

27 October 2022

Our Ref: H-22063

Lisa Howard
Strategic Planner
Wollondilly Shire Council
P.O. Box 21
PICTON NSW 2571
Lisa.Howard@wollondilly.nsw.gov.au

Dear Lisa,

RE: WOLLONDILLY HERITAGE STUDY ADDENDUM - APPIN ROAD CONSERVATION AREA

Wollondilly Shire Council engaged City Plan Heritage to undertake an addendum for Stage 1 Heritage Study, which included a review of the areas of Appin, Thirlmere, Menangle and Warragamba as a part of the Council's review of the Wollondilly Local Environmental Plan (LEP) 2011. Wollondilly Shire Council commissioned Extent Heritage Pty Ltd (Extent Heritage) to prepare a limited Heritage Study for the above noted towns, including identification of the boundary of the study area, presentation of the thematic history for those places, and preparation of a review of the statutory and heritage management contexts for heritage items within the Stage 1 Heritage Study. The addendum was limited to the review of the following items identified by Extent Heritage):

- Proposed Appin Road Conservation Area located at Appin NSW 2560
- Potential heritage item, Farm Buildings located at 440 Macquariedale Road, Appin NSW 2560

The addendum required a review of the above-mentioned draft heritage conservation area and draft heritage item to determine if they are of heritage significance. Previously, their identification was inconclusive and required a peer review. The requirement was to provide a detailed discussion on why the proposed Appin Road Conservation Area should be listed as a heritage conservation area. Similarly, for the potential heritage item located at 440 Macquariedale Road in Appin, the requirement was to provide additional conclusive information regarding the heritage significance of the farm buildings. Subsequently, the additional information was then to be included in the State Heritage Inventory (SHI) form. Therefore, this brief heritage advice letter is focussed on the peer review of the proposed Appin Road Conservation Area while a separate SHI form provides peer review assessment of the 440 Macquariedale Road, Appin.

Wollondilly Shire (2,560 square kilometres in size) is on the southern peri-urban fringe of metropolitan Sydney, with an estimated resident population of about 54,176 (ABS Estimated Resident Population 2021) living predominantly in 17 towns and villages. The LGA stretches from Yanderra in the south, Appin and Menangle in the east, Warragamba in the north with the Nattai wilderness, and Yerranderie and Burragorang Valley to the west.

PROPOSED APPIN ROAD CONSERVATION AREA

The Stage 1 Heritage Study proposed the Appin Road Conservation Area comprising portion of the town centre in Appin to be listed in Part 2, Schedule 5 of the Wollondilly LEP 2011. This brief letter provides an investigation into the history of the Town of Appin (or Village of Appin) and the key findings from the physical survey of the area carried out by Kerime Danis (Director - Heritage) and Asmita Bhasin (Heritage Consultant) on 19 July 2022. The survey was conducted from the public domain with the purpose of photographing and understanding the place where each individual property within the proposed boundary was assessed in relation to their construction period, contributory values to the original township and character of the streetscape. Based on the physical survey and historical research and assessment, City Plan Heritage concludes that part of the Appin Road Conservation Area reflects the characteristics of a heritage conservation area along the east and has sufficient historical significance to warrant its listing as a Heritage Conservation Area based on the nineteenth century land grants and subdivision as detailed below. This brief letter provides analysis of the recommended reduced boundary and accordingly provide further recommendations that will assist on the future development in the area, which has been subject to recent town housing developments ensuring contributing items are retained, and their low-density character is maintained through appropriate infill development to avoid adverse impact.

1. SITE CONTEXT AND DESCRIPTION

The town of Appin is located southeast of the Wollondilly Shire local government area, approximately 80 kilometres southwest of Sydney Central Business District (CBD). It is bound to the north by the Campbelltown LGA, bounded to the east by the Wollongong LGA, bound to the south by the suburbs of Wilton and Cataract and bound to the west by Douglas Park.

The eastern portion of Appin, as described in the Extent Heritage thematic history, largely contains the Dharawal National Park, the West Cliff Colliery and Appin East Colliery and associated lands. The Dharawal National Park contains a number of important natural features, including the O'Hares Creek, Minerva Pool and parts of Georges River. These areas are accessed through a series of formalised trails managed by NSW National Parks and Wildlife Services. The centre of the locality includes the semi-urbanised landscape of Appin. The town is primarily developed along Appin Road, with a few farm sites spread across the town. In the west of the suburb are small to medium-sized farms, with some older farming estates attached to them. More modern research-based agricultural industries have begun to expand into the area since the twentieth century.

