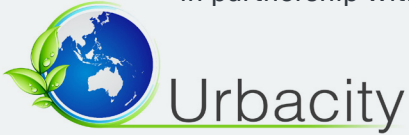




in partnership with



APPIN CENTRE DETAILED REPORT

DECEMBER 2020



Contents

1	Appin	3
1.1	Appin Village, Activity Core and Edges	3
1.2	Greater Macarthur Growth Area	4
1.3	Treatment in the LSPS	7
2	Centre Appraisal and Opportunities	9
2.1	History.....	9
2.1.1	Heritage items and Heritage Conservation Areas	9
2.2	Primary Production Influences.....	11
2.3	Natural, Cultural, Community, Scenic Assets and View Corridors	11
2.4	Infrastructure and Utilities	11
2.5	Special and Regular Community Events and Activities for Individuals and Groups	12
2.6	Community.....	12
2.6.1	Who uses the Centre and why?.....	12
2.6.2	PlaceScore Engagement Survey.....	12
2.7	Land Uses, Open Spaces and Community Services and Facilities	13
2.8	Urban Structure and Built Form	14
2.9	Commercial Floor Space and Capacity for Growth	16
2.10	Housing Within and at the Edges of the Centre	16
2.11	Access and Movement	17
2.12	Street appeal – Public Realm and Pedestrian Experience.....	19
3	Current Commitments to Works, Adopted Plans and Strategies	21
3.1	Objectives for Appin from Previous Centres Study	21
3.2	WLEP 2011 Provisions	22
3.3	WDCP 2016 Provisions	23
3.4	Council’s Current Commitments	23
4	Summary of Opportunities	24

1 Appin

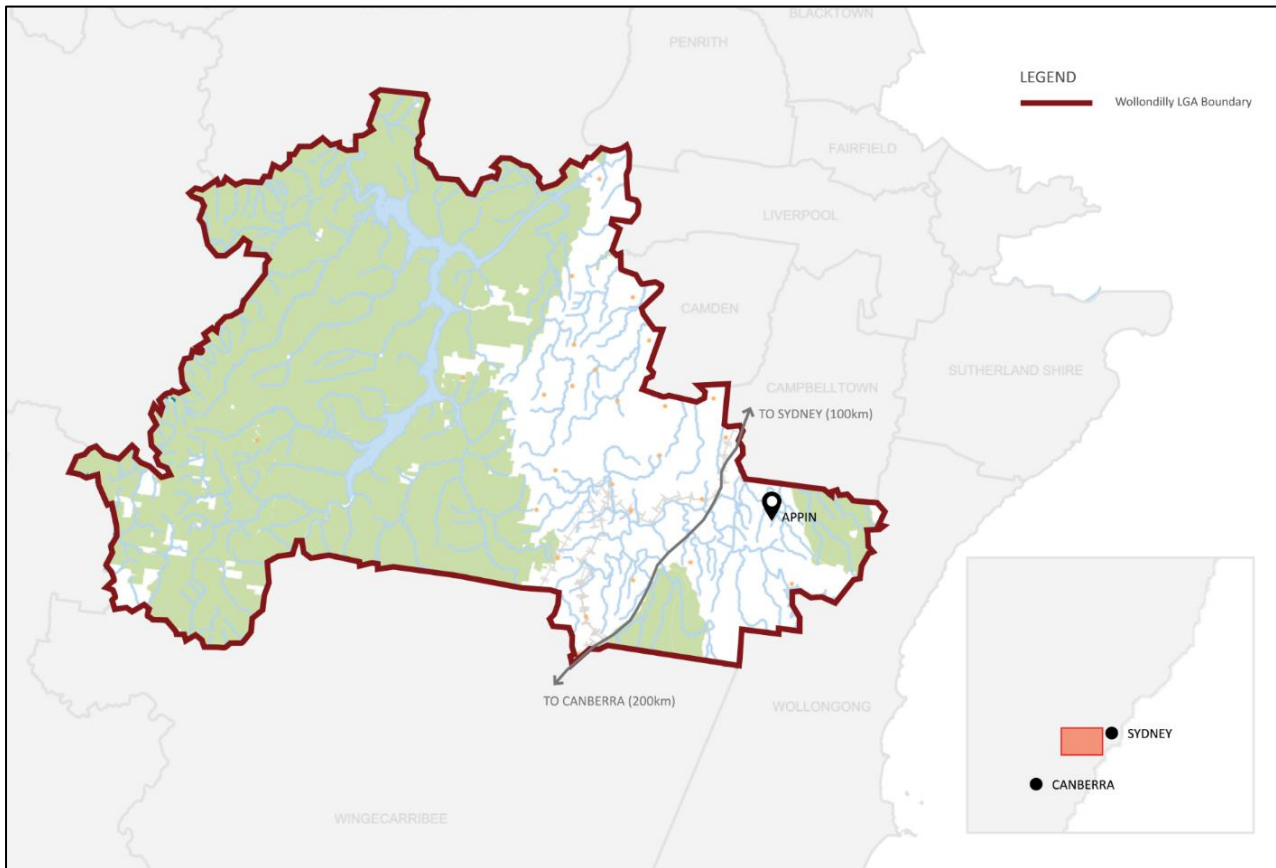


Figure 1-1 Appin Locality Map.

1.1 Appin Village, Activity Core and Edges

The key characteristics of Appin are listed in the table below:

Population	2016 Census	2,716	Increase of 1,228 (45% increase on 2016 population)
	2041 Projection	3,944	
Centre Typology	LSPS: Larger Centre		Centres Study: Village
Centre Functions	Retail – Local convenience and services Education – Primary school Recreation – Sportsfields, natural areas, parks and playgrounds, hotel Civic and community – Community hall (not located in activity core) Employment – local scale, small scale Capacity – 16,000m ² + of commercial gross floor space potential under current LEP		
Centre Special Features	Historic development on main road route Heritage buildings prominent in activity core Imminent significant change with Greater Macarthur Growth Area Walkable activity core and diversity of land uses and activities		
Edges	Potential for greater diversity of building forms and mix of commercial and residential uses adjacent to the activity core Short term infill adaptable buildings and mixed residential development		

	Potential for connections to natural assets of Dharawal National Park and Georges River Major future investment in regional scale open space at 180 Appin Road (\$5 mil NSW Premier's Greener Public Spaces Priority project)
Future Focus	Heritage character Walkable village with infill development and mixed uses Connection to, and awareness of, the proximity to recreation opportunities, Georges River and Dharawal National Park

Appin village centre currently caters for the daily convenience needs and recreational activities of the local residents. Appin is also a significant 'drop in' locality for people passing between Wollongong and Campbelltown. Appin residents also frequently visit Campbelltown and the Illawarra for work, recreation, socialising and higher order retail and groceries.

