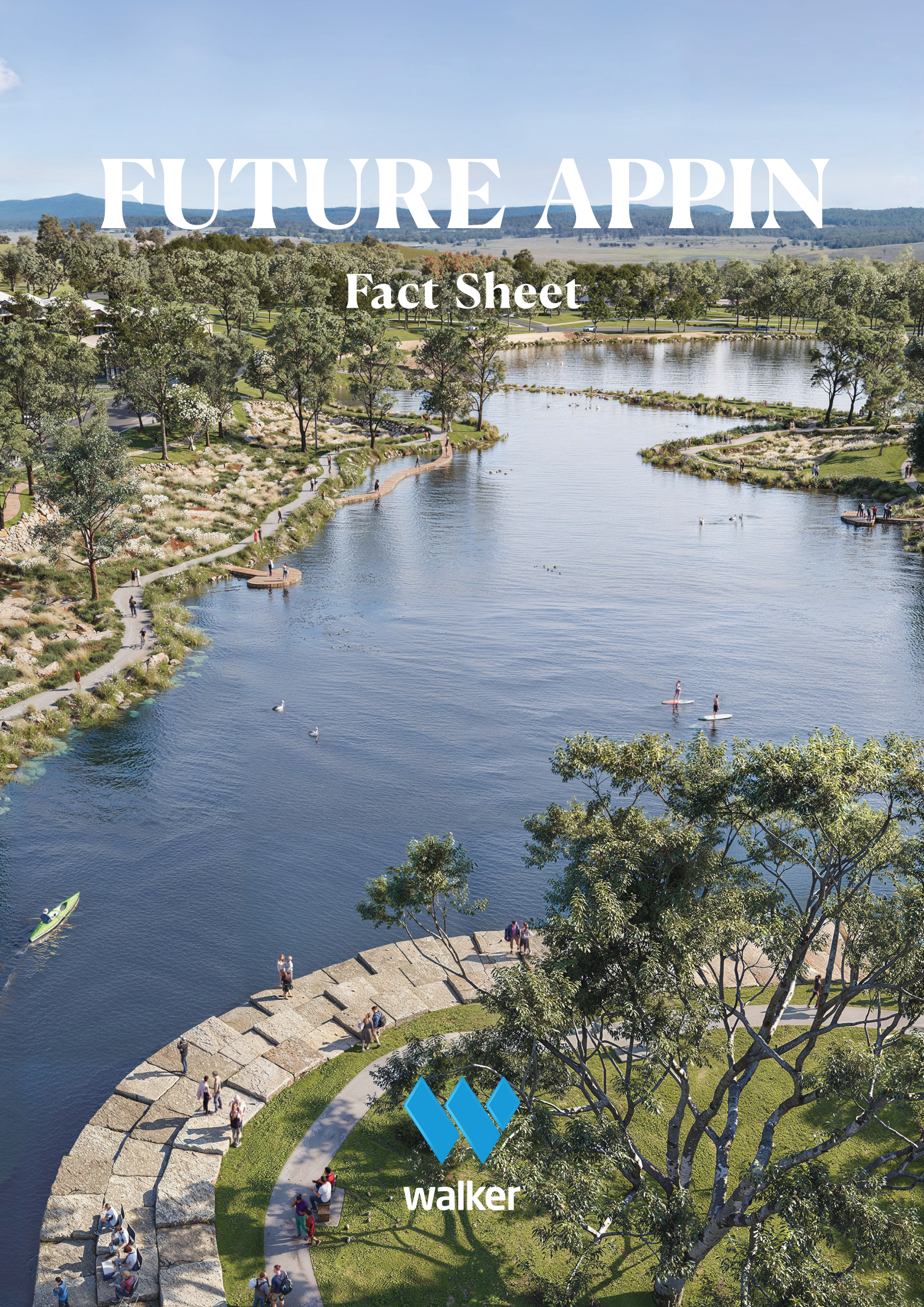




FUTURE APPIN

Fact Sheet



Concept and Stage 1 Development Application

Walker has updated its concept Development Application (DA) to Wollondilly Shire Council.

The DA provides context for approximately one quarter of the urban land that has been rezoned within Future Appin and explains how we plan to integrate homes for families within the natural landscape, new infrastructure, and community amenities.

