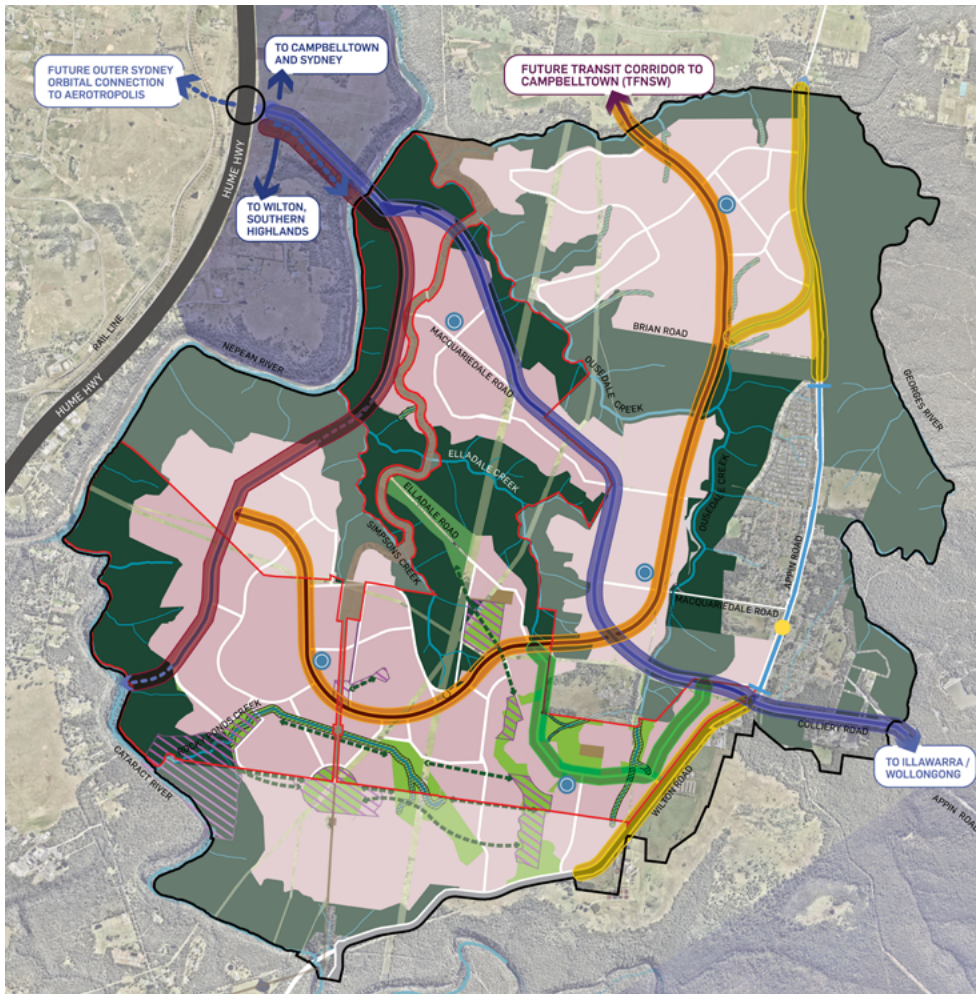


INFRASTRUCTURE AND CONVENIENCE

The three connected communities will be the catalyst for infrastructure delivery in the region.

Essential infrastructure including open space, roads, water and wastewater, and digital connections will be delivered first, alongside homes.

DELIVERING PRIORITY ROAD INFRASTRUCTURE



Walker is working with Transport for NSW to deliver essential transport infrastructure improvements.

The proposed major road network includes*:

- █ Local collector roads for first stage of housing
- █ Future transit corridor to Campbelltown (TfNSW)
- █ New East West connection from Hume Highway to Appin Road
- █ New North South connection from Hume Highway to Cataract River (future extension subject to TfNSW)
- █ Appin Road upgrade from Brian Road to Gilead and Wilton Road upgrade
- New interchange to Hume Highway at Macquariedale Road

* Future road configuration and staging is subject to TfNSW approval.