Appin Road is the primary focus of activity in Appin village centre. The potential for vehicle movement routes to change with new future collector roads may substantially change patterns of vehicle movement and change the nature and character of the centre and the reasons for people visiting the centre.

Natural assets of the Georges River and Dharawal National Park about the eastern edge of the village and connectivity with this natural space is recommended to be enhanced. The natural areas surrounding Appin are key wildlife corridors and mapped for further investigation into their role for supporting koala populations and Cumberland Plain Woodlands.

Appin's public open spaces cater for a diversity of activities and are well used by locals and at a district scale.

Appin is a village located within a broader area identified for large scale change. Urban growth and new major road infrastructure are planned for Appin and surrounds. The LSPS states that growth and change must be:

- compatible with the historic integrity and natural assets worthy of protection and
- delivered at the same time as essential services and infrastructure necessary to support growth.

Future changes include the Greater Macarthur Growth Area 2040 (GMGA 2040), a regional scale recreation area at 180 Appin Road and the Outer Sydney Orbital. In anticipation of these large scale changes, a variety of investigations and strategies can be developed in the short term to enhance the points of difference that will sustain Appin centre being its heritage character, its compact and walkable activity core, its proximity to protected natural areas of outstanding quality and opportunities for outdoor recreation.

1.2 Greater Macarthur Growth Area

Appin is within the Greater Macarthur Growth Area (GMGA) which was strategically identified by the State Government in December 2019. The publication *Greater Macarthur 2040: An interim plan for the Greater Macarthur Growth Area (November 2018)* (GMGA 2040) was released in November 2018. The GMGA locality has been identified for future housing, employment and major infrastructure. The Interim Structure Plan developed after public exhibition is included in **Figure 1-2**.

The GMGA 2040 includes seven (7) urban renewal precincts between Glenfield and Campbelltown/Macarthur and five (5) urban release precincts from Menangle Park to Appin. Six (6) new local centres are proposed within the land release precincts supporting approximately 40,000 new dwellings. As shown in **Figure 1-2** the Interim Structure Plan identifies the location of new urban areas, environmental protection, key infrastructure corridors and local centres. Planning principles for growth in the GMGA commit to "green planning" with the protection of environmental and biodiversity corridors, tree canopy and new infrastructure and employment opportunities.

Growth areas in Campbelltown LGA are less than 10 minutes drive from Appin Centre. Two new centres are proposed within 5km north and west of Appin village. Three (3) new local centres are identified in the Appin locality, one (1) to the north of the existing Appin urban area, and two (2) to the south-west as shown in **Figure 1-2**. Four (4) new local centres are identified within Campbelltown LGA. A total of seven (7) new centres will be located amongst approximately 40,000 new dwellings in the GMGA. Each local centre is planned to contain:

- > A small supermarket (1,500 to 2,000m²)
- > Up to 2,000m² of speciality shops
- > Cafes and food services premises
- > Education and child care
- > Local health services; and

- > Recreational space and facilities.

Although GMGA 2040 identifies greenfield housing in the Appin locality in the longer term, the existing activity in Appin centre will be influenced by current and future development nearby.

Maintaining the integrity of the 'rural village character' of Appin has been indicated in the Interim Structure Plan.

The long term growth in the locality is an opportunity to improve the vitality of Appin centre by building on the points of difference for Appin being heritage, recreation and natural assets in a walkable centre and achieving investment in infrastructure delivered for the broader GMGA.

Opportunities:

- > New infrastructure investment and local population growth are opportunities to improve the quality of infrastructure and visitation in Appin by connecting to upgraded utilities and identifying opportunities to enhance the way that Appin centre functions to provide diversity, interest and sense of place which sets it apart from greenfield centres. These points of difference include the heritage character, connectivity to natural areas and high quality recreational spaces.

