Committed to Appin

Walker Corporation

Council Special Community Forum 11 April 2016

Walker delivers quality projects

Benefits to Appin from Walker projects

- 336 new families who love living in Appin;
- New neighbourhood park, playground and walking trails;
- 54 hectares of preserved biodiversity lands created;
- Since the Appin Valley families arrived:
  - The Super IGA opened its doors
  - New coffee shops and cafes arrived
  - Appin GP expanded hours
  - School enrolments increased

Walker is committed to Appin

Benefits to Appin from Walker Corporation

- The first Appin GP service was funded by Walker for two years;
- Working bees to improve the Appin primary school;
- New awnings at the Appin primary school;
- Sponsorship of the Appin Dogs (football);
- Rent for the Appin Historical Society;
- Free cinema events (April);
- Other Walker sponsorships:
  - Wollondilly Jobs Forum
  - Appin Rural Fire Service
  - Wollondilly IlluminARTe Festival.

Appin's Future

The Revised Proposal

- Restore the Appin Inn separate from the planning proposal
- Larger lots and less lots – minimum of 70% of lots < 700m²
- Community Chest grants program
- Funds to upgrade Appin Road
- Funds to landscape Appin Road and Macquariedale Road
- Funds for cycle paths
- Funds for Gordon Lewis Oval preservation and upgrade
- Funds for Green Initiatives
- Maintained commitment to preserve 54 hectares of threatened species and habitat maintained in perpetuity as a conservation reserve

Walker’s amended proposal

Restoration of Appin Inn

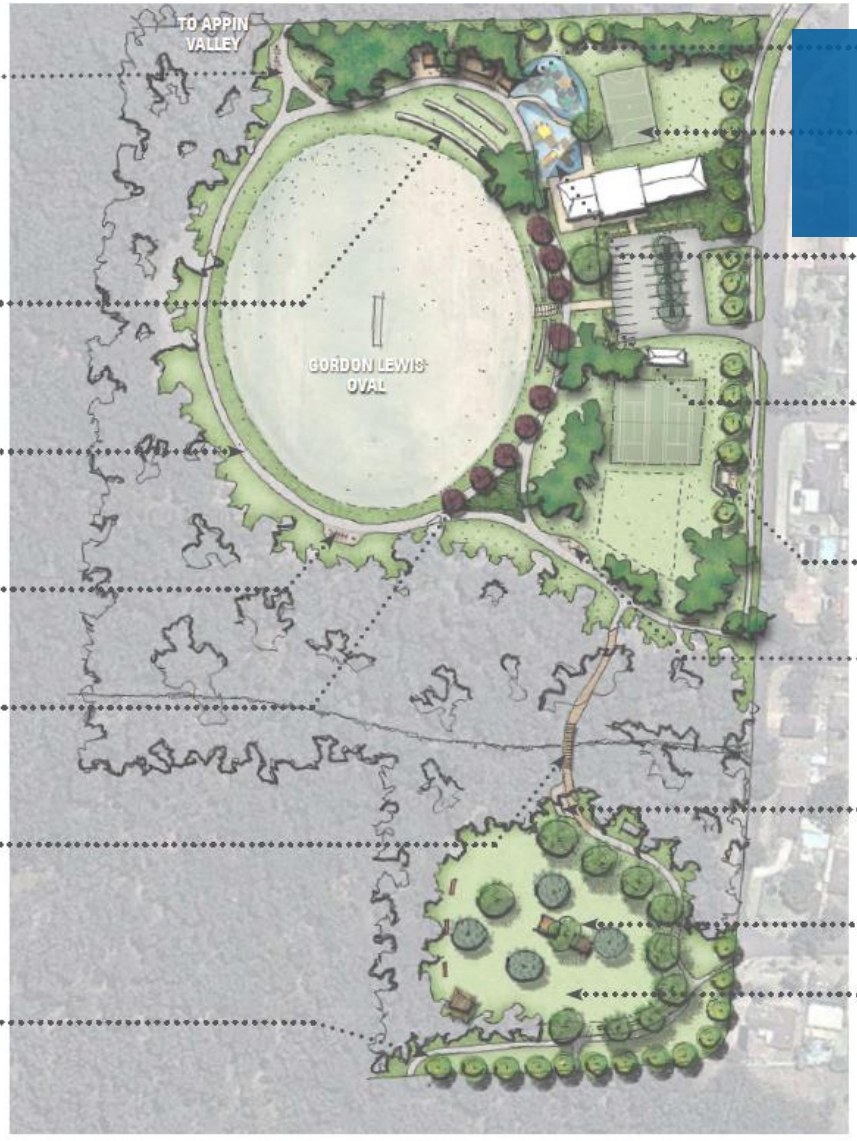
Restoration of Appin Inn

Structure Plan (residential mix)

Structure Plan (Gordon Lewis Oval)

GORDON LEWIS OVAL_CONCEPT DESIGN

Protection of Gordon Lewis Oval



Exercise station

Terraced seating walls

2.5m wide Cycle path

Exercise station

Ornamental Tree Planting

Timber boardwalk & bridge crossing

Bike track through the park

Carpark sandstone block bollards

Iconic Destination Playground

Monument planting

Exercise station

Exercise station

Picnic shelters and facilities

Open space / kick about park

GORDON LEWIS OVAL_PRECEDENT IMAGERY

DESIGN NOTES

- New regional park playground for children of all ages
- Upgrade spectator seating with terraced sandstone bench seating
- Remove and replace existing park furniture
- Install new BBQ facilities, shelters, tabes, bench seats and provide adequate litter bins
- Upgrade parking edge with low planting and large sandstone block bollards - remove existing timber barriers
- Provide a 2.5m wide concrete shared cycle and pedestrain footpath around the park linking the dog park to the oval and playground facilities
- Provide a footpath link fom the carpark to the shared path and concrete steps and pathway to the ovals gate entry
- Upgrade netball court surface
- Screen utilities with dense planting
- Accent planting to frame Minors memorial monumnet, remove turf and replace with gravel for maintenance
- Install along the shared path 4 fitness equipment stations
- Council depot yard to be designed into an off leash dog park
- Dog park to have secure fencing to the perimeter
- Picnic facilities, tables, bench seacts, liter bins, doggy litter bags and litter bins are to be provvided in the secured dog park
- Foot bridge and timber boardwalk to link the sports oval and dog park as an accessable route through the existing bushland and over the creek
- Open views into dog park for passive surveliance and line the perimiter with high canopy feature trees

Environmental Impact (Conservation Corridor)

Local Infrastructure and Amenity

Community Concern

Lack of infrastructure to support growth

Walker Solution

- A **$2,500,000** Community Chest Program – providing funds to Council to support community based programs – employment, social needs, capex for existing or new public amenities – in Appin.
  - Committee representatives would be Council, the Community and Walker
  - All expenditure concentrated in Appin

Local Infrastructure and Amenity

Community Concern

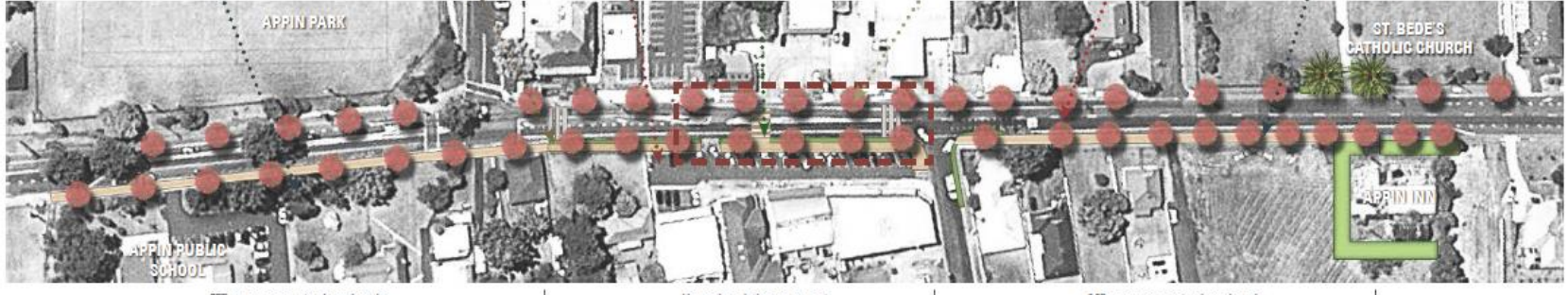
Lack of infrastructure to support growth

Walker Solution

- Existing water and sewer services modelled by Sydney Water proving the increased population can be accommodated subject to upgrades. The options proposed include improvements to the existing service levels for the community.
- Underground power design to allow landscape improvements in Appin Road and Macquariedale Road approved by Endeavour Energy.
- We continue to propose enhancements to open space, the Appin main street and Appin cycling trails.

What does Appin look like today?

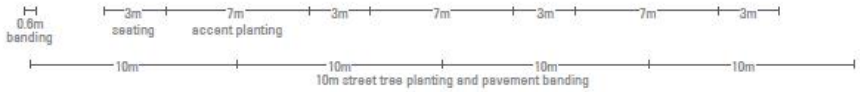
What Appin could look like…



DESIGN NOTES

- Replace all existing bench seating and litter bins
- Remove traffic barriers and replace with bollards
- Gateway traffic calming 3m wide rumble strips to be introduced at either end of the high pedestrain trafic zone - from the Appin Hotel through to Macquariedale Road
- Proposed pedestrian crossing in the centre of the shoppping strip
- Ornamental street tree planting of Acer x freemanii (Autumn Blaze) to create vibrant autumn foliage colour and provide shade amenity during the summer months
- Fraxinus griffithii (evergreen ash) to be planted where verge is limited for planting space and roduces an attractive abundant flowers in early spring
- Low shrub and accent planting verge planting to the western side of the town centre to give separation from the carpark and Appin Road
- New 2.5m shared concrete path from town centre to existing Appin Vally path and from Macquaridale Rd through to Appin Inn
- Upgrade existing stenciled concrete paving with exposed aggregate concrete and highlights of a darker shade concrete setts
- Appin Inn to upgraded with general landscape works feature planting

TOWN CENTRE_CONCEPT DESIGN



In summary – Walker commits to:

- Restore the Appin Inn separate from the planning proposal - **$1,200,000**
- Reduce the number of lots and make them larger **(70% of lots > 700m²)**
- Preserve 54 hectares conservation reserve
- Amend the VPA:

Works	$
Upgrade Gordon Lewis Oval	$1,200,000
Upgrade main street	$2,150,000
Cycleways	$700,000
Community Chest	$2,500,000
Green Fund	$500,000
Appin Rd Works	$2,500,000
TOTAL	**$9,550,000**

Walker's amended proposal is:

- An extraordinary financial outcome - $10 million
- $44,000 per lot – more than double what Council would receive under s.94 contributions
- Testament to Walker's long term commitment to Appin
- A genuine response to community issues
- Directly focussed expenditure in Appin for the Appin community