The proposed Appin Road Heritage Conservation Area contains lots along Appin Road between Macquariedale Road to the north and Church Street to the south (Figure 1). The area comprises low-to-medium density residential development along with a variety of local community and commercial centres. The area has primarily single storey detached houses constructed in either brick or weatherboard. A double storey serviced accommodation, also known as "The Willow Rest," is located at the corner of Appin Road and Church Street (Figure 2). The area is a mix of building types with a mix of styles and construction periods that does not reflect a homogenous or cohesive appearance. There is no standardisation in materials, setback, common characteristics, similar period of construction or responsiveness to the street.

Along the Appin Road is the St Bede's Catholic Church which opened on 8 October 1843 and has been classified as one of the finest Regency Gothic churches to have been built by the Roman Catholic Church in Australia (National Trust). It includes a formal lawn and reserve of native plantings adjacent to the graveyard. On the other side of Appin Road is the Appin Inn, which was originally constructed in 1827 and restored in 2020 (Figure 4). Appin Inn is a single-storey asymmetrical structure constructed in stone, brick, and weatherboard with a front-facing verandah covered with bullnose roofing. The building is setback from

Appin Road and has formal lawns with low-scale plantings. A contemporary residential development of single storey detached houses is also located along Koolahs Street along the west.

Recent developments along the street have resulted in the removal of the former service station known as Darcy's Corner (just outside the proposed boundary at the corner of Church Street and Appin Road). The removal of these items has impacted the historical character of the area and resulted in a more modern-looking streetscape with the historic buildings scattered in between.



Figure 1: Aerial view showing the location of the subject site (proposed Appin Road Conservation Area by Extent Heritage indicated in red) within its surrounding context (Source: SIX Maps, accessed July 2022).



Figure 2: View of the double storey serviced accommodation, also known as 'The Willow Rest,' located at corner of Appin Road and Church Street, view looking northeast.



Figure 3: Single storey Former Shop located east of Appin Road, view looking northeast.



Figure 4: Appin Inn (originally constructed in 1827 and restored in 2020) located west of Appin Road, view looking west.

2. BRIEF HISTORY

The district of Appin was founded in 1811 when George Caley (assistant to Sir Joseph Banks) explored the Appin area. The area was named by Governor Lachlan Macquarie after the childhood home of his wife in Scotland. 1000 acres were granted to William Broughton at 'Lachlan vale' ('Portion 25') and 200 acres to John Kennedy at 'Teston Farm' ('Portion 26')¹. By 1815, the first road (Appin Road) was surveyed by James Meehan between Appin and the Illawarra². The Town of Appin, or the Village of Appin was a part of Parish of Appin, County of Cumberland, started to develop on the eastern side of the Main Road (present-day known as the Appin Road) around the mid-nineteenth century (1830s-1840s). The land located west of the Main Road (opposite Village of Appin) went under multiple grants in July 1819, including 100 acres to John Anderson ('Portion 9'), 60 acres to Edward Tutty ('Portion 56'), 60 acres to Thomas Davis ('Portion 55'), 50 acres to Francis Thompson ('Portion 54'), 50 acres to John Clarke ('Portion 52'), 60 acres to Ambrose McGuigan ('Portion 52'), and 40 acres to John Coleman ('Portion 51'). The land located north was transferred in 1823 to Michael Doran ('Portion 8' – 30 acres) and William Sutton ('Portion 7' – 200 acres). Almost 174 acres were allocated for the development of Appin, including 40 acres of land acquired by the Church of England by 1834 (Figure 5).

¹ Unknown (n.d.), 'Appin Timeline', Appin: The Story of a Macquarie Town, The Appin Historical Society.

² Ibid.

The town to the east of Appin Road was subdivided to accommodate residential development, along with areas dedicated to Roman Catholic Church - Burial Ground and School, Public Recreation, and Appin Public School. The main streets were Church Street, King Street, Market Street, Toggerai Street, Kennedy Street, and Bourke Street (Figure 6 and Figure 7). In 1837, the foundation stone for St Bede's Catholic Church was laid, and its construction was completed around 1841. By the 1840s, only the eastern side of the town was developed, while the original land grants continued to stay as they were.

