

FUTURE APPIN

Fact Sheet



Concept Plan and Stage 1 Development Application

Walker has submitted its first Development Application (DA) to Wollondilly Shire Council, progressing plans for three interconnected, sustainable communities in Appin.

The DA includes a masterplan for Release Areas 1, 3, and 4, which will unlock 9,000 new homes for families in the future. The DA provides context for approximately three-quarters of the urban land within Future Appin and explains how we plan to integrate homes with the natural landscape, new infrastructure, and community amenities.



Walker has collaborated with Wollondilly Shire Council and the NSW Government and key government agencies to ensure the DA aligns with key planning documents, including the Greater Macarthur Structure Plan, the Precinct Plan and the Development Control Plan. It is informed by rezoning studies and insights from leading consultants in urban design, landscape architecture, engineering, heritage, ecology, bushfire management, transport and planning.

The Concept Development Application also seeks approval for the first stage of development comprising 613 homes. Walker has also made voluntary offers to the State Government and Local Council committing to the delivery of critical infrastructure, ensuring that housing is delivered alongside infrastructure. Pending planning approvals, the construction of our first neighbourhood is expected to begin in 2025.

As the project progresses, additional DAs will be submitted to guide the design of open spaces, community facilities and subsequent stages of development, ensuring a coordinated approach which aligns housing delivery with infrastructure development.

The Planning Framework

What is the Appin Precinct Structure Plan?

The Precinct Structure Plan for the rezoned Appin (Part) Precinct provides overarching guidance for future development and will be part of the Development Control Plan.

What is the Concept Development Application?

Walker has submitted a Concept Development Application to offer the community and government details of what the future Appin communities will look like. This application includes a masterplan (Concept Proposal) and a detailed plan for the first stage of development.

The Concept Proposal

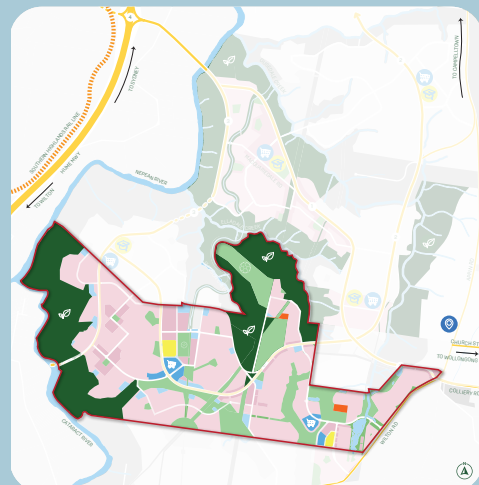
The Concept Proposal will guide Development Applications over the next 20 years by outlining a masterplan to guide future development across 972 hectares of Future Appin.

It sets out:

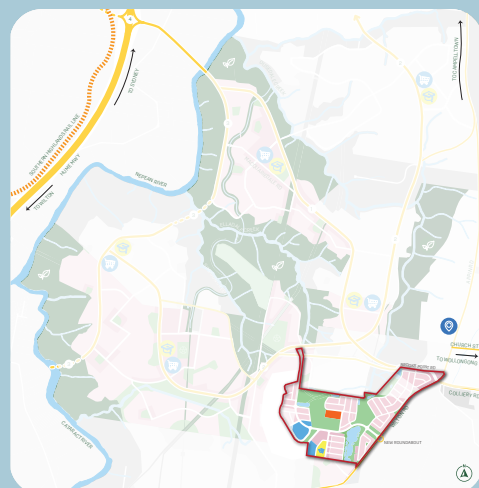
- Locations for housing, shops, amenities, and infrastructure
- Housing types, density and diversity
- Management plans for conservation, heritage, biodiversity protection, bushfire safety, transport, stormwater, and earthworks
- A strategy for transferring future community assets to the government



