

An aerial perspective rendering of a sustainable community development. A river flows through the center, bordered by a paved path and a wooden boardwalk. People are shown walking, jogging, and kayaking. The background features a residential area with modern houses and a golf course under a blue sky with scattered clouds.

FUTURE APPIN

Three connected,
sustainable communities

2024

**Located 15 minutes from
Campbelltown Hospital, Macarthur Station,
Western Sydney University, Campbelltown
CBD and 30 minutes to the Illawarra Beaches,
Future Appin is nestled amongst
a picturesque and culturally rich landscape.**

Walker's 20-year vision is for three connected, sustainable communities in Future Appin that will provide homes, jobs, services and infrastructure including:



New major roads
and transport
links



New Water
Recycling
Treatment Plant



4 new schools



1,000,000m² public
open spaces



17km+ of cycling,
hiking and
walking trails



3 neighbourhood
centres and
1 larger local
town centre



Community,
health and
wellbeing services



High speed
broadband



Access
the Macarthur
Business Park
accommodating
over 10,000
new jobs

Our Future Appin communities
will be delivered alongside infrastructure.



Artist Impression of Future Appin



**Artist Impression of Future Appin*

Conservation and sustainability

Conservation, and sustainability are key considerations for Future Appin. Walker are:

- Preserving and dedicating over 5,000,000m² of conservation land to the people of NSW and revegetating a further 400,000m², an area totalling 720 football fields.
- Committing to the Wilton Greenfield Housing Code, ensuring greener, cooler streets with a target of 40% tree canopy, reducing the urban heat effect.
- Ensuring homes are built in line with the latest sustainability codes; no gas, lighter coloured roofs, and more space for plants and trees.
- Investing in environmentally sustainable wastewater treatment solutions.

Infrastructure and services

Future Appin is the catalyst for infrastructure investment and delivery in the region. Critical road and public transport upgrades will improve connections from Appin to Campbelltown-Macarthur, Western Sydney Aerotropolis, Wilton, Wollongong and the Southern Highlands.

We recently announced our investment in the delivery of a local water recycling treatment plant that will provide significant environmental and sustainability benefits into the future.



Housing and jobs

Future Appin will provide nearly 13,000 homes over 20 years and contribute diverse, affordable living options for thousands of families.

A range of housing options and lot sizes will be available to meet the needs of home buyers, families, retirees and those studying at the nearby Western Sydney University.

Future neighbourhood and local mix-use centres proposed for Future Appin are expected to generate thousands of new jobs, including professional services, hospitality, health and wellness, recreation, childcare and education services, and retail. These are in addition to building related jobs generated during construction of Future Appin.

Walker will support Appin's future by planning for the Macarthur Business Park that can potentially provide up to 10,000 jobs in a range of sectors including commercial, education, retail, hospitality, entertainment and leisure, and light industrial.

Bushfire management

Walker are committed to implementing best practice bushfire mitigation measures in the design and delivery of Future Appin.

We have undertaken rigorous technical studies prepared by experts in their fields, which consider the Rural Fire Service's *Planning for Bushfire Protection Guidelines 2019*.

These studies will inform our bushfire mitigation measures, ensuring they incorporate best-practice urban design, infrastructure support, and bushfire-sensitive home materials.

Walker are Australia's leading visionary placemakers

We have been part of Greater Macarthur for more than 20 years and we're committed to the region, sponsoring the Aspire and Excel Scholarship Programs at Western Sydney University and delivering the new Lang Walker AO Medical Research Building – Macarthur in Campbelltown.

Walker have over 50 years of experience creating vibrant communities connected to infrastructure and amenities including Main Drive Kew in Victoria and Bluestone Mt Barker and Riverlea in South Australia.



*Riverlea in South Australia,
proudly delivered by Walker*

Future Appin timeline and next steps



1968-1988

Sydney Region Outline Plan, Three Cities Structure Plan and Into Its Third Century – Metropolitan Strategy for the Sydney Region identifies Appin for future development

2014

A Plan for Growing Sydney commits to Macarthur South Growth Centre

2015

Community consultation on the Greater Macarthur Investigation Area

2017/2018

Greater Macarthur 2040, Greater Sydney Region Plan - A Metropolis of Three Cities, Western City District Plan released; identifying Appin for land release

2019

Greater Macarthur declared as a Growth Area under the Growth Centres SEPP

2020-22

Walker lodges proposal for Appin (part) Precinct, which undergoes technical assurance panel process involving multiple government agencies and Council.

2023

Appin (part) Precinct approved

TODAY

Walker is working with Wollondilly Shire Council, the NSW Government and agencies on:

- Technical studies to support future Development Applications
- Detailed master planning
- Agreements to fund and deliver infrastructure alongside housing
- Planning proposals to unlock further infrastructure and housing
- Community engagement including First Nations Reference Group.

2025+


Delivery of infrastructure and services alongside housing over the next 20 years




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