On the western side of Appin Road, development was limited, with the different owners in the 19th and 20th Century undertaking oats, oak, orange and mixed farming instead. Buildings constructed on this western perimeter of note included Darcy's Cottage (c. 1919), Appin Inn (c. 1927), Appin Public School (c.1967) and the Second Appin Post Office and Congregational Church (pre-1900)³. These were constructed on Portions 55 and 56 of the original land grants. Portions 9, 56 and the northern section of Portion 55 were amalgamated in the 1970s to accommodate commercial and residential development, almost 130 years after the eastern township of Appin was developed.

The Wollondilly LEP 2012 identifies three items on the western section of Appin village as having heritage significance: Darcy's House site (A1) at 52 Appin Road, Appin Inn (I4) at 61 Appin Road and Appin Public School and schoolmaster's residence (I8) at 97 Appin Road. Darcy's House was named after Lawrence D'Arcy, who purchased the southern section of Portion 55 in 1871. Though the D'Arcy family remained at the property until 1967, it is likely that this two-storey cottage was constructed c. 1819 by the then landowner Andrew Byrne. Darcy's old house was demolished in 1972 and is today identified as a site containing potential archaeological significance⁴. As identified in the State Heritage Inventory (SHI) form, the Appin Inn was established in 1827 by William Sykes, who held the license until 1833, when Nicholas Carberry became licensee and renamed the Inn as the Union Revived Inn. This Inn would continue to operate until it later became the Carrollan boarding house operated by Mr. and Mrs. Landdon in the 1940s.⁵ The Appin Public School was built in 1867 under Sir Henry Parkes' scheme for Public Education. It is noted as being the first school to be built in NSW under the 1866 Public School Act.⁶

³ Mary Dallas Consulting Archaeologists, *Proposed Residential Rezoning Macquariedale Road, South Appin, NSW: Initial Historic Heritage Assessment*, 20 February 2014, pp. 14-15.

⁴ 'Darcy's House site', State Heritage Inventory form, Heritage Item id. SHR2690093.

⁵ 'Appin Inn', State Heritage Inventory form, Heritage Item id. 269096.

⁶ 'Appin Public School and schoolmaster's house', State Heritage Inventory form, Heritage Item id. 269066.



Figure 5: Bemi, P.L. (1834), 'Appin [cartographic material]', State Library of NSW, accessed [online] <http://acms.sl.nsw.gov.au/album/albumView.aspx?itemID=1217423&acmsid=0>.



Figure 6: Town of Appin, Parish of Appin [cartographic material] (1834 - 1839), State Library of NSW, accessed [online] <http://acms.sl.nsw.gov.au/album/albumView.aspx?itemID=1217428&acmsid=0>.



Figure 7: [Town of Appin] [cartographic material] (1833 - 1838), State Library of NSW, accessed [online] <http://acms.sl.nsw.gov.au/album/albumView.aspx?itemID=1214710&acmsid=0>.