1. Precinct Plan - Land use zones
12,000 dwellings



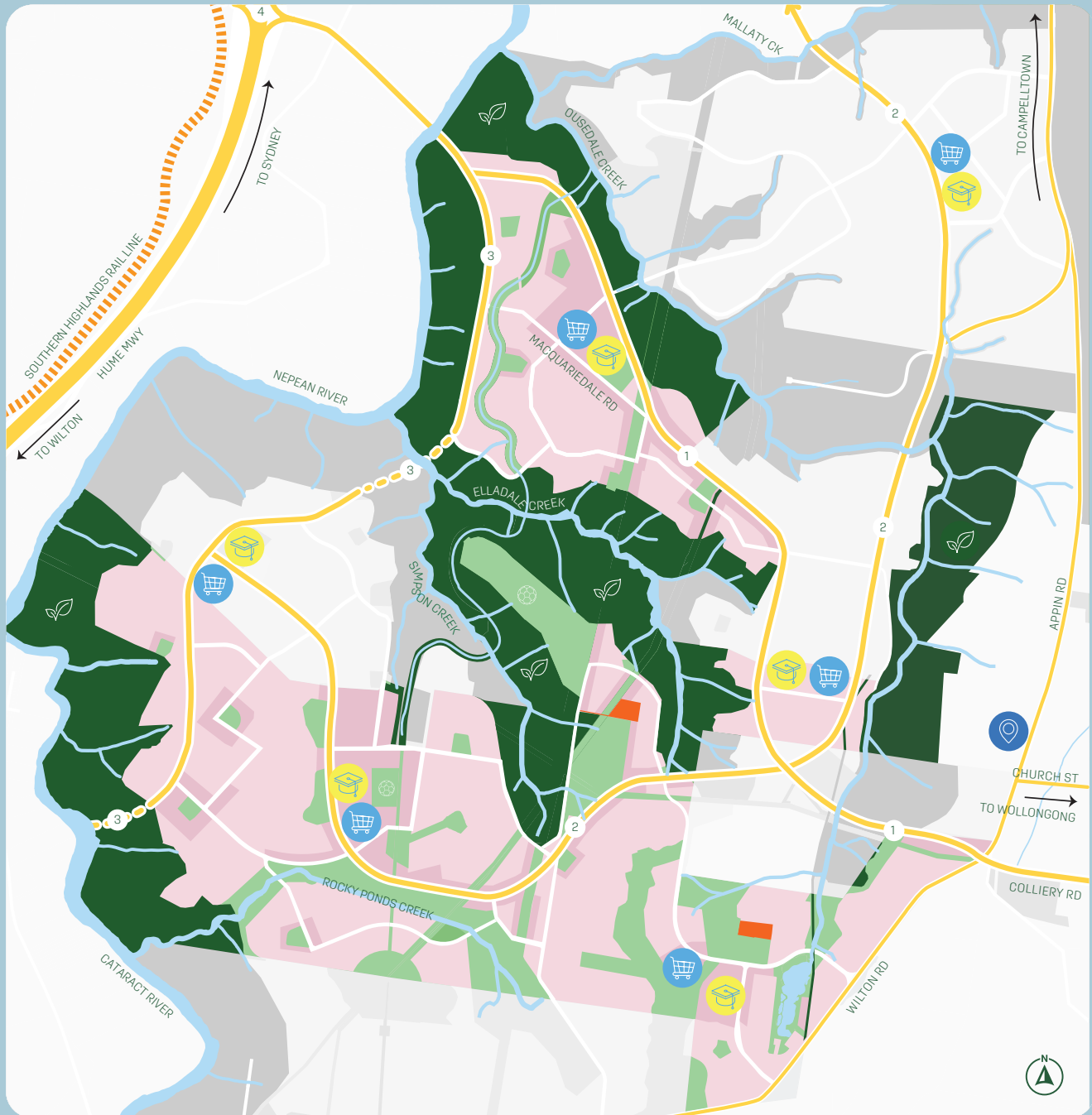
2. Concept DA - Concept Proposal
(RA1, 3 & 4) 9,000+ dwellings