Walker has collaborated extensively with Wollondilly Council, DPHI and NSW Government agencies to ensure the DA aligns with the approved Appin (Part) Precinct Structure Plan and approved Appin 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 649 homes.

Walker has also made voluntary offers to the Local Council committing to ensuring that housing is delivered alongside critical infrastructure. Pending planning approvals, the construction of our first neighbourhood is expected to begin in 2027.

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 local coordinated approach which aligns housing delivery with infrastructure development.



The Planning Framework

What is the Appin (Part) Precinct Structure Plan?

The Precinct Structure Plan for the rezoned Appin (Part) Precinct provides overarching guidance for future development in conjunction with the Appin Development Control Plan. These planning instruments were published by the NSW Government in May 2026.

What is the Concept Development Application?

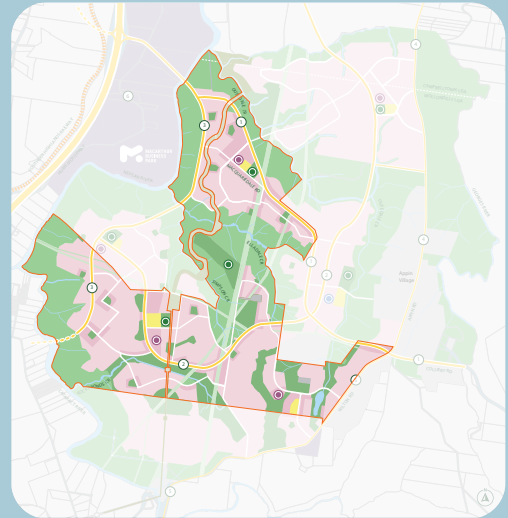
Walker has submitted a Concept Development Application to provide the community and government details of what Future Appin will look like. This application includes a masterplan (Concept Proposal) and a detailed plan for the first stage of development.

The Concept Proposal

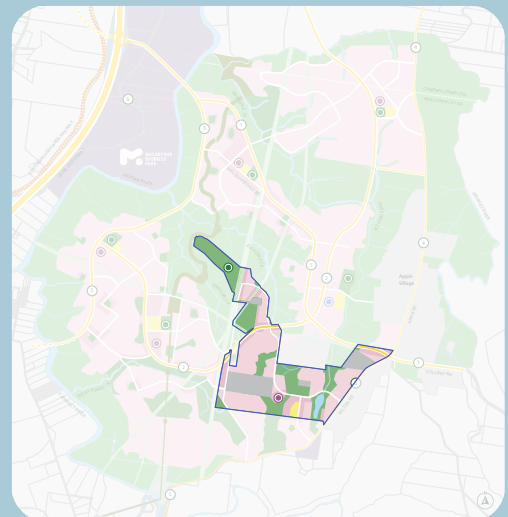
The Concept Proposal will guide Development Applications over the next 5 years with a masterplan for up to 2499 dwellings across 251 hectares of Future Appin.

It sets out:

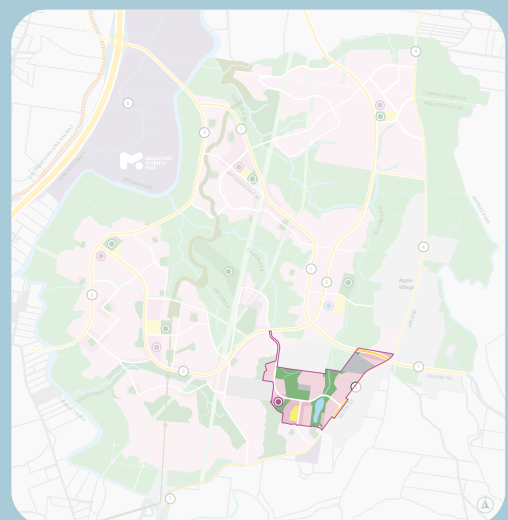
- Locations for housing, shops, and community amenities
- Housing types, density and diversity
- Management plans for heritage, biodiversity protection, bushfire safety, transport, stormwater, and earthworks
- A strategy for transferring future community assets to the government