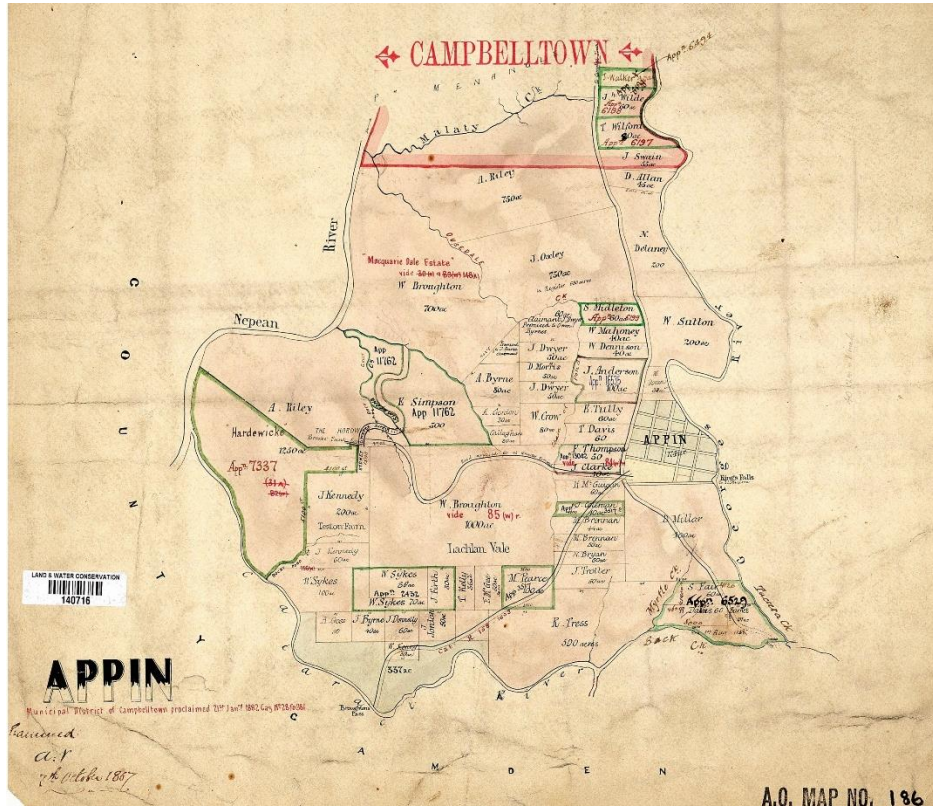


Figure 8: Appin - Municipal District of Campbelltown (October 1867) (Source: NSW Land Registry Services, Historical Record Viewer, Parish - Appin, County - Cumberland, accessed [online] <https://hlrv.nswlrs.com.au/>).

3. SURVEY FINDINGS

The site survey was undertaken on foot and documented all buildings located within the proposed Appin Road Conservation Area boundary from the public domain. It was evident that there is no general and consistent character within the town of Appin as it has been significantly developed with new commercial and residential development along Appin Road, which was the first road surveyed by James Meehan in 1815.⁷

The original street layout with main Appin Road, Church Street (east), King Street (east), Macquariedale Road (west), and Koolahs Street (west), along with the early subdivision pattern, is still intact. However, a lot of mid-nineteenth-century residential lots around Market Street have been amalgamated to accommodate commercial establishments such as motels, restaurants, and gas stations. A few of the lots have low-rise contemporary houses and do not reflect a consistent characteristic within the Town of Appin. Notwithstanding, there are also a few low-rise houses along the east that contribute to the characteristic of the Town of Appin. Also, St Bede's Catholic Church, with its graveyard and Appin Inn, are one of the few early structures within the area that are still intact and currently listed and protected as Heritage Items under Part 1, Schedule 5 of the Wollondilly LEP 2011.

⁷Ibid.

3.1. Contributory Ranking Plan

The purpose of the Heritage Study Addendum was to identify if the proposed Appin Road Conservation Area is worthy of listing as a Heritage Conservation Area that can be further protected and conserved. The *Conservation Areas - Guidelines for Managing Change in Heritage Conservation Areas*, published by the then Heritage Office and Department of Urban Affairs and Planning in 1996, describes useful techniques that can be employed to identify and manage heritage conservation areas in New South Wales. This publication describes a Heritage conservation Area as "... is more than a collection of individual heritage items. It is an area in which the historical origins and relationships between various elements create a sense of place that is worth keeping." It further notes that

A heritage area is identified by analysing its heritage significance and the special characteristics which make up that significance. These may include its subdivision pattern, the consistency of building materials or common age of its building stock. The least important characteristic is the 'look' of the place, although the commonly held community view is that this is the determining factor.

Generally, heritage areas include elements such as street and subdivision layout; the pattern of development; parks and gardens; buildings of various styles, forms, types, and functional uses; historical or symbolic sites; streetscapes and skylines; landmarks; and internal and external views that make them attractive and recognisable. Further, the area's history provides the principal key to its significance as well as the built fabric that narrates the story. So, in order to evaluate if the proposed Appin Road Conservation Area has characteristics that make it attractive and recognisable even within the ongoing contemporary changes, the heritage study addendum utilised three levels of ranking, including Contributing, Neutral and Detracting, to evaluate and assess the cohesiveness and consistency of building materials and the common age of its building stock within the proposed boundary. The ranking has further assessed the attractiveness of the area and if they offer a high degree of environmental amenity.