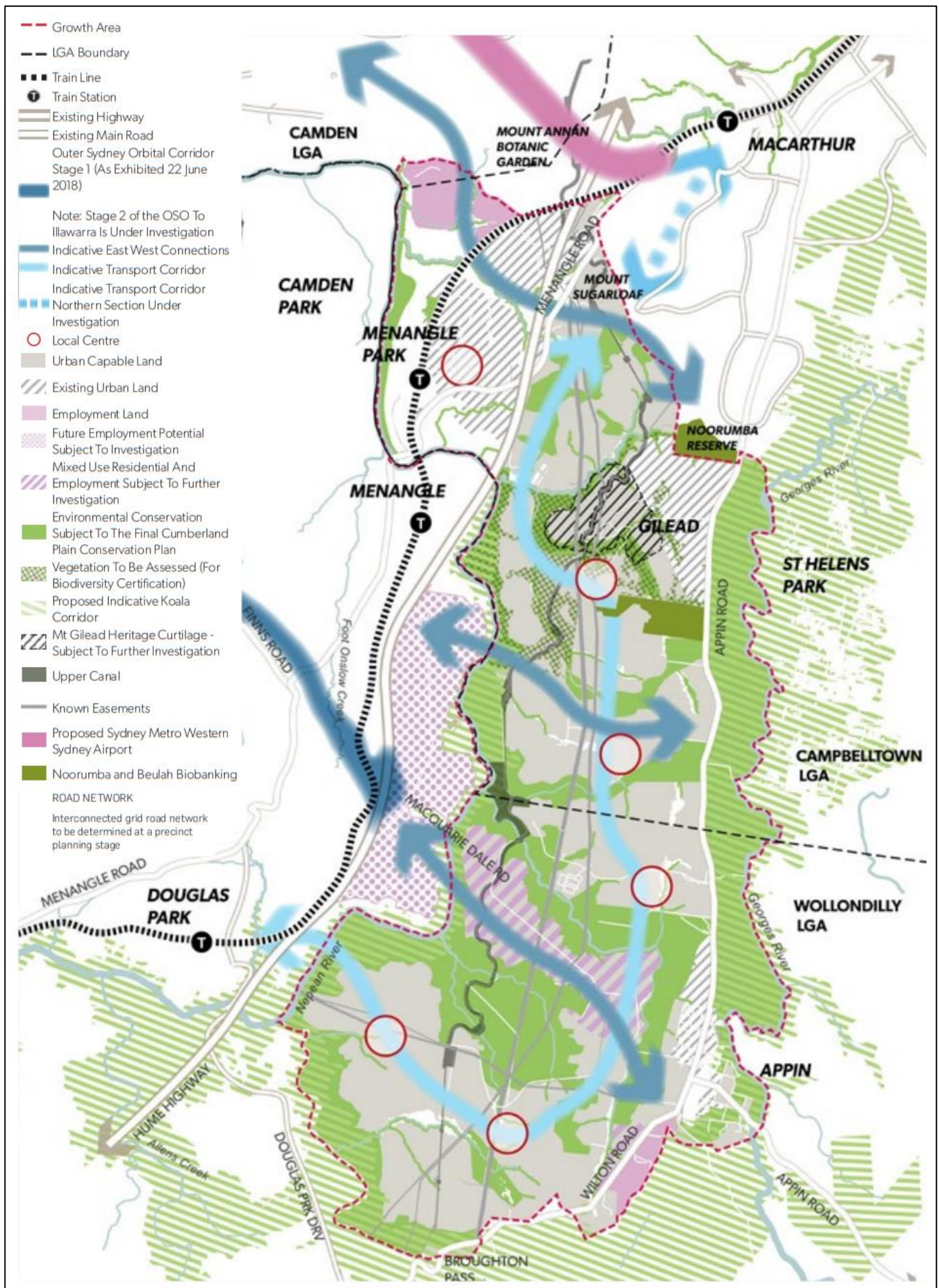


Figure 1-2 Land release areas detail from Greater Macarthur Structure Plan (Source: Greater Macarthur 2040 Interim Plan, 2018)

1.3 Treatment in the LSPS

The LSPS includes the following statements for Appin:

“The NSW Government nominated Greater Macarthur as a growth area that could accommodate approximately 15,000 new homes in Appin. We will continue to advocate that Greater Macarthur should not be developed before appropriate infrastructure is in place.”

“the completion of the planning for the Outer Sydney Orbital and the making of the Cumberland Plain Conservation Plan will be critical to sustainable, managed growth in Appin. For this reason, we see Appin as a long-term prospect and will continue to advocate for Wilton as the priority growth area before land is released for development in Appin.

Appin’s development will require:

- *major investment in transport and social infrastructure*
- *conservation of natural vegetation and protection of koalas*
- *integrated water and wastewater management*
- *connected, walkable and cycling friendly places*
- *public open spaces*
- *access to jobs, education, health and services.”*

The LSPS commits to creating new transport connections as alternatives to the constrained links of Broughtons Pass and the Nepean River crossing on Douglas Park Drive. This is consistent with the Outer Sydney Orbital route shown in **Figure 1-2**, from the Greater Macarthur Interim Structure Plan.

The LSPS identifies the following community values and needs for Appin residents:

- *local jobs however there is a need to create new opportunities for the increasing population*
- *Investment in public transport and road infrastructure that improve quality of life*
- *protection of Appin’s natural surroundings and koala habitats*
- *tourism which will support local businesses and showcase natural and historical assets*
- *sporting groups and community facilities that bring people together and add to a sense of community.*

The LSPS includes the following Actions specific to Appin:

Action	Timeframe	Centres Study Recommendation
7.7 Investigate the need and scope of a heritage conservation area in Appin	Short term	<p>The identification and protection of a heritage conservation area is recommended as soon as possible to capture and protect heritage values and integrity and better inform decisions on future change.</p> <p>Meaningful and respectful management of heritage is an important element in a sense of place and fostering a point of difference and value connected to specific elements of a place. These are fundamental to attracting and maintaining community cohesion and motivation to visit and use a place.</p>



Figure 1-3 LSPS representation of Appin boundary, with activity core shown in red.

2 Centre Appraisal and Opportunities

2.1 History

The Dharawal people have a long term connection to the Appin locality with places in and near Appin recognised and valued by Aboriginal people as a meeting place, a place of refuge and also a place of conflict and tragedy.

In 1811, Governor Lachlan Macquarie granted 1000 acres to Deputy Commissioner General William Broughton, who had arrived with the First Fleet. Several smaller land grants were issued between 1811 and 1820 by Governor Macquarie and the land was cleared and used for agriculture. In 1816 Governor Macquarie ordered that local Aboriginal people be 'rounded up' to protect primary production. The action resulted in many Aboriginal people being killed.

Similar to Menangle, Appin township was surveyed in 1834 and purposely designed to Governor Macquarie's 1829 regulations for small towns and villages and surrounding an existing church. The plan included reserves for civic use and 15 town blocks between the road and the Georges River. From the 1820s Appin was used as a stop-over for travellers from western Sydney to the Illawarra and through traffic has always been a major feature of the settlement.

The construction of the Upper Nepean Dam complex and viaduct link to Prospect Reservoir resulted in construction-related traffic and development in Appin between 1902 and 1935.

Appin Colliery commenced underground mining in 1962 and West Cliff Colliery commenced in 1976.

2.1.1 Heritage items and Heritage Conservation Areas

The heritage items in Appin village centre are within 600m of each other and most are visually prominent along the main activity spine of Appin Road. The heritage items add interest and a sense of character and identity to Appin centre. Heritage items in and in close proximity to Appin village centre and listed in Schedule 5 of WLEP 2011 are indicated in **Figure 2-1**.

Item name	Address	Significance
Courthouse and Gaol (former)	22 Appin Road, corner Toggerai Street	Local
Darcy's Corner	38 Appin Road	Local
St Bede's Catholic Church and Graveyard	60 Appin Road	Local
Appin Inn	61 Appin Road	Local
Bungalow	66 Appin Road	Local
Shop (former)	70 Appin Road	Local
Stone Cottage	78 Appin Road	Local
Appin Hotel	84 Appin Road	Local
Appin Public School and Schoolmaster's Residence	97 Appin Road	Local
St Mark's Anglican Church and Graveyard	1-3 Church Street	Local
Weatherboard cottage	24 Church Street	Local
St Mark's Anglican Rectory (former)	5 Toggerai Street	Local

Opportunities:

- > As part of Council's LSPS Action 7.7, an investigation into the potential for a heritage conservation area can include an assessment of the curtilage of each heritage item. The heritage investigation can identify ways in which the streetscape of Appin Road can be modified to improve the setting of each heritage item as a place of interest within the village centre. The heritage investigation can identify design themes for the public realm and non-heritage buildings which will reinforce the unique character of Appin village and enhance the streetscape. Themes may include street setbacks and façade designs elements.



Figure 2-1 Appin heritage items.

2.2 Primary Production Influences

The original land grants were used for farming wheat and cattle. Rural areas serviced by rail transport such as Camden and Menangle outcompeted the Appin farms with better links to the Sydney market. Construction of the drinking water supply network including Avon, Nepean, Cataract and Cordeaux Dams and the 64km long viaduct connection to Prospect Reservoir was a focus for activity from 1869 to 1935. Mining has been significant in the locality most recently.