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

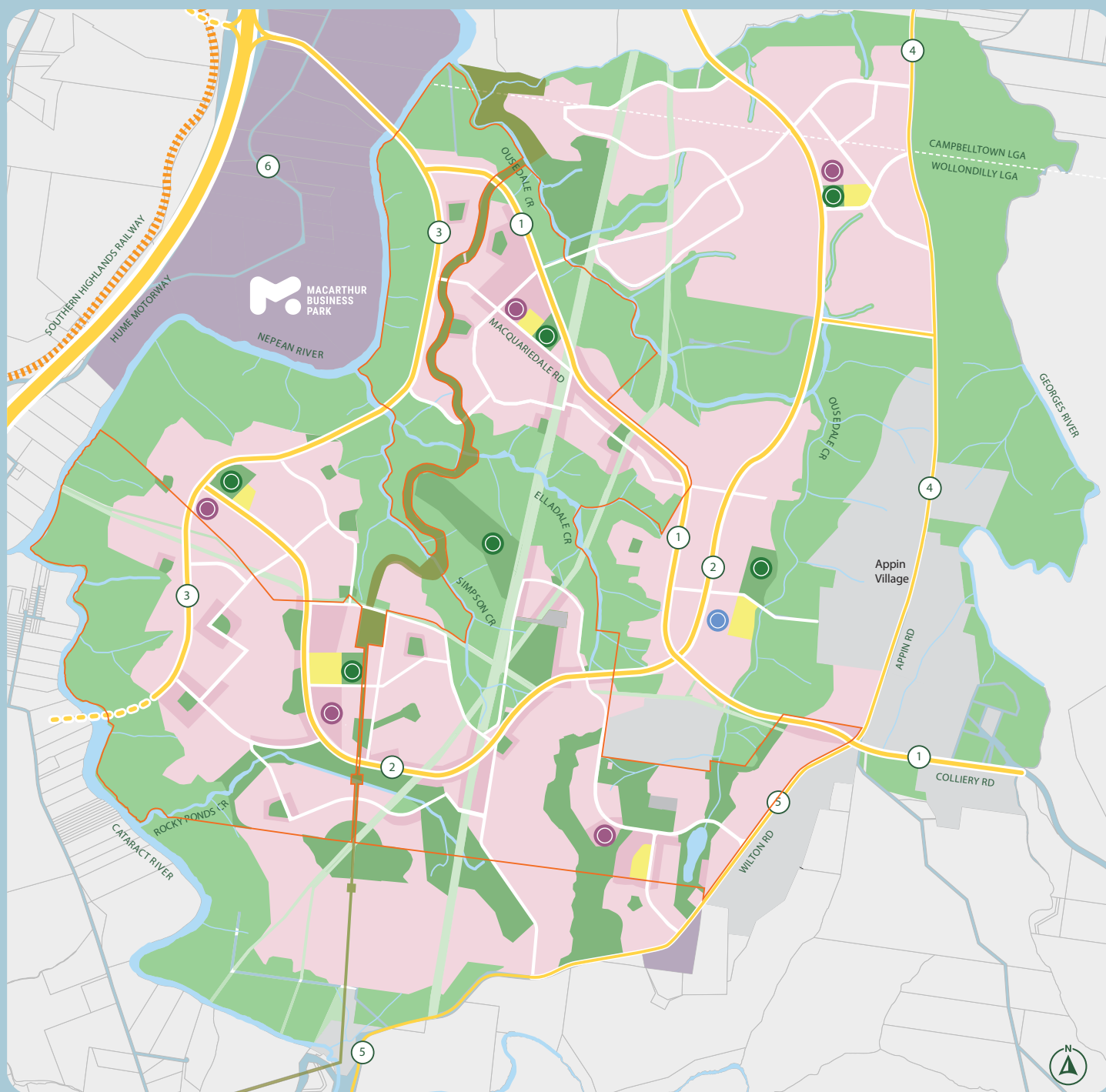


2. Concept DA - Concept Proposal
2499 dwellings