The above-mentioned ranking approach has been taken to assist in determining whether the proposed area is worthy of being listed as a Heritage Conservation Area or not. Each property within the study area has been ranked in accordance with its contributory values to the overall characteristics and historical development of the Town of Appin between the 1830s and the 1920s. All existing properties (original, modified or infill) have been ranked as contributory, neutral and detracting. The description of each category has been provided below:

Ranking	Definition
Contributing	<p>Contributory buildings are buildings that make an important and significant contribution to the character of the area. They have a reasonable to a high degree of integrity and date from a key development period of significance. They are buildings:</p> <ul style="list-style-type: none"> ▪ from a significant historical period (between 1830s and 1920s) and are highly or substantially intact; or ▪ from a significant historical period and are altered yet recognisable and reversible (Contributing Items may have incurred intrusive changes over time. Although such changes do not mean that the place has become an intrusive item, as many intrusive changes are reversible). ▪ from a significant historical period and have architectural detailing that enhances the attractiveness of the heritage areas.

Ranking	Definition
	The building stock has a moderate to a high degree of intactness and contributes to the area by adding to its cohesive and representative quality. When a similar building stock is in the majority, the area can be considered to be listed as a heritage conservation area.
Neutral	<p>Neutral buildings are buildings that do not contribute nor detract from the significant character of the area. These building stock generally fit within the surroundings without being disruptive. The loss or retention of a neutral building will have no impact on the overall values of the area, although intrusive changes to a Neutral Item may downgrade its status to Detracting. This may include early or new buildings. Retention of such neutral buildings may not be required provided that it is replaced with an appropriate infill building of similar neutral nature. For instance, the residence located at 63 Appin Road has characteristics such as aluminium windows, contemporary doors, replaced material, etc. Even though the residence sits homogeneously within the setting, the above-mentioned features detract from the significant character of the area, and as such renders it being a neutral building instead of a contributing item. Neutral buildings are:</p> <ul style="list-style-type: none"> ▪ From a significant historical period, but altered in form, unlikely to be reversed; ▪ sympathetic contemporary infill; or ▪ from a non-significant historical period but do not detract from the characteristics of the significant area and reduce its attractiveness.
Detracting	<p>Detracting buildings are buildings that are intrusive to the heritage area and have an adverse impact on the character of the area because of inappropriate scale, bulk, setbacks, setting, design or materials. They do not represent a key period of significance and detract from the significant characteristics of the area.</p> <p>In general, a building that detracts from the overall character of the area and changes the character of the area is referred to as a detracting item. This may include early buildings with intrusive alterations and additions that erode their contribution to the cohesiveness of the area, and which cannot easily be reversed. Some Contributing or Neutral Items may exhibit uncharacteristic or intrusive elements or changes, but their contribution to the overall character of the area is not regarded as uncharacteristic if they accord with the definitions for Contributing and Neutral Items.</p>

The survey and ranking of the proposed Appin Road HCA as seen from the following images (Figures 10 to 12) and the contributory ranking plan provided in Figure 9, reveals that the area contains a total of 23 lots with the different levels of ranking as follows:

- Contributing: 3 buildings (see Figures 10 to 12 below)
- Neutral: 9 buildings
- Detracting: 2 buildings
- Heritage Items (Part 1 or Part 3 of Schedule 5): 5 items (4 Heritage items and 1 Archaeological site)
- Open Space or Car Park: 4 lots