2.3 Natural, Cultural, Community, Scenic Assets and View Corridors

The churches, school and the hotel are places for social, formal and informal activity and interaction.

The former Appin Inn was restored and is used by the Appin Historical Society and for local social group gatherings.

Appin Park

Located at the northern gateway to Appin village and opposite Appin Primary School, Appin Park is a landmark and a focal point for community activity. The park includes a skate park, floodlit rugby league fields, basketball courts, clubhouse and amenities, picnic facilities and children's playground, parking and landscaped areas including RV parking, outdoor exercise equipment stations, memorials, walking tracks, an off-leash dog park and BMX track.

Appin Community Hall and AIS Sportsground

Appin Community Hall and the AIS Sportsground are north west of Appin village centre and approximately 1km walking distance along local roads west of the centre. The sportsground accommodates athletics, soccer, cricket, netball, tennis, clubhouses, children's playground and picnic facilities and floodlighting. Most visitors drive to the sportsground or walk from the primary school or from nearby residential areas. There is a shared walking/cycle path that links the new residential land to the north.

The Community hall is well appointed and fully accessible. It has capacity for 270 people and includes a multi-function hall, amenities and catering kitchen. The clubhouse has capacity for approximately 55 people and includes a small kitchen and accessible toilets. Appin Men's Shed is also located at the site.

Georges River and Dharawal National Park

Bordering the eastern edge of Appin is the Georges River and Dharawal National Park. There are walking tracks and trails into the Crown Reserves and National Park lands connected to the public roads east of Appin village centre.

Marhnyes Pool is located on a bend in the Georges River north east of Appin village centre. It is accessed via the fire trails extending east from the Appin street network. It has been a popular bushwalking spot and swimming hole since first settlement of Appin.

180 Appin Road (future regional recreation space)

\$5mil from the NSW Premiers *Greener Public Spaces Priority Program* has been dedicated to the land at 180 Appin Road for future public recreation.

Opportunities:

- > A clear and continuous share pathway network throughout Appin activity core and linking to these natural and community assets is key to including and optimising their use as part of the regular activities available to the public and will greatly enhance the appeal of Appin in comparison to emerging greenfield centres.

2.4 Infrastructure and Utilities

Reticulated sewer services are limited to the current land use capacity under WLEP 2011.

The Outer Sydney Orbital is a major infrastructure project ultimately intended to link Box Hill to the Hume Motorway in Stage 1. Stage 1 will link the North West and South West Growth Centres and the Western Sydney Airport with the Hume Motorway. Stage 2 is intended to cross the Hume Motorway and link to Bulli-Appin Road south of Appin village centre. There is no draft route selected for Stage 2 and no preliminary environmental investigations have been undertaken for Stage 2. New major collector roads are likely to change traffic movement patterns throughout the locality and on Appin Road.

Case studies as reported by *Transport for NSW Review of Literature for Economic Evaluation of Town Bypasses* (November 2011 ISBN 978-1-922040-15-2) are increasingly showing that bypasses result in the following outcomes for a Centre:

- An increased diversity of land uses.
- More visitation by local residents.
- Greater social interaction and longer duration of stay for locals visiting the centre.
- Overall reported improvement in the quality of life of people (business owners/operators, residents and visitors).

The most successful reported outcomes from a bypass occur when:

- The community and local authority are jointly involved in opportunities to improve the main street in anticipation of the bypass opening.
- The local population and centre are not isolated from nearby employment, recreation and education opportunities.
- The centre has existing good quality design elements and there is a guiding design vision for ways in which the centre can be improved before the bypass is constructed.

Opportunities:

- > The new major road routes are expected to be finalised beyond 2041. TfNSW will determine the routes and timing. It is recommended that, prior to or during final route determination for the new major road routes, Council and the Appin community collaborate to identify opportunities to improve the street environment of Appin Road as part of the overall improvements to the transport and movement network in the locality including walkability and cycling

2.5 Special and Regular Community Events and Activities for Individuals and Groups

Community markets are held occasionally at Appin Primary School.

Weekend rugby league games attract visitors to Appin Park. The master plan for Appin Park indicates facilities will be upgraded to better cater for the range of recreational activities available.

Most community events coordinated by Council are held at the AIS Sportsground and Appin Community Hall which is west of, and separate to the village centre.

Opportunities:

- > Land reserved for regional scale open space at 180 Appin Road and adjoining the Georges River has potential to provide regional scale recreation and event facilities. Potential connectivity to this land with a continuous pathway network linking the activity core, the school, Appin Park and walking and cycling trails east of Appin should be considered in developing the vision for Appin Centre.

2.6 Community

2.6.1 Who uses the Centre and why?

Appin centre is visited by local residents and drive-through visitors travelling between Campbelltown and Wollongong. Visitors mostly drive to and from Appin centre.

There is a continuous shared pathway of excellent quality extending along the western side of Appin Road north from the centre to connect to the new residential subdivision. There is potential for these residents from the north west of the centre to walk and cycle to the centre.

2.6.2 PlaceScore Engagement Survey

The following is a collection of the responses to Council's PlaceScore Engagement Survey specific to Appin and/or made by residents of Appin:

- *Create more local jobs, and access to metro centres. Overdevelopment with not appropriate transport to the area creates more pollution and air quality issues.*
- *Maintain rural living atmosphere in Appin.*
- *More entertainment options such as varied dining options, markets, community activities such as outdoor cinemas, live music in the park etc.*
- *More shops and entertainment.*

Council's PlaceScore Community Engagement Program identified that, whilst there is some resistance to development, residents are well aware of the planning and major infrastructure requirements for the Greater Macarthur Growth Area, as public exhibition of these documents has occurred over the past several years.

Residents of Appin and surrounds value the sense of personal safety and community affiliations, the natural environment and the locally owned and operated businesses.

The Appin community would like to see more public sector investment, local employment, evening entertainment, education choices and community services. Council's commitment to the Appin Park master plan is a good example of Council responding to the community requests. Local employment and education will change only incrementally to 2041 with limited growth in the local population. Entertainment opportunities will depend on the future mix of land uses. More land use diversity can be achieved with increasing the density of residents living in close proximity to, and within, Appin centre.

Opportunities:

- > Future public sector investment is recommended in planning for proposed changes to Appin centre:
 - in anticipation of changes to the collector road network there are opportunities for design adjustments for improved pedestrian experience and public realm design for the existing road infrastructure.
 - for future development which is most compatible with the heritage items on Appin Road that create a sense of place and identity for Appin.
 - for improved connectivity to the natural assets of the Georges River and Dharawal National Park.
 - for future development of mixed use land uses and adaptable building forms, to encourage a mix of residential and commercial development that enlivens Appin Centre outside existing standard trading and activity hours.

