



## Appin Project Update – Meeting Minutes

11 February 2026

### Attendees

**Walker Group:** Paul Melrose

**Tika EQ:** Claire Wade, Liam Harte

**FNRG:** Glenda Chalker, Kirsty-Lee Chalker, Kazan Brown, Justin Coplin

### 1. Welcome & Opening

### 2. Project update (Paul Melrose)

The current development application is based on a cap of 2,499 dwellings imposed by the State Government due to infrastructure constraints, particularly the Appin TMAP (Traffic Management and Accessibility Plan) and Sydney Water wastewater servicing capacity.

The detailed subdivision development application is progressing alongside broader planning discussions and is currently before the Land and Environment Court, as Wollondilly Council did not determine the application within the statutory timeframe. Discussions are ongoing with Council to resolve outstanding matters, with a target determination date of June 2026. Key issues under consideration include ecological impacts, biodiversity matters, tree removal associated with open space and sports fields, and infrastructure staging.

The proposed Local Voluntary Planning Agreement (VPA) is intended to replace the existing Appin Contributions Plan and includes provisions for open space, state heritage areas, nature reserves associated with CPCP excluded lands, recreational lakes, cycle paths, playground infrastructure, a community centre and a developer-funded leisure centre. Under IPART's essential community items framework developers are generally required to dedicate land for community facilities but are not required to construct them. The Walker VPA proposal goes further by committing to deliver some of these facilities through the VPA to accelerate infrastructure delivery and improve community outcomes. Council feedback on the proposal currently pending.

The Precinct Structure Plan has been submitted to the Department of Planning for review and now includes mapping of heritage-listed areas extending beyond the immediate Appin boundary. The plan is intended to function as a high-level planning framework rather than a detailed technical document. Major planning documentation associated with the precinct is expected to be finalised by the end of February 2026, including the Development Control Plan and Western Parkland City SEPP planning updates.

Infrastructure and staging constraints remain a key consideration for the project. The 2,499 dwelling cap is tied to wastewater servicing limitations, with flows currently directed toward



Glenfield and upgrades required at the Glenfield and Campbelltown treatment plants before the cap can be lifted. Key road infrastructure priorities include the Hume Highway bridge and connection, the east–west link across the precinct to Appin-Bulli Road, and upgrades to Appin Road, while the Outer Sydney Orbital (M9) orbital is not expected to play an immediate role in staging. Most development occurs on land already certified for urban development, although proposed sports ovals will require biodiversity assessment due to tree removal within CPCP “excluded lands”. The initial development application defines the first stage of open space, including proposed facilities such as double playing fields, a BMX track, an adventure playground and cycle paths, with detailed design to be informed through future development applications and consultation with the Reference Group under the Connecting with Country framework.

### **3. General items for discussion**

#### **AHIP Stage One Test Excavation**

Test excavations were completed within the blue-dashed area shown in project plans, with an updated Heritage Report expected by 27 February 2026 for statutory review. The highest artefact density was located near the historic racecourse and hut locations along transects near Ousedale and Elladale Creek, with one transect yielding approximately 60–69 artefacts.

Artefacts were recovered both within hut soil profiles and beneath hut footings, indicating Aboriginal occupation prior to European settlement. Minimal artefacts were identified south of Ousedale Creek, although the creek regeneration area presents opportunities for cultural interpretation.

#### **Stage One Entry Precinct and Street Tree Specification**

Wollondilly Council has requested documented Reference Group feedback on the street tree strategy for Court records. The Walker proposal includes a mix of endemic, native and selected exotic species in entry precincts and village centres, reflecting the European influence of street and wayfinding trees evident in existing Greater Macarthur Region villages such as Picton, Camden, Menangle and Appin, while subdivision areas adjoining riparian corridors and sensitive ecological areas/excluded lands, will use endemic and native species only. Noting that the RFS “Planning for Bushfire Prevention” guidelines require a maximum of 15% canopy cover of street tree planting with “asset protection zones” and “bushfire attach level” areas.

The Reference Group strongly preferred prioritising endemic species first and minimising exotics due to concerns around biosecurity, and exotic seed spread, wildlife impacts and catchment protection. Members emphasised that environmental restoration and endemic planting should take priority under the Connecting with Country framework. Walker noted this advice and undertook to consult further with the FNRG on an updated street tree plan for the amended Stage One subdivision area following council approval.

Walkers outlined that biosecurity was of particular importance when the “master” street tree schedule was being reviewed by Wollondilly Council landscape experts for the Appin DCP. This concern has been managed through the proper selection of the most appropriate species for the Appin precinct in its context of proximity to the Nepean and Cataract rivers, and the extensive conservation areas.



### **RAP Selection Criteria**

Discussion occurred regarding external interest in participating as Registered Aboriginal Parties, with the proposed prioritisation being local knowledge holders first, followed by individuals endorsed by them, and broader regional participants if required.

Concerns were raised about individuals asserting involvement without local connection and the importance of maintaining cultural integrity and harmony during site work. Four RAP representatives were engaged daily during AHIP excavations, with suggestions that RAPs be paired with archaeologists at sieve stations and that participant numbers remain manageable.

### **Cultural Trail for SHR Areas and Northamptondale Reserve**

Discussion focused on the alignment of a natural trail within the heritage boundary, balancing cultural respect, ecological protection and public access management. Participants noted that completely restricting access may lead to vandalism or uncontrolled damage. A natural trail alignment with controlled desire lines was suggested, with a further on-site inspection recommended before finalising the approach.

### **4. Questions/comments/any other business**

Nil

### **5. Next Meeting**

Date: Wednesday, 29th April 2026

Time: 9:30am – 12:00pm

Location: Appin Planning and Discovery Centre, 55 Appin Road Appin