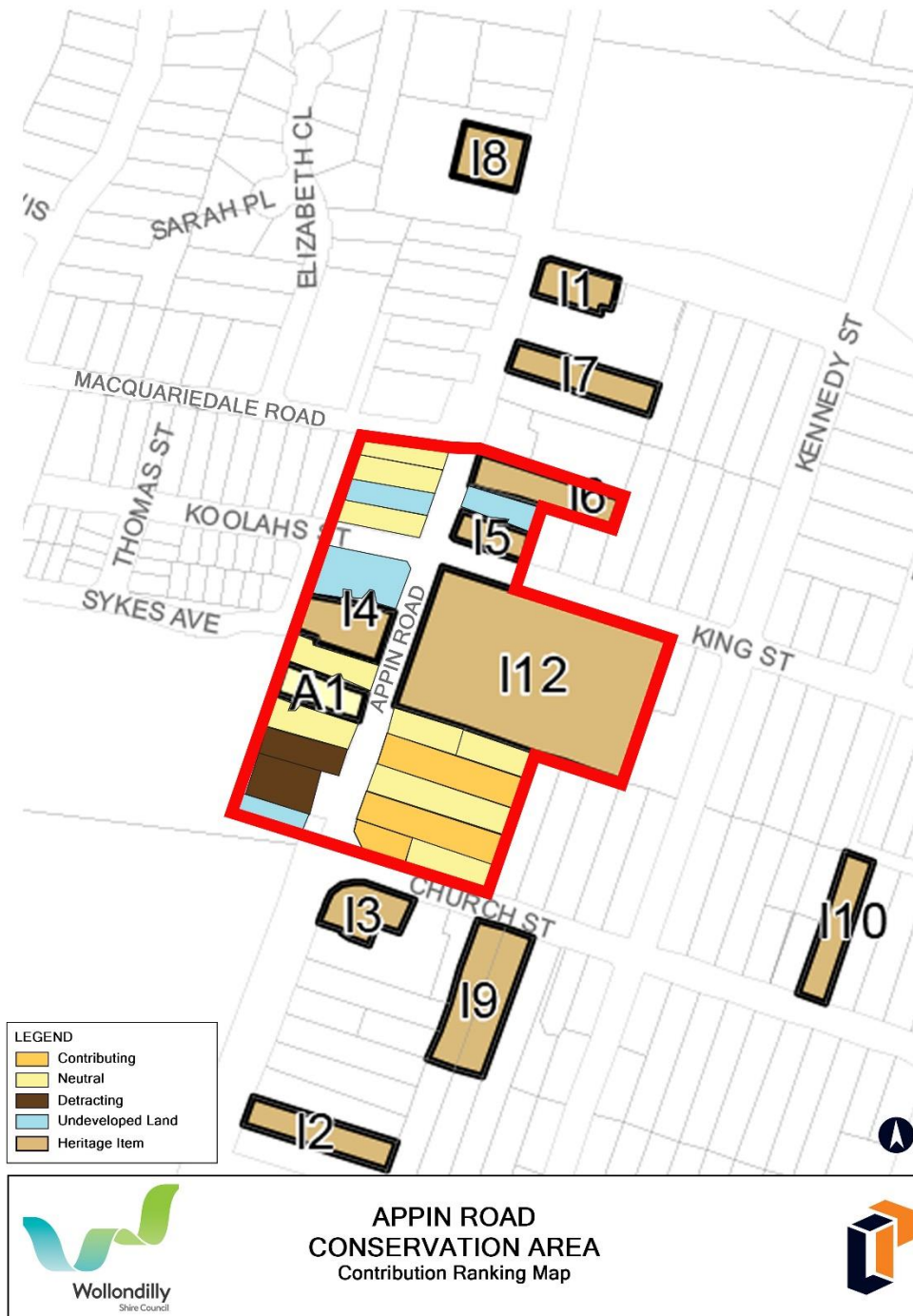


Figure 9: Contribution Ranking Map of the properties located within the proposed boundaries of the Appin Road Conservation Area by Extent Heritage (Source: Ranking is by City Plan Heritage, Cadastre extracted from Wollondilly LEP 2011 - Heritage Maps).



Figure 10: View of the double storey serviced accommodation, also known as 'The Willow Rest,' located at corner of Appin Road and Church Street (Contributory Building).



Figure 11: Contributory Building (residence), east of Appin Road.



Figure 12: Contributory Building (residence adjacent to 'The Willow Rest'), east of Appin Road.

As evident from the above breakdown and the Contributory Ranking Plan (Figure 9), there are no Contributing items on the western side of Appin Road within the identified boundaries of the proposed HCA while the eastern side has three Contributing buildings, which makes up 13% of the total properties within the boundary and 28% of the eastern side. Similarly, the combined number of Contributory buildings with listed Heritage items make up 35% of the proposed HCA with only one built heritage item being located on the western side (the other is archaeological item). Most of the area on the western side of Appin Road has been redeveloped and fails to reflect characteristics that could allow for the formation of a Heritage Conservation Area along both sides of Appin Road. The existing building stock alongside significant heritage items does not reflect the quality of environmental amenity or demonstrate architectural styles and detailing that makes it worthy of listing as a whole. The diverse characteristics and style of the existing development on the western side do not create consistent and cohesive characteristics within the town, and they are also not from the original historical development of Appin township (except for the Appin Inn and Darcy's House) in comparison with the eastern side of Appin Road.