2.7 Land Uses, Open Spaces and Community Services and Facilities

Appin has a wide variety of land uses within the centre. The centre is compact and walkable and easy to navigate as a pedestrian. Appin Road has one safe crossing point and traffic on the road creates a barrier for pedestrian movement between the east and west sides of Appin Road.

The primary school and Appin Park are excellent landmarks at the northern edge of the centre. D'Arcy's Corner and the intersection of Appin Road and Church Street form the southern gateway to the centre. Retail and mixed use premises fronting Appin Road form the main cluster of land uses in the centre.

There is more shop top housing in Appin than in any other centre, except Picton. The majority of residential development within walking distance of Appin centre is low density detached dwellings.

The existing and future public open spaces and adjoining National Park provide excellent diversity of recreational opportunities.

Opportunities:

- > Improving walkable connections to the existing variety of land uses and activities will also improve the sense of place and appreciation of the heritage items and natural assets in and adjoining Appin centre.
- > Encouraging adaptable building typologies on key sites surrounding the activity core may provide redevelopment incentives and opportunities to respond and adapt to change, provide low cost start up and small scale premises for combining commercial, tourism and residential uses and increased diversity of land use types overall.

2.8 Urban Structure and Built Form

Appin centre has a main spine road with minor streets extending east and west from the central spine (refer **Figure 2-2**). Side streets and on-site parking areas are currently essential for visitors as parking on Appin Road is restricted in favour of efficient movement of through traffic.

There is a mix of single and two storey buildings. Appin Hotel is a prominent two storey building and newer mixed use buildings on the western side of Appin Road are two storeys. Verandahs are a feature of both heritage and new buildings along Appin Road and impart a distinctive character and sense of place to the main streetscape.

There is no consistency in setbacks, scale or architectural style of buildings. However, the heritage buildings along Appin Road have consistent and common design themes and character. They potentially provide an excellent reference for a more consistent design theme to enhance the character and sense of local identity for Appin.

The avenue of mature trees along Appin Road north of the centre are distinctive at the northern approach to Appin centre. The cleared properties that are Appin Primary School and Appin Park make an important visual contrast to the tree-lined street further north.

Opportunities:

- > Two storey infill development to be encouraged throughout the activity core and edges, including mixed use development such as shop top housing and adaptable building forms are appropriate for future development on key sites.
- > The investigations related to a potential heritage conservation area as recommended in **Section 2.1.1** and the LSPS will also inform potential design themes for built form including setbacks.

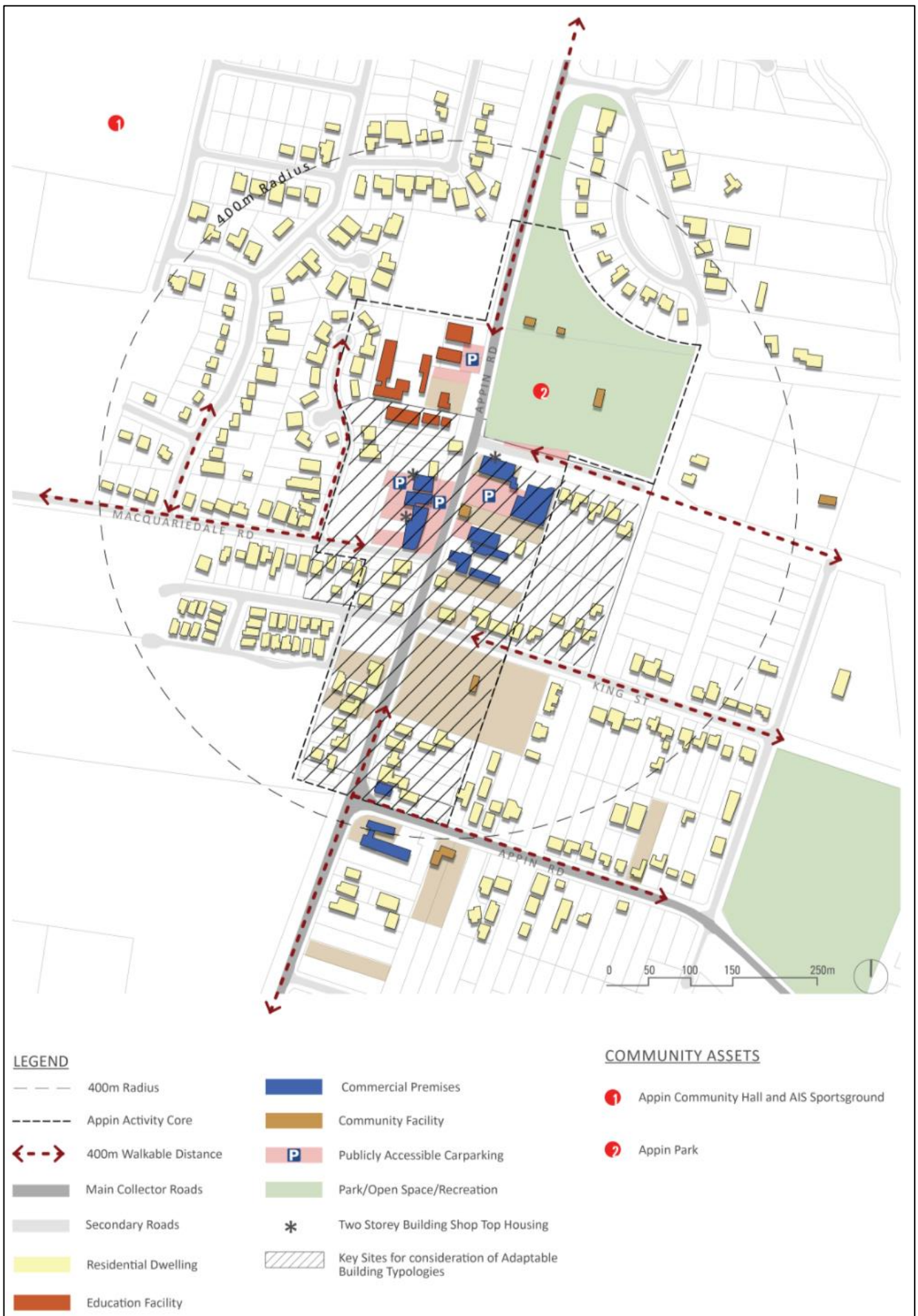


Figure 2-2 Urban structure, built form and access analysis for Appin.