3. Concept DA- Detailed Proposal
(Part RA1) 6,13 dwellings

FUTURE APPIN

INDICATIVE PRECINCT PLAN

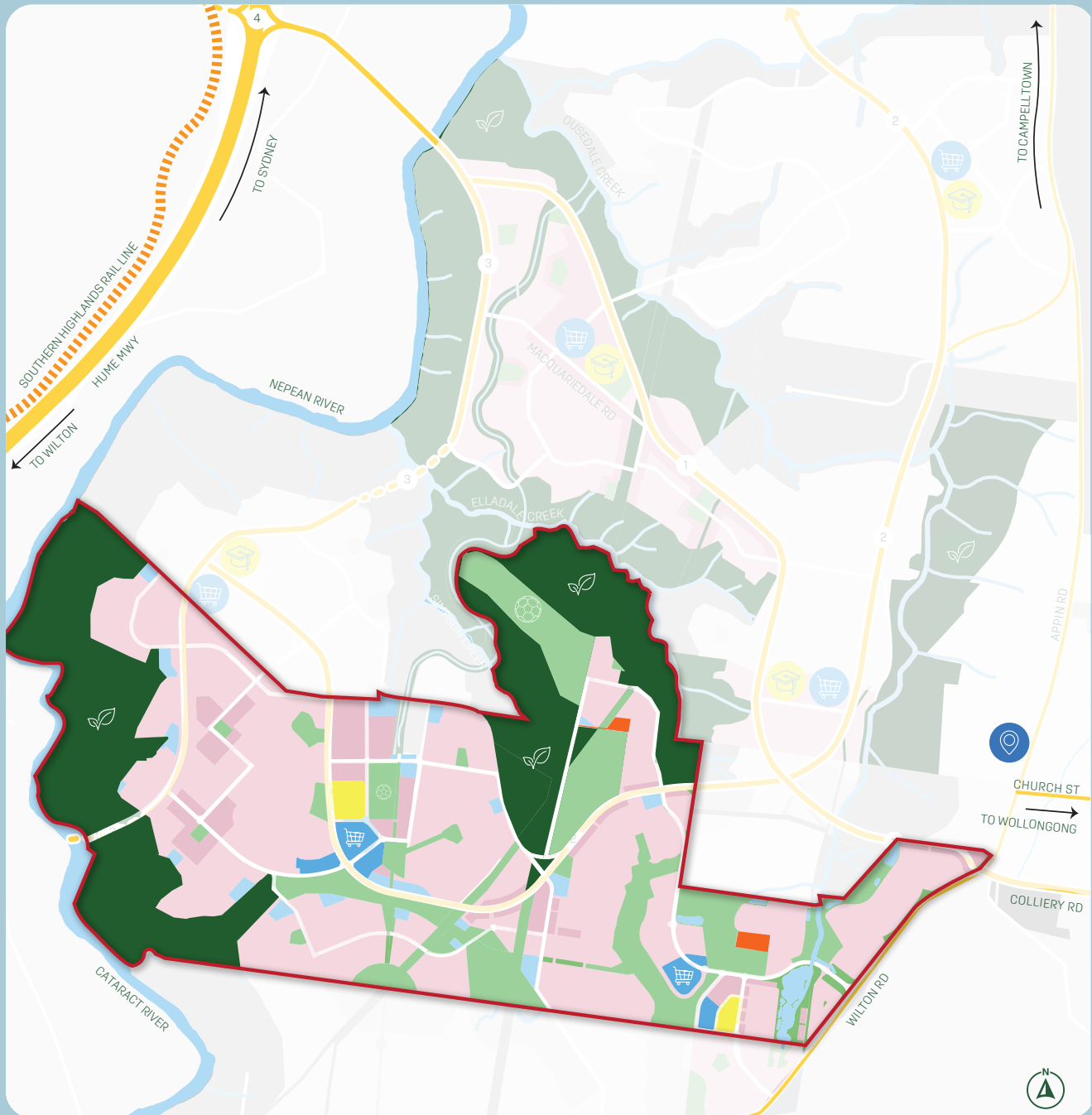


Legend

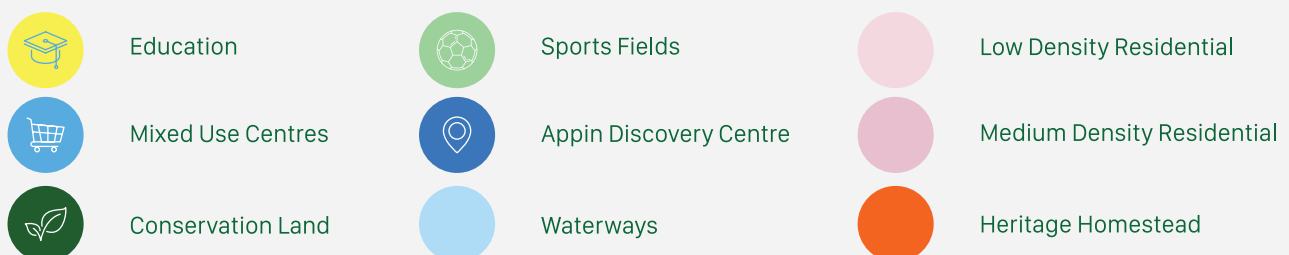
- | | | | |
|---------------------------------------|---|--|--|
| 1 East West Connection Road |  Education |  Sports Fields |  Low Density Residential |
| 2 Public Transport Corridor |  Mixed Use Centres |  Appin Discovery Centre |  Medium Density Residential |
| 3 Outer Sydney Orbital Stage 2 |  Conservation Land |  Waterways |  Heritage Homestead |
| 4 Hume Highway Interchange | | | |

FUTURE APPIN RELEASE AREAS 1, 3 & 4

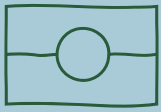
CONCEPT PROPOSAL MAP



Legend



The Concept Proposal is informed by our vision for Future Appin and core design principles:



Custodians of Country

A Country centred approach to design that respects and acknowledges indigenous heritage.



Framed by nature

Protect and enhance natural bushland, koala corridors, and biodiversity, creating a network of landscapes that support a healthy environment and lifestyle.



Healing Landscape

Implement water management that protects water resources, reduces stormwater run-off, and revitalises riverside corridors.



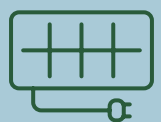
Resilient Neighbourhoods

Create inclusive, liveable communities with diverse housing options and strong community connections, ensuring safe and accessible spaces for everyone.



Connected Communities

Promote walking, cycling and social activities through well-designed connections within neighbourhoods and to surrounding areas.



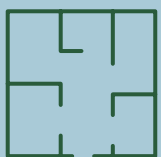
Smart Cities

Integrate smart technologies to enhance health, access to services, economic growth and sustainability.