3.2. Comparative Analysis

As a comparison, Hyde Street within Bellingen Conservation Area reflects the character of an early twentieth-century country town with a relatively intact collection of buildings set in an attractive landscape. Similarly, Grey Street in Glen Innes was identified as being of a conservation area for its characteristics and significance as a country town shopping street in which the buildings reflect the economic development of rural Australia (Conservation Areas, 1996). The Glen Street conservation area is currently not listed on Part 2 of Schedule 5 of the Glen Innes Severn Local Environmental Plan 2012. This is most likely due to all historically significant buildings being listed as heritage items on Part 1 of Schedule 5 of the Glen Innes Severn LEP 2012 (Figure 14 and Figure 15).



Figure 13: View of the early commercial development at Hyde Street, located within the comparative example of Bellingen Conservation Area (C1 - Bellingen LEP 2010) (Source: Google Street View, accessed August 2022).

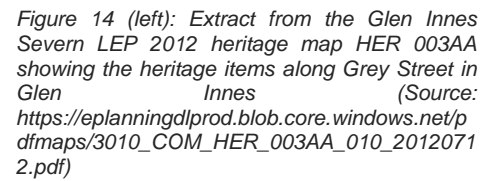


Figure 15 (below): Google Street view of Grey Street showing the cohesive historic character of the Street in comparison with the proposed Appin Road Conservation Area



3.3. Recommended updated boundary for Appin Road Conservation Area by City Plan Heritage

Historically, the town started to develop only along the eastern side of Appin Road around the early nineteenth century, while the western stretch started to develop around the late twentieth century (except for the Appin Inn and Darcy's House). Based on the nineteenth century historical development of the township, City Plan Heritage recommends an updated boundary for the Appin Road Conservation Area that covers the eastern allotments along Appin Road, between Macquariedale Road (starting from I6 'Former Shop' at 70 Appin Road) and Church Street. The recommended reduced boundary (Figure 17) includes three contributory items, four neutral buildings and three heritage items that date from the nineteenth century and early twentieth century subdivision and land grants relating to the cultural, political, or economic development of the area. The recommended boundary has no detracting item that is intrusive to the Appin Road area nor have an adverse impact on the historic township character of the area. The early subdivision pattern and layout create a sense of place that is worth keeping and hence reflect characteristics that would warrant formation of a Heritage Conservation Area.

The vast majority of items within the recommended boundary for Appin Road Conservation Area are either contributing or not impacting the historical nineteenth century streetscape. Though neutral buildings make up the majority of buildings within the area (37%), heritage items and contributory buildings together over dominate the area by 17% totalling 54% of the recommended conservation area. When the contributory buildings, neutral buildings and heritage items are grouped together, they amount to 91% of the total buildings in the recommended conservation area, and as such warrant their protection for the retention and appreciation of the nineteenth and early twentieth century subdivision and built form characteristics of the Appin Township.

The percentage chart below provides both, actual percentage for each ranking in order to illustrate the existing characteristics across the precinct. Refer to Figure 17 on the next page for individual building ranking map of the recommended conservation area.

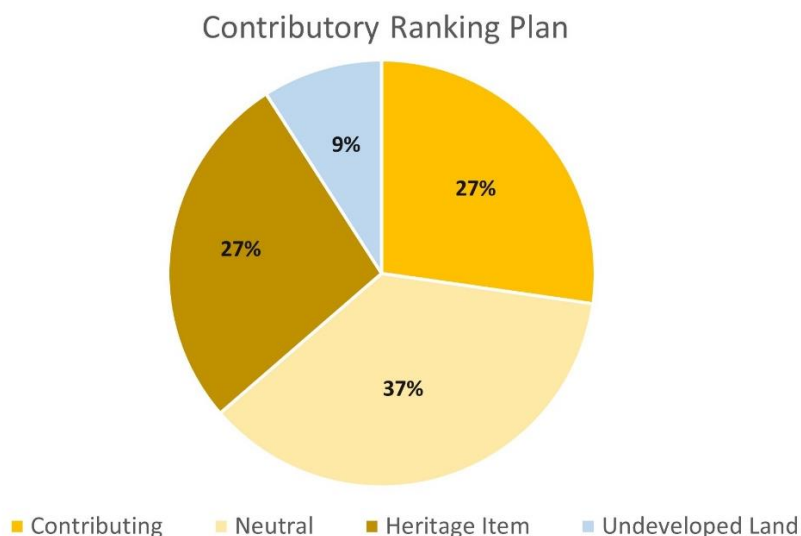


Figure 16: Contribution ranking chart showing the percentage of each level of ranking (Source: City Plan Heritage based on the ranking plan)