2.9 Commercial Floor Space and Capacity for Growth

The Commercial Centres Study 2006 and the Draft Centres Study 2008 identified the following for Appin commercial land:

- *Total commercial floor space 2,450m²*
- *Vacant commercial floor space of 500m² (equivalent to 20% of the total commercial floor space)*
- *Estimated demand for an additional 6,550m² of commercial floor space by 2020*
- *Commercial premises include 1 supermarket, 7 food premises, 7 speciality shops and 4 'other' premises.*

The only notable change to commercial floor space since the 2006 study has been the construction of the IGA store with a floor area of approximately 1,200m².

There are several allotments in the B2 Local Centre zone that remain vacant or contain single dwellings. These properties represent more than 16,000m² of potential additional commercial floor space. This does not include Appin School and the expansive grounds of St Bedes Catholic Church – both of which are within the B2 zone but neither would reasonably be expected to contribute new commercial floor space to Appin centre.

There are also several properties that are used for commercial purposes but are not in the B2 zone. These are located at the intersection of Church Street and Appin Road.

Opportunities:

- > Council has a strong commitment that there will be no major urban growth in the Appin locality during the planning timeframe of the LSPS to 2041 without assurances that all necessary infrastructure and services are planned and delivered in a timely manner. However, Council projects population growth of 1,228 persons in the Appin/Cataract/Darkes Forest areas. This growth is of sufficient scale to put upward pressure on service capacity in the village centre. There is existing capacity within commercial-zoned land for incremental growth and diversity of commercial and mixed use development and it has been assumed that some 1,000m² of retail development will occur in Appin to 2041. The centre does not reach the threshold for a full-service supermarket based on Council's current population projections to 2041, so retail floorspace growth would likely come in the form of incremental development and occupation of under-used buildings.
- > Should the timing of GMGA population growth rates result in a significant change to Council's adopted rates, this is likely to lift demand for new commercial development. There is capacity within existing underutilised commercial zoned land for new commercial uses.

2.10 Housing Within and at the Edges of the Centre

There are two areas of land in the R3 Medium Density Residential zone adjacent to commercial zoned land at Appin centre located to the west of Appin Road (in the vicinity of Thomas St and Macquaridale Rd) and to the east of Appin Road (between Market and King Sts). There has been limited redevelopment of this land for medium density housing.

There is more shop top housing in Appin than any other centre in Wollondilly LGA, with the exception of Picton.

Opportunities:

- > Growth is expected to be incremental in and around Appin centre and there is potential for a change to the movement patterns with new road networks and greenfield development in the longer term. The centre is suited to mixed use development with a mix of residential and commercial uses in the centre and immediately surrounding the town and potentially the redevelopment of some commercially-zoned land that is currently vacant or used for low density residential purposes.
- > Adaptable building typologies are suited to accommodate incremental growth and change in and around Appin centre and particularly between King and Market Streets to consolidating the activity core, enhance walkability and provide opportunities for more movement towards, and awareness of, the connectivity and proximity of the Georges River and Dharawal National Park.

2.11 Access and Movement

Appin centre has flat topography and a simple pattern of streets with one main spine road running north-south and secondary streets extending east and west from the spine.

The centre is a focused strip of commercial development along both sides of Appin Road and commercial land one block beyond the main road frontage has been slow to develop for commercial uses. The IGA supermarket is the only commercial premises without a main road frontage.

Footpath connectivity is good with the full length of the footpath on both sides of Appin Road having paved footpaths. The new residential development north of Appin centre is connected to the centre by a continuous shared pathway.

Public transport is limited to buses which run daily between Wollongong and Campbelltown. There are no locally circulating routes. The trip to Campbelltown or Wollongong is approximately half an hour.

Most visitors to Appin centre are drivers. Publicly accessible parking is distributed throughout the Appin centre. The master plan for Appin Park identifies additional public parking along Market Street.

Appin Road is prioritised for through traffic with only one controlled pedestrian crossing at Market Street. This condition constrains pedestrian movement and functional relationships between the east and west sides of Appin Road.

Opportunities:

- > Improving pedestrian movement within and across Appin Road should be a key aim of a future design and development vision for Appin in anticipation of a change in the collector road network
- > Opportunities for increasing awareness of, and links to, the Georges River and the network of walking trails through the Dharawal National Park should be investigated. This may include directional and information signage and facilities available for walkers such as parking, drinking water and public toilets. The RV facilities and parking in Appin Park are appropriate for short tourist stops and would be similarly useful for walkers to visit from Sydney and Wollongong.
- > Consolidating the activity core by not expanding commercial land north or south and increasing opportunities for adaptable building typologies eastward between Market and King Street will enhance walkability and provide opportunities for more movement towards, and awareness of the connectivity and proximity of the Georges River and Dharawal National Park.