3. Concept DA- Detailed Proposal (Part RA1)
649 dwellings

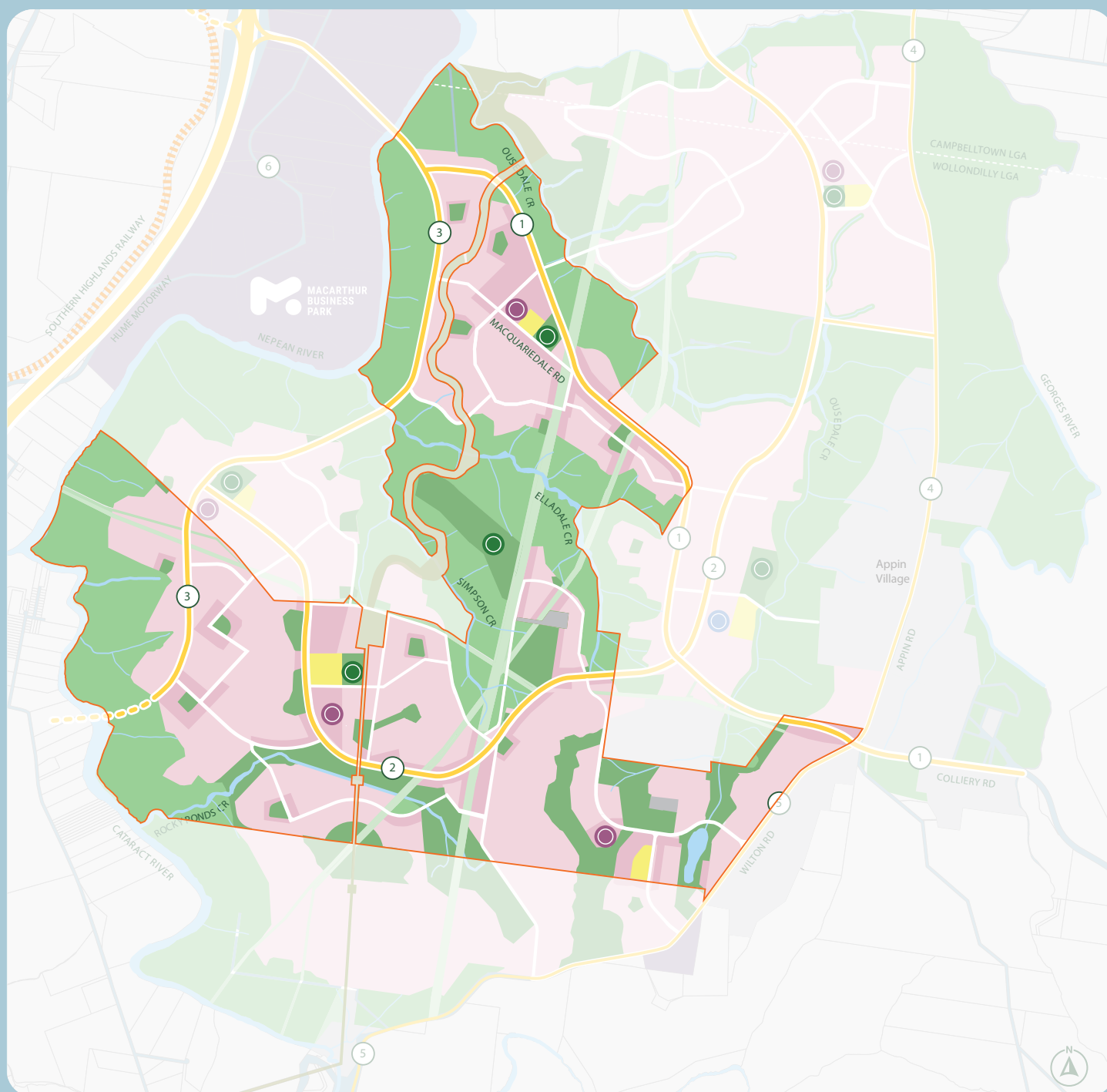
Appin Precinct Structure Plan



Legend:

- | | | | | |
|--------------------------------|---------------------|-------------------------|----------------------------|-----------------------|
| 1 East West Connection Road | 4 Appin Road | Macarthur Business Park | Open Space / Parkland | Appin (Part) Precinct |
| 2 Public Transport Corridor | 5 Wilton Road | Education | Conservation Land | |
| 3 Outer Sydney Orbital Stage 2 | 6 Moreton Park Road | Neighbourhood Centres | Easements | |
| | | Sports Fields | Low Density Residential | |
| | | Waterways | Medium Density Residential | |

Appin (Part) Precinct Structure Plan



Legend:

- | | | | | |
|--------------------------------|---------------------|-------------------------|----------------------------|-----------------------|
| 1 East West Connection Road | 4 Appin Road | Macarthur Business Park | Open Space / Parkland | Appin (Part) Precinct |
| 2 Public Transport Corridor | 5 Wilton Road | Education | Conservation Land | |
| 3 Outer Sydney Orbital Stage 2 | 6 Moreton Park Road | Neighbourhood Centres | Easements | |
| | | Sports Fields | Low Density Residential | |
| | | Waterways | Medium Density Residential | |

Future Appin Place

A Place Shaped by Country, Enriched by History and Designed for Future Generations

Future Appin brings together landscape, community and culture to create a connected, walkable and nature-rich neighbourhood. Anchored by a landmark freshwater lake, cultural trail, expansive district views, Village Green and extensive open space network, the community is designed to support healthy living, environmental stewardship and a strong sense of belonging.



Future Appin Design Principles



Custodians of Country

We honour Appin's heritage by respecting the land, culture and traditions. Our design reflects a strong connection to Country, with care for the bushland, waterways and shared open spaces.



Framed by Nature

Neighbourhoods will be shaped by Appin's natural beauty, including its ridgelines, bushland and creeks. We will protect and enhance these landscapes through ongoing stewardship.



Connected Communities

Villages will be walkable and bike friendly with easy access to parks, trails and shared spaces. These places will support everyday living and help bring neighbours together.



Smart Cities

We'll harness smart technology to enhance services, support local businesses and encourage sustainable, healthy living.



Healing Landscape

We're restoring nature through, improved stormwater systems and cooler, greener streets and parks with a scenic new freshwater lake and lakeside park.



Resilient Neighbourhoods

We're creating safe, vibrant communities with parks, education hubs, local jobs and a variety of housing choices.



Open Spaces

Public parks, sports fields and gathering places will offer space to relax, play and connect. These areas will inspire exploration, celebration and learning.



Diverse Living Options

A variety of energy efficient homes will be provided, from affordable to aspirational. All will be close to shops, transport, schools and parks, while reflecting the charm and character of the area.

Key Amenities Included in the Development Application



Diverse Housing

2499 new and affordable 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

A nominated primary school located on new bus route and adjacent to Village Green and Neighbourhood Centre.



Neighbourhood Centre

Neighbourhood hub with proposed grocery store, cafe, fresh food options, offices and health services. Community consultation and future planning approvals will guide their development.



Open Space

Close to approximately 80 hectares of open space, including a 20-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

Dedicated conservation areas and Koala fencing to protect and maintain koala habitats.



Urban Cooling

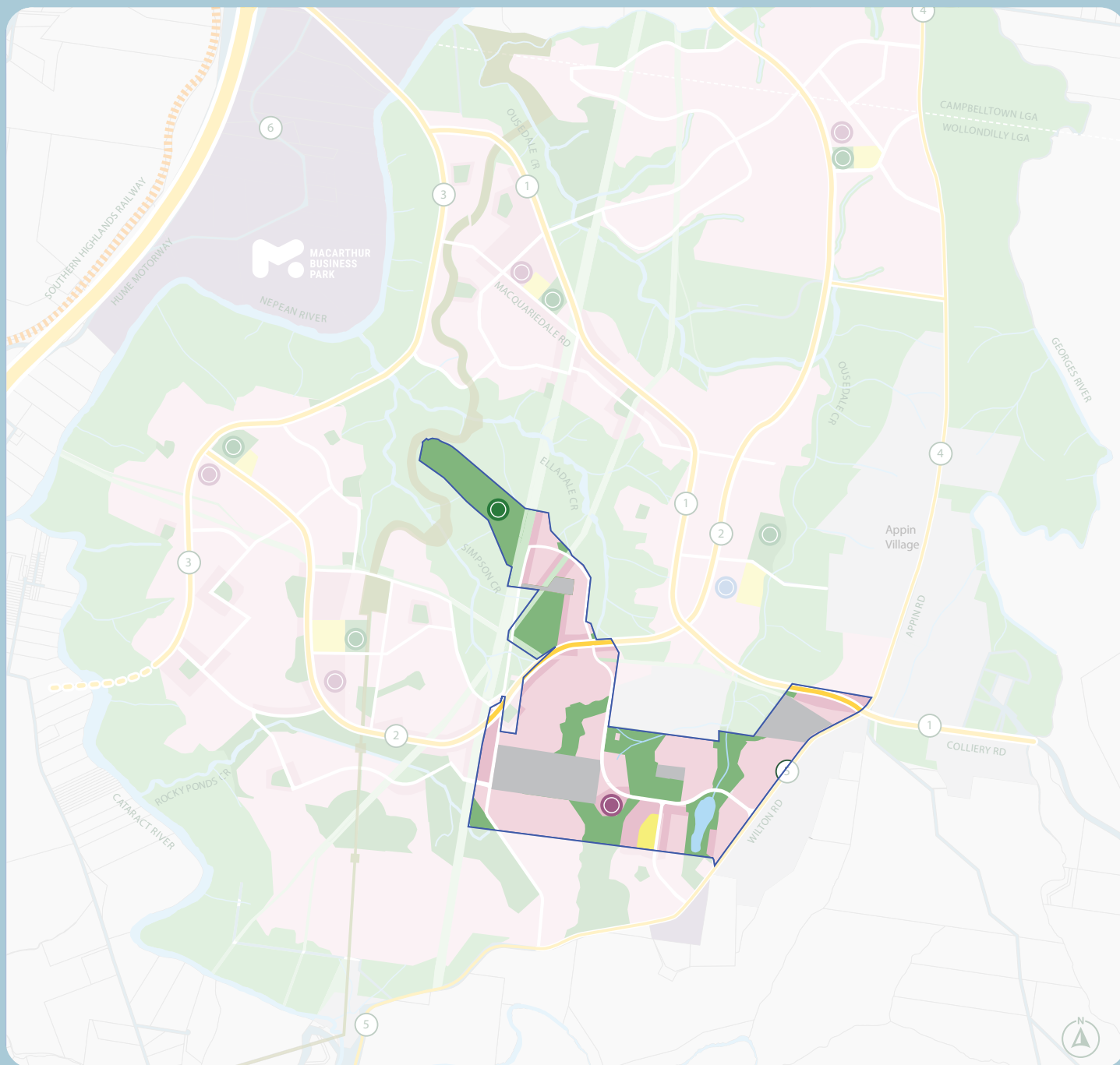
Targeting 40% of tree coverage across the development with recycled water for parks and open space irrigation and residential use. A 4.2 hectare freshwater lake will contribute to cooling the community.



Heritage Protection

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

Proposed Concept Development Application (2499 dwellings)



Legend:

- | | | | | |
|--------------------------------|---------------------|-------------------------|----------------------------|-----------------------------|
| ① East West Connection Road | ④ Appin Road | Macarthur Business Park | Open Space / Parkland | Appin (part) Precinct |
| ② Public Transport Corridor | ⑤ Wilton Road | Education | Conservation Land | Private lots (Not Included) |
| ③ Outer Sydney Orbital Stage 2 | ⑥ Moreton Park Road | Neighbourhood Centres | Easements | |
| | | Sports Fields | Low Density Residential | |
| | | Waterways | Medium Density Residential | |

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:

- 649 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.

The updated Detailed DA Proposal has been informed by community consultation sessions in partnership with NSW DPHI and Wollondilly Council. Further opportunities for community feedback will be available for the design of the Neighbourhood Centre and Community Open Spaces.

A new Wilton Road entrance featuring a roundabout and tree-lined boulevard, creating a welcoming and scenic approach to the new community.



Next Steps

We are targeting for the DA to be approved by end of 2026, construction to start soon after, and our first families to move into the area by 2028.

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.

Please make an appointment at the Appin Planning and Discovery Centre to learn more about the DA.