LEGEND:

- | | | |
|--|---|--|
| Appin & North Appin Precincts Boundary | - - - Green Links | ● Church Street/Appin Road intersection |
| Appin (Part 1) Precinct Boundary | Riparian Corridor | Upgrades through Appin Village subject to further investigations |
| Waterways | NSW State Heritage Listed Sites | ↔ Future Outer Sydney Orbital (OSO) to Western Sydney Airport |
| C2 Conservation Land* | Heritage Items | |
| C2 Land for Koala Corridor | Residential | |
| District Open Space | Mixed Use Centres (including retail/commercial, schools and open space) | |
| Regional Open Space | | |
- * Where located outside Appin (Part) Precinct Boundary this represents Strategic Conservation Planning SEPP - Avoided Land (August 2022).

KEY INFRASTRUCTURE DELIVERED FROM THE OUTSET:

-  Water and wastewater services
-  Open spaces
-  Electricity
-  Digital connections

Over the longer term, Walker will also deliver more local connector roads, more than 17kms of “off-road” cycle ways, and more than 35km of “on-road” cycle ways.

IDEALLY LOCATED BETWEEN CAMPBELLTOWN, THE SOUTHERN HIGHLANDS AND WOLLONGONG

DELIVERING POPULATION-SERVING INFRASTRUCTURE

Population-serving infrastructure will be delivered as the population grows and requires them.

This will include:

- ▶ 20 local parks
- ▶ 4 district parks, including sports fields, trails, open space and amenities
- ▶ 1 regional park over 20 hectares
- ▶ Health and community facilities
- ▶ Local primary and high schools
- ▶ Neighbourhood and local centres



DIGITALLY CONNECTED

Communities will be digitally connected, with highspeed broadband provided to every home and business with efficient work from home capabilities.

Walker is working with telecommunication providers towards a smart communication network, to support our communities with advanced technology now and into the future.

Appin offers the opportunity for future generations of residents to become part of a vibrant community connected to scenic bushland, heritage townships, and coastal living – and supported by new jobs, schools, healthcare, transport, youth and community services.

Communities will be designed to facilitate local living and working, providing links to higher education and business in the region and providing future job opportunities in the neighbourhood and local centres, and at Moreton Park employment lands.

Working closely with Wollondilly Shire Council and the NSW Government, we will invest in road and public transport upgrades to improve connections from Appin to Campbelltown-Macarthur, Western Sydney Aerotropolis, Wilton, Wollongong, and the Southern Highlands.

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WATER, WASTEWATER AND RECYCLED WATER

NOVEMBER 2023

Walker is committed to providing essential services that will benefit the Greater Appin precinct.

Water, wastewater and recycled water services will be delivered alongside land and homes.

We are investing in the delivery of a local wastewater treatment plant that will provide significant environmental and sustainability benefits into the future. Our solution does not involve the temporary transportation of sewer.

**DELIVERING ESSENTIAL
WATER AND WASTEWATER
INFRASTRUCTURE
ALONGSIDE HOMES**

Residents of the new Appin communities will have access to water and wastewater services from the moment they move in.

Sydney Water has confirmed that there is sufficient capacity to support the first stage of development.

And Walker is working with Sydney Water to ensure water and wastewater services continue to meet demands as the communities grow.

ENVIRONMENTALLY SUSTAINABLE LOCAL SOLUTIONS FOR WATER, WASTEWATER AND RECYCLED WATER



Walker is not relying on existing infrastructure alone.

Walker is working with Sydney Water and Independent Water Utility (IWU) service providers to develop both short and long-term water and sewer solutions to ensure adequate capacity for future stages, as the population grows.

We are examining options to deliver a local wastewater treatment plant that will manage the sewer from the first stages of housing, through all stages of the three communities, and beyond.

It would also enable recycled water to be used for irrigating public spaces, street scapes, and in-home, such as for toilet flushing and watering gardens.

This is the future for sustainable master planned communities. There are a number of recent examples, including the current delivery of a similar recycled water plant at Sydney Science Park, near the Western Sydney Aerotropolis.

Our local recycled water plant would not rely on a pump out facility. Our solution does not involve the temporary transportation of sewer.

Whichever approach we take, the costs to the customer for water and wastewater will be guided by Sydney Water pricing, which covers the Greater Sydney Region.



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