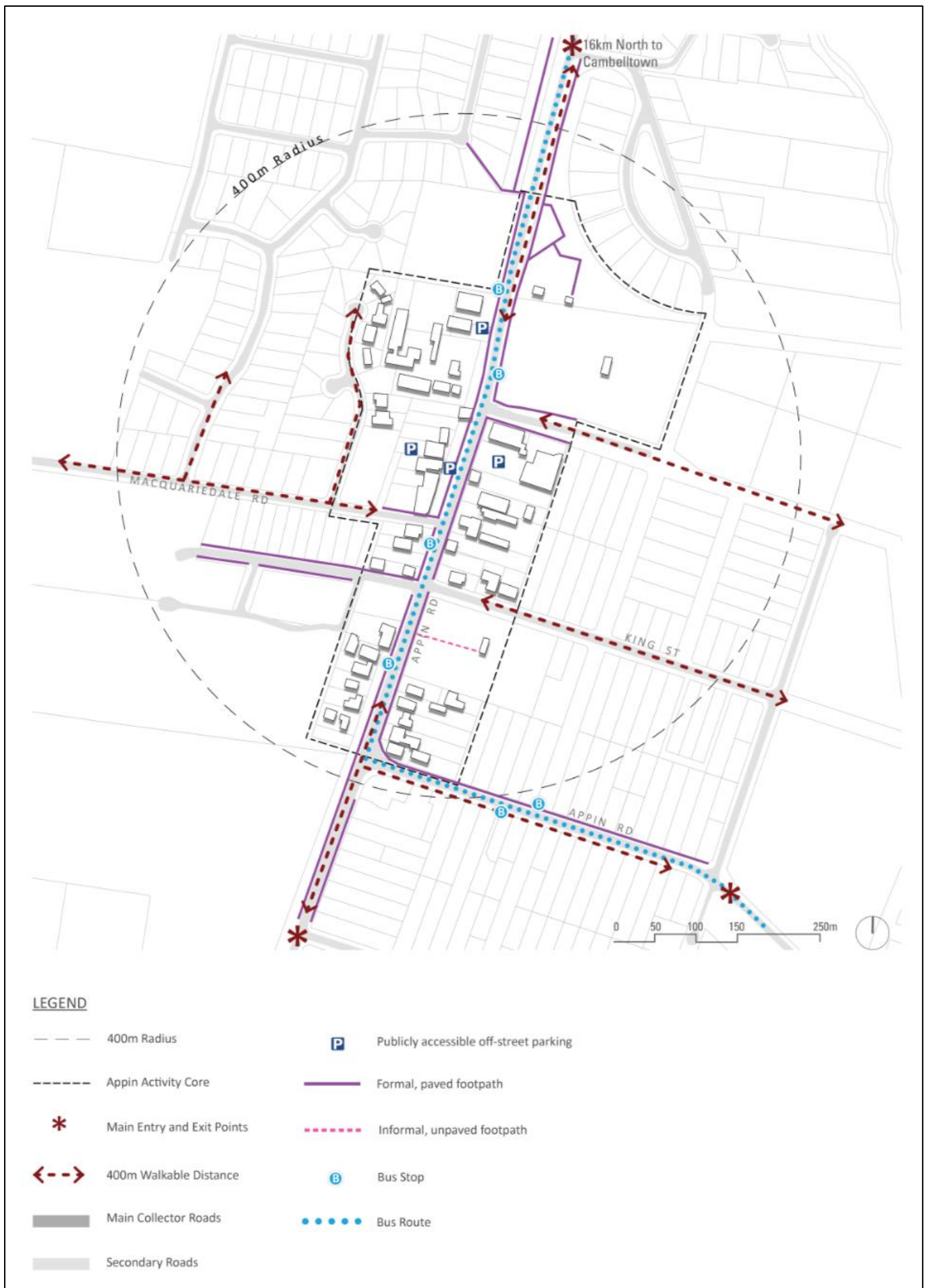


Figure 2-3 Access and movement analysis for Appin.

2.12 Street appeal – Public Realm and Pedestrian Experience

Street appeal throughout Appin centre is variable. The focal points for pedestrian activity are the primary school, Appin Park and the cluster of shop fronts on the western side of Appin Road and north of Macquariedale Road.

School pick up and drop off activity is typically kerbside in Appin Road immediately adjacent to the school frontage and main entry or crossing the road at Market Street. Due to the lack of connectivity across Appin Road there is little pedestrian activity on the eastern side of Appin Road as most commercial premises provide on-site parking and visitors are not inclined to walk beyond their single-purpose commercial visit. On-site parking and driveway crossings along the eastern side of Appin Road are discouraging for pedestrians.

Appin Park is well appointed with a variety of options for active and passive use of space. Visitors to the park have little incentive to also walk to other shops in the centre and the only commercial premises with frontages oriented to the park are Appin Hotel and the IGA supermarket. The hotel provides an engaging frontage to the park but the supermarket is set back from the park and from Appin Road, with car parking facing both of these streets.

The cluster of shops on the western side of Appin Road and north of Macquariedale Road appear well used and are linked by a continuous footpath and awning. However, the shops are separated from Appin Road by car parking and so the quality and safety of pedestrians walking through the village is compromised by two driveways providing priority for cars accessing these shops. The overall pedestrian experience in Appin is poor despite some of its historic village and built form qualities. As the entire extent of the village centre Appin Road edge is clearway, the priority in the village is friction-free vehicular movement. This condition reduces the potential for the village to become a walkable destination and for the opportunity for restaurants, bars and cafes with outdoor dining.

Opportunities:

- > The main spine created by Appin Road and the current cluster of commercial premises within easy walking distance of each-other is an excellent precursor to improving the pedestrian experience and the public realm quality of the existing street environment as part of investment in new and existing infrastructure and public spaces with the GMGA.
- > Design options to reduce on-site parking and driveway crossings in the Appin Road frontages of commercial properties and replace them with mixed use buildings with high design quality cohesive with existing heritage buildings will greatly enhance the pedestrian experience and the quality of the public realm.
- > Providing parking kerb side along Appin Road when through traffic is not a priority is also an opportunity for street tree planting when hard surfaces are removed from the street setback areas.



Figure 2-4 Evaluation of street appeal factors within Appin Village Centre

3 Current Commitments to Works, Adopted Plans and Strategies

3.1 Objectives for Appin from Previous Centres Study

The Centres Study 2008 identified the following objectives for Appin centre:

- *To facilitate employment intensification*
- *To build on the existing community assets in Appin*
- *To improve access to, from and within the centre*
- *To enhance the centre's built assets*
- *To create an open space system which caters for and supports the centre*
- *To improve the pedestrian network through the centre."*

Since 2006, there has been one notable change to the employment intensity with the construction of the IGA supermarket in Market Street.

Community assets have been improved with the adoption and implementation of the Appin Park master plan and State funding of \$5mil to a regional recreation facility at 180 Appin Road.

Access remains predominantly by private car. There has been no change to bus services. The shared pathway connecting the new residential subdivision to the north enhanced opportunities for active movement to and from the Centre.

Opportunities:

- > Employment diversity should be the focus for the timeframe of the LSPS. A greater mix of uses and adaptable buildings are best suited for the anticipated growth prior to the GMGA larger scale development. Mixed uses, adaptable building typologies, building and design themes compatible with heritage items and improvements in the public space between Appin Road and existing and future shop fronts are critical to the future vitality of Appin Centre. Connectivity to the Georges River and Dharawal National Park are important to the quality of life of Appin residents and in attracting tourists and visitors.
- > Council's continued participation in strategic planning and infrastructure scheduling as part of GMGA will ensure opportunities for new infrastructure and community facilities and services are identified to improve Appin in a timeframe that allows the centre to sustain activity unique to the character and setting

3.2 WLEP 2011 Provisions

The zoning which applies to land in Appin village centre together with the recommended investigation areas for adaptable building typologies is shown in **Figure 3-1**. There is adequate land in the B2 Local Centre zone for the limited, incremental growth anticipated to 2041.

Opportunities:

- > an investigation into the potential for a heritage conservation area is recommended. The investigation can determine curtilage and streetscape elements important to each heritage item and identify ways in which the streetscape of Appin Road can be managed to improve the setting of each heritage item as a place of interest within the village centre. The investigation can identify design themes for the public realm and non-heritage buildings (including setbacks, built form and character) which will reinforce the unique character of Appin village.



Figure 3-1 Current land use zoning for Appin, with recommended investigation areas for “Adaptable Building Typologies”.

3.3 WDCP 2016 Provisions

Opportunities:

- > New controls and objectives should be introduced to the DCP to guide future development in Appin centre and its edges for:
 - Development of mixed uses and adaptable buildings which are compatible with and enhance heritage items on key sites
 - Building design elements and front setback treatments to Appin Road and frontages of commercial properties that generate interest for passersbys and improve pedestrian experience as recommended above

3.4 Council's Current Commitments

Council is committed to the works for Appin Park, as identified in the masterplan.

Opportunities:

- > Council should collaborate with the Appin community (residents, visitors, business operators and a wide variety of other interests) to plan for adjustments to the public realm and private land uses to best adapt Appin centre for the changes anticipated from GMGA.

4 Summary of Opportunities

The following opportunities have been identified for Appin, as shown in the Structure Plan in **Figure 4-1**:

- > New infrastructure investment and local population growth are opportunities to improve the quality of infrastructure and visitation in Appin by connecting to upgraded utilities and expanding and improving existing public services and facilities such as recreational areas, school facilities and community buildings
- > Heritage character, natural assets, high quality and diverse recreational spaces and adaptable buildings in a walkable network are the points of difference include the heritage character, connectivity to natural areas and high quality recreational spaces.
- > The points of difference that can potentially sustain activity in Appin as greenfield centres are developed within the GMGA
- > Investigate the role of the heritage items in the centre including ways in which the streetscape of Appin Road can improve the setting of each heritage item as a place of interest and identify design themes for the public realm and buildings to reinforce the specific character of Appin village. Consider whether a heritage conservation area is appropriate for WLEP 2011
- > Investigate incentives needed to encourage two storey development throughout the centre, including mixed use development such as shop top housing and adaptable building forms on key sites for diversity of land uses and additional housing in Appin activity core and edges particularly in anticipation of changes to road patterns and potential for new investment linked to GMGA to improve the amenity of the centre for residential use and pedestrian activity.
- > The new collector road and the Outer Sydney Orbital are expected to occur beyond 2041. It is recommended that, once TfNSW is clearer on final route and road network changes, Council and the Appin community collaborate to identify opportunities to improve pedestrian movement throughout the centre
- > It is recommended Council collaborate with the community to identify ideas and strategies for future changes to the public realm and private land uses to best adapt Appin centre for the changes anticipated from the GMGA.
- > Create a continuous pathway network linking the variety of community assets including the activity core, the school, the future regional park at 180 Appin Road, Georges River and Dharawal National Park.
- > Improve information about, and connectivity to, the walking trails to Georges River and Dharawal National Park from Appin centre.
- > Provide facilities that support visitors and tourists such as those in Appin Park for recreational vehicles to also be promoted to bushwalkers and other tourists.

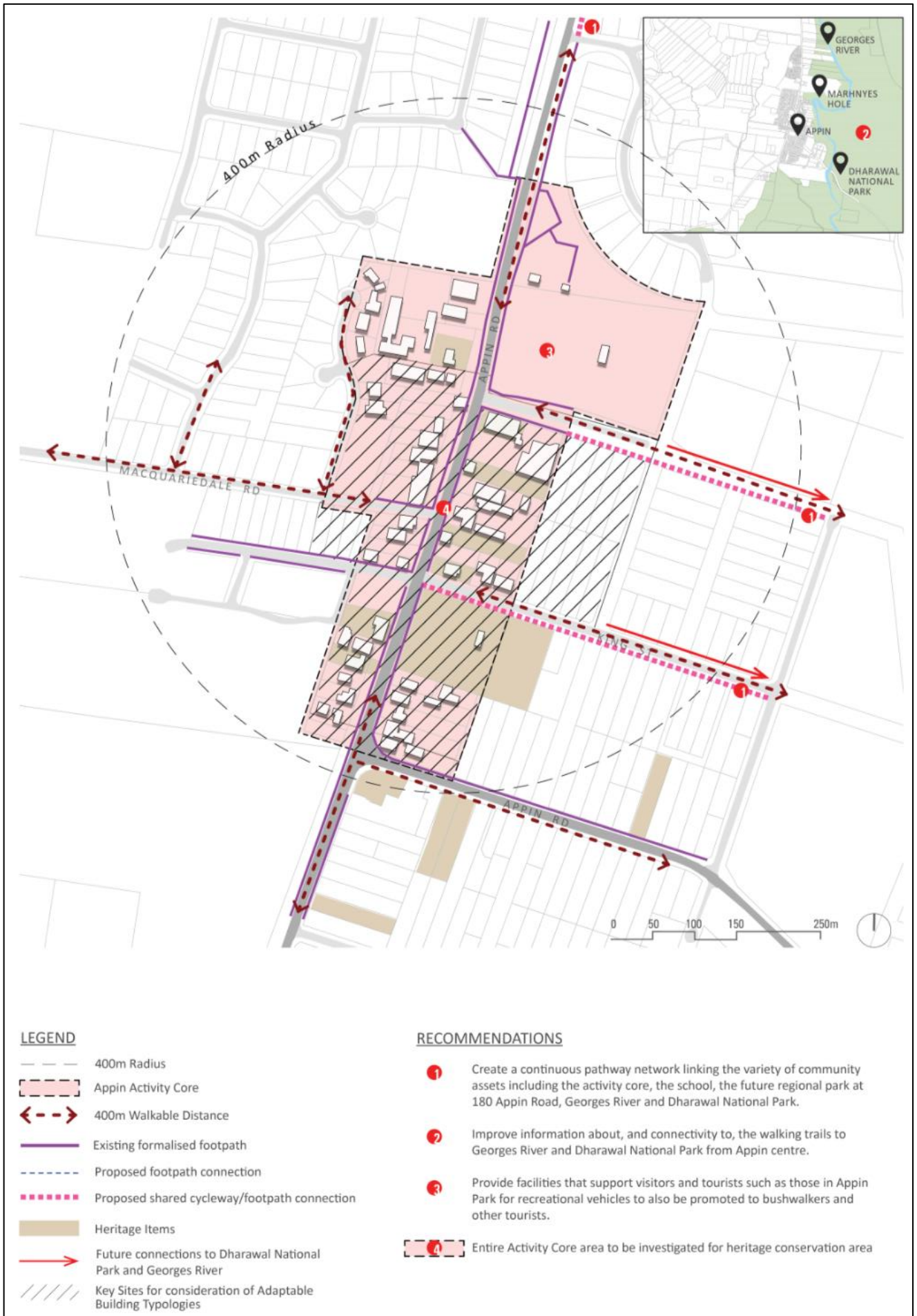


Figure 4-1 Structure plan for Appin.