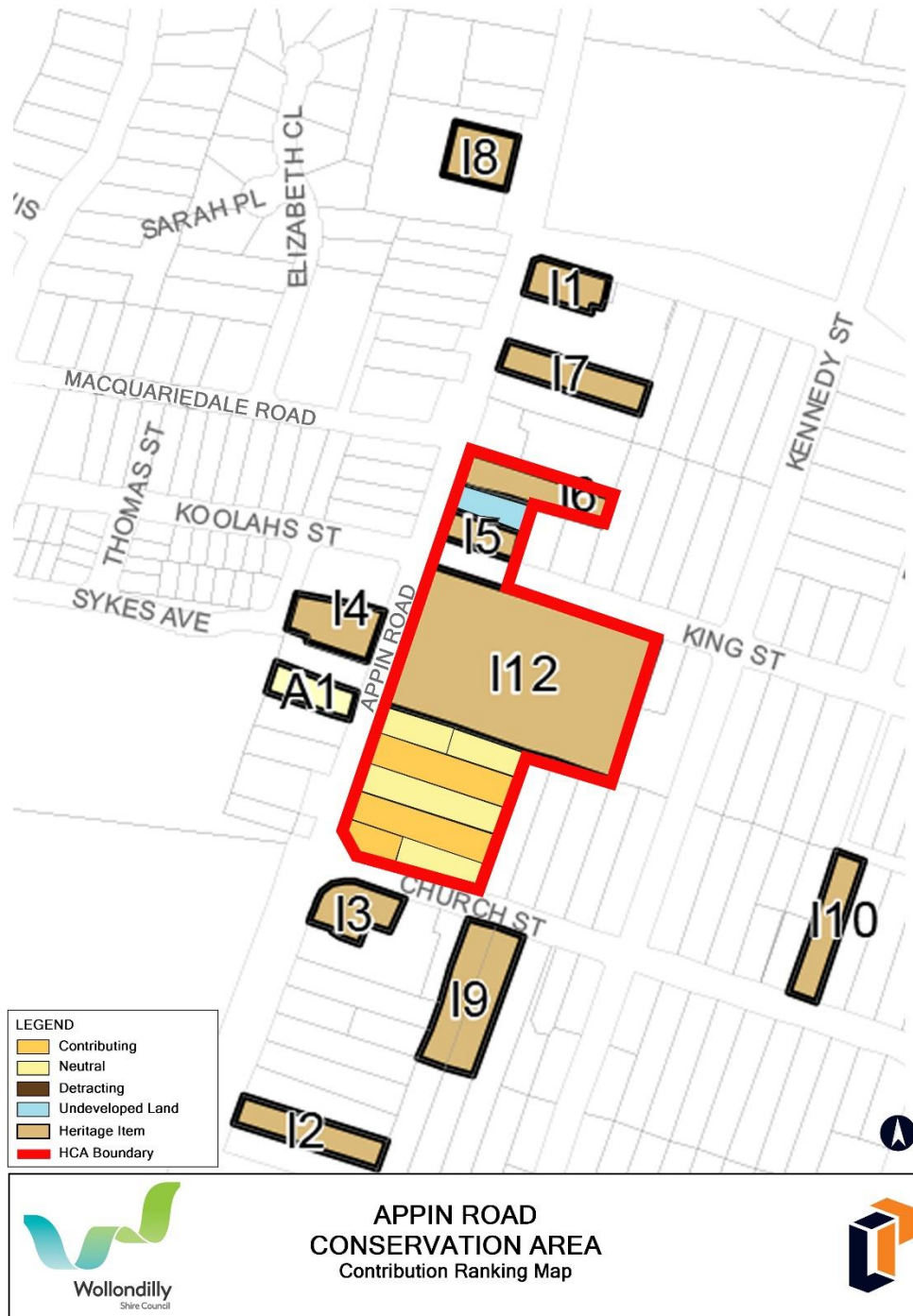


Figure 17: