

**ANGEL PLACE
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8 October 2024

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Senior Development Manager
Walker Corporation
Level 21, Governor Macquarie Tower
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Hi Ahmad,

APPIN AND NORTH APPIN PRECINCTS RETAIL AND EMPLOYMENT STUDY

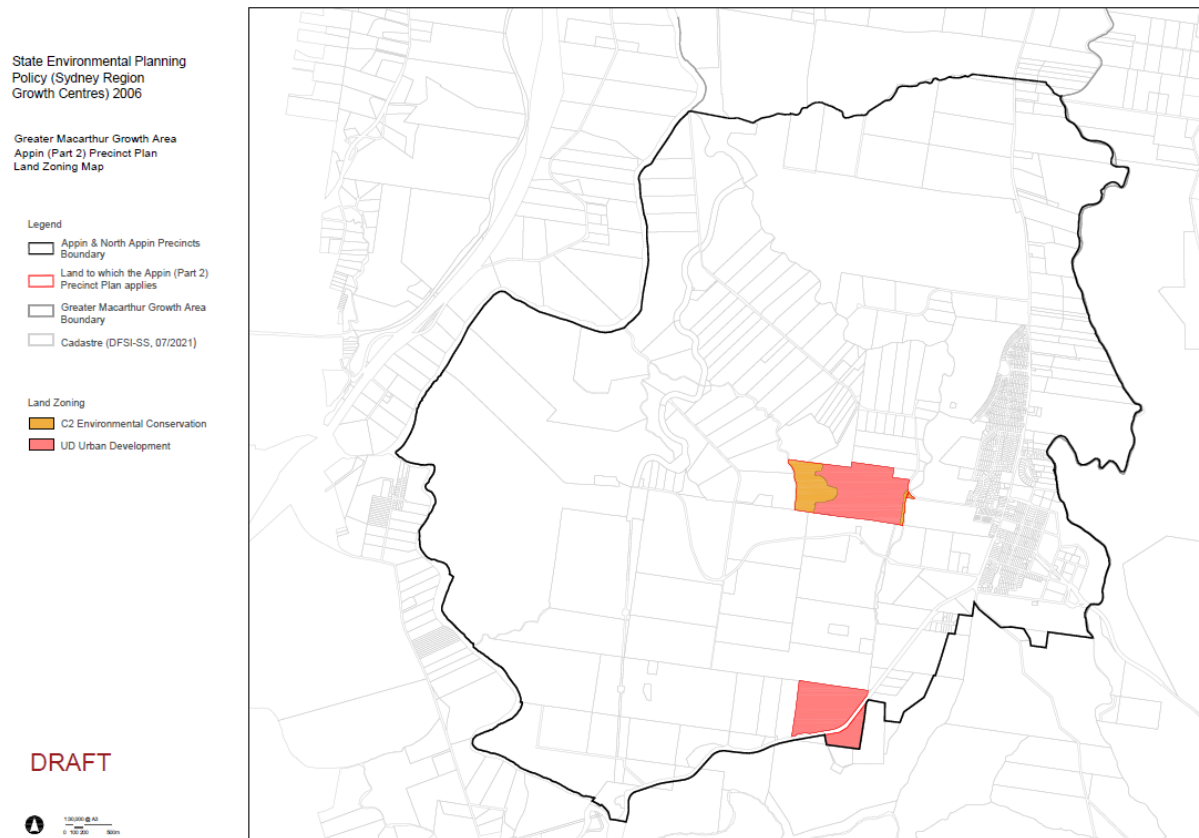
This letter presents an addendum to the Appin and North Appin Precincts Retail and Employment Study completed by Urbis in 2022. The purpose of this addendum is to address the impact of the Appin (Part 2) Precinct Planning Proposal on the outcome derived from the Retail and Employment Study.

The Proponent has prepared the subject submission to rezone 100.1 hectares of land (the Site) within the Appin Precinct from RU2 Rural Landscape to the following zones:

- Urban Development Zone – Zone UD Urban Development (UD)
- Conservation Zone – Zone C2 Environmental Conservation (C2).

The Site is known as the Appin (Part 2) Precinct. The Site is located within the Appin and North Appin Precincts Boundary – refer to **Figure 1**.

Figure 1: Boundary of the Appin (Part 2) Precinct



Source: Walker Corporation

The Appin (Part 2) Precinct Plan zones land for conservation and urban development. It establishes the statutory planning framework permitting the delivery of a range of residential typologies, retail, education, business premises, recreation areas, and infrastructure services and provides development standards that development must fulfil.

FINDINGS OF APPIN AND NORTH APPIN PRECINCTS RETAIL AND EMPLOYMENT STUDY

In October 2022, Urbis prepared a retail and employment study for Appin and North Appin. This report examined the following:

- The regional and local context of Appin and North Appin within the Greater Macarthur Area and having regard for most contemporary planning context
- The trade area that will likely be served by future retail facilities in Appin and North Appin
- An assessment of the demand and timing for retail uses within Appin and North Appin, and the resultant supportable floorspace and mix requirements for centres within the precinct
- An analysis of the resultant employment levels within centres in Appin and North Appin, and considering self-containment rates
- An assessment of potential impact on the scale and timing of Wilton Town Centre.

The analysis was prepared based on the vision for Appin and North Appin as part of the Greater Macarthur 2040 plan. Appin and North Appin are projected to deliver more than 21,000 new dwellings over the forecast period, with further residential development also occurring in Gilead.

Retail spending growth will grow from \$86 million in 2022 to more than \$1.4 billion upon completion of the residential growth area. This spending will support the development of a range of retail centres across the area, including the Appin and North Appin precincts Local Centre and a network of smaller neighbourhood centres. Some expenditure would also be expected to be directed towards the Wilton Town Centre.

An analysis of estimated retention rates and market shares indicates that the Appin and North Appin area could potentially support a discount department store (DDS) and around eight supermarkets, of varying scales, over the forecast period at sustainable trading levels.

Within Appin Local Centre, we estimate that a DDS, two full-line supermarkets and a small format supermarket could be supported by a range of mini-majors, retail specialties and non-retail and ancillary uses. The local centre could potentially be in the order of 30,000 sq.m of retail and ancillary non-retail floorspace.

The proposed retail hierarchy in the area is mooted to include a town centre and five local centres across Appin and North Appin, in addition to the existing Appin centre. Based on dwelling take up rates provided by Proponent, we estimate the first neighbourhood centre could be delivered by around 2030.

The first stage of Appin Local Centre (a single supermarket based centre) could commence by 2034. By 2042, there would be sufficient market support for a major expansion to a single DDS based sub regional shopping centres, including a modern format DDS and an additional full line supermarket and small format supermarket.

The development of a 30,000 sq. m local centre at Appin and North Appin precincts would support the ongoing employment of around 1,217 jobs. Further indirect jobs would be generated through suppliers and expenditure of those employed at the Local Centre.

An analysis of the trade area likely to be served by Wilton Town Centre (Regional Centre), and indicative dwelling take up timeframes provided by landowners, supports the development of major

retail facilities within Wilton over the medium term. Wilton Town Centre's main trade area already includes around 45,000 residents, including those living within the towns of Picton, Tahmoor and Thirlmere.

Wilton's main trade area population is expected to reach over 72,000 people by 2029, which would support the development of a single DDS based shopping centre. By 2044, the Wilton Town Centre is estimated to be able to support approximately 50,000 sq.m, serving a population of more than 145,000 persons. Comparatively, by 2044 Appin and North Appin are expected to serve a population of around 75,000 residents.

The development of retail facilities within Appin will not impede on the scale, mix, role or function of the Wilton Town Centre.

The key points of the analysis are outlined in the below table.

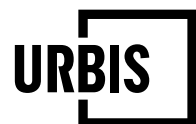
Table 1 – Key Points

Factor	Key Points
Available Market	Forecast spending market of \$1.4 billion upon completion. This spending base necessitates a commensurate provision of retail floorspace.
Supportable Floorspace Provision	Based on retention rates and market shares, there is support for a DDS and eight supermarkets upon completion across the study area
Supportable Employment	The development of a 30,000 sq. m local centre at Appin and North Appin precincts would support the ongoing employment of around 1,217 jobs.
Impacts on Wilton	Wilton Town Centre's trade area population will be considerably larger than West Appin's across the forecast period, given its accessibility from existing and established population bases in Picton, Tahmoor, Thirlmere etc.

IMPACT OF APPIN (PART 2) PRECINCT PLANNING PROPOSAL ON APPIN AND NORTH APPIN PRECINCTS RETAIL AND EMPLOYMENT STUDY

Urbis reviewed the impact of the Appin (Part 2) Precinct Planning Proposal on the retail and employment study prepared in October 2022 and found that it has no impact on the finding of the assessment.

The key findings of the retail and employment study remained unchanged as Appin (Part 2) Precinct has been accounted for in the previous assessment.



Kind regards,

A handwritten signature in blue ink that reads "Princess T. Ventura".

Princess Ventura
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