Open Spaces

Provide accessible, well-connected public spaces and recreational facilities that cater to diverse needs.



Diverse Living Options

Offer a variety of housing choices for different ages and lifestyles, close to public transport and amenities.

Key Amenities Included in the Development Application



Diverse Housing

Over 9,000 homes offering various housing lot sizes and options, that will allow for freestanding houses, townhouses, terraces and apartments.



Transit Corridor

The first stage of the Regional public transport corridor. The future vision for this corridor is to connect Future Appin to Campbelltown.



Schools

Two future schools located near transport links and neighbourhood centres.



Neighbourhood Centres

Two neighbourhood hubs with proposed grocery stores, cafes, fresh food options, offices and health services. Community consultation and future planning approvals will guide their development.



Open Space

Close to approximately 117 hectares of open space, including a 21-hectare district central park, playgrounds, sports fields, and recreation areas. Community and First Nations input will help to shape the design.



Pedestrian Network

Walking paths and nature trails with scenic views and shaded areas.



Koala Habitat

Approximately 250ha dedicated conservation areas to protect and maintain koala habitats.



Urban Cooling

Targeting 40% of tree coverage across the development with recycled water for parks and open space irrigation and residential use. A 4.2 hectare freshwater lake will contribute to cooling the community.



Heritage Protection

Recognition and preservation of Aboriginal and European heritage values across the precinct.

Stage 1 Detailed Proposal

The Walker Stage 1 Detailed Proposal seeks approval to start the first neighbourhood on 112 hectares of land located off Wilton Road and Brooks Point Road. The proposal includes:

- 613 diverse lot sizes to accommodate different homes, budgets and lifestyles.
- A designated area for a new neighbourhood centre including shops, community services, and amenities.
- A proposed new school site close to the neighbourhood centre and future bus service. The design and planning of the school will be led by the NSW Government.
- Nearly 30% of the land will be reserved for public use, including a 4.2 hectare freshwater community lake and surrounding parklands at the upper reaches of Ousedale Creek.

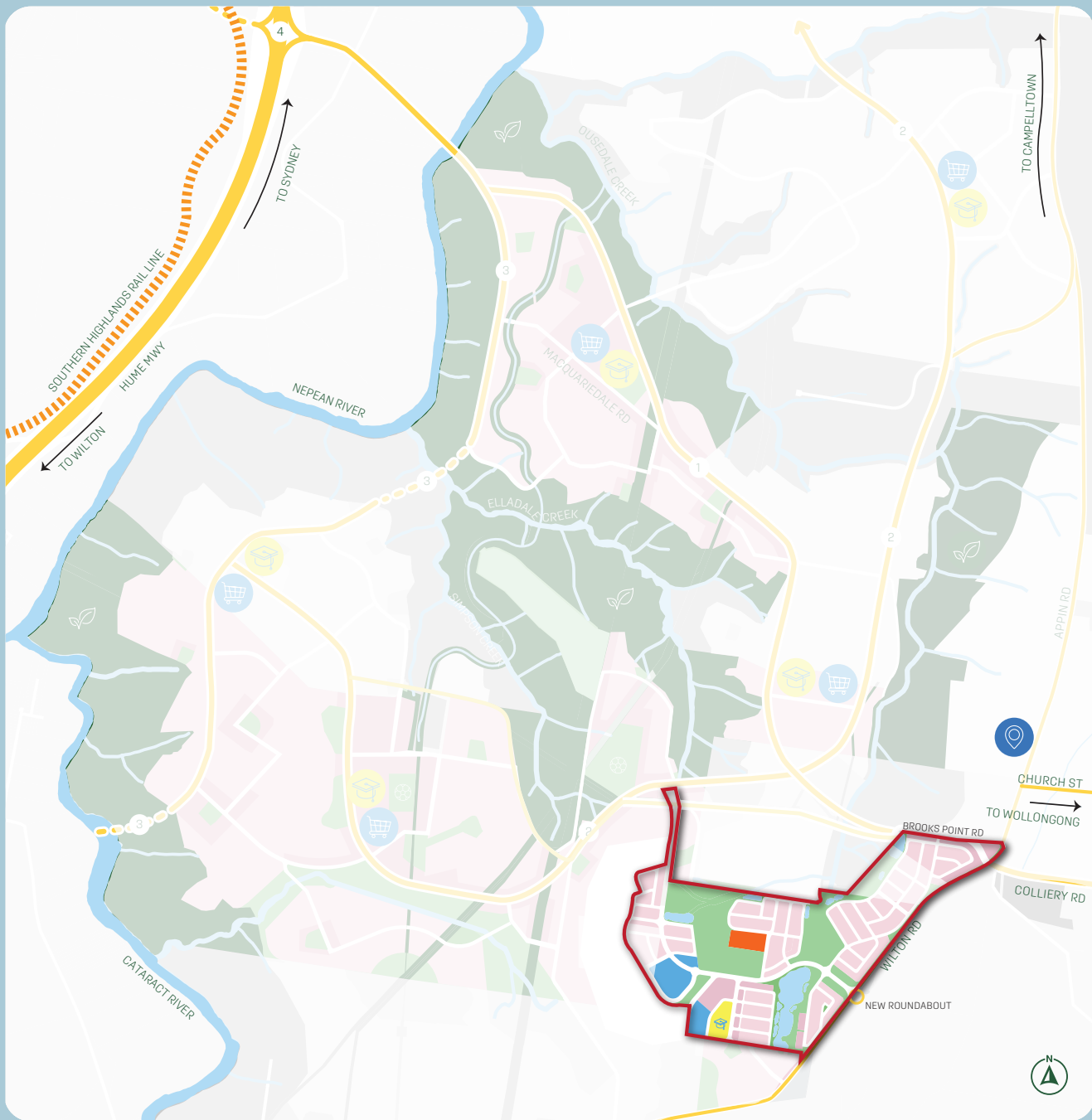
Additional homes near the future Neighbourhood Centre, transport routes and open spaces will include medium-density options like terraces and townhouses, ideal for families of all ages and stages of life wanting proximity to community amenities. These will be subject to further planning and design approvals.

Walker will host community consultations later this year to seek feedback on the design of the Stage 1 neighbourhood centre and open spaces, which will also require future planning approvals. Walker will also be hosting an information session on the DA where you can find out more about the proposal.



FUTURE APPIN RELEASE AREA 1

DETAILED PROPOSAL MAP



Legend

| | | | | | |
|--|-------------------|--|------------------------|--|----------------------------|
| | Education | | Sports Fields | | Low Density Residential |
| | Mixed Use Centres | | Appin Discovery Centre | | Medium Density Residential |
| | Conservation Land | | Waterways | | Heritage Homestead |

Our Commitment to Infrastructure at Future Appin

Walker, in partnership with Government, is committed to providing essential infrastructure alongside housing over the next 20 years.

Wastewater & Communications

Walker will invest \$150 million to build water and wastewater infrastructure by 2027, when the first families move in. Walker has also partnered with NBN Co to bring high-speed, reliable internet to Appin, making it one of Australia's largest broadband installations.

Jobs Close to Home

Our plans for a \$1.9 billion employment hub at Macarthur Business Park will create 10,000 local jobs, allowing residents to work close to home instead of commuting to Sydney.



Artist impression

Key Infrastructure proposed for the Future Appin communities:

Walker has also submitted proposals for Future Appin to the NSW Government and Council for important infrastructure projects to be delivered in stages as the population grows, including:

- **A new interchange on the Hume Motorway** creating direct access from Appin to the national and Sydney motorway networks.
- **A new east-west regional road** connecting the Hume Motorway to Appin Road, with a bridge over the Nepean River, to improve traffic flow and access, including for emergency services.
- **A new public transport corridor** for future bus services active transport and private vehicles, connecting Appin to Campbelltown.
- **Major road corridors** to connect Appin to the Western Sydney Airport, Sydney CBD, Canberra and the Illawarra.
- **Local road upgrades**, including Wilton and Brooks Point Roads.
- **New schools** including land for four primary schools and two high schools.
- **Over 123 hectares of new parks**, playing fields, and amenities at no cost to the government.
- **Community facilities** and shared pathways for walking and cycling.

- **Stormwater management** basins integrated into the open space network to help cool the environment.
- **Emergency Services** locations will be identified in collaboration with State Government.
- **A new Wilton Road entrance** featuring a roundabout and tree-lined boulevard, creating a welcoming and scenic approach to the new community.

Infrastructure Delivery Commitments

Our State and Local Planning Agreements aim to provide the community with certainty that infrastructure will be in place alongside housing. Once agreements with the government are reached, these Planning Agreements will outline the specific infrastructure commitments and will be available for public review before they are finalised.



Artist impression of the new Hume interchange

Next Steps

Later this year, the community will have the opportunity to provide feedback on the Precinct Structure Plan, Development Control Plan, Planning Agreements and DA.

We are targeting for the DA to be approved by Q2 2025, construction to start soon after, and our first families to move into the area by 2027.

Walker is now working to prepare Development Applications for future stages of Appin, including designs for the open space and the Neighbourhood Centre in Stage 1.

We are also working closely with our First Nations Reference Group to ensure Aboriginal knowledge and culture are integrated into the planning and design of Future Appin. After this work is complete, we will hold community consultations to gather feedback on the designs for the first open space and neighbourhood centre.

An information session on the DA is planned in the coming months at the Appin Planning and Discovery Centre. The community will be able to register their interest for this event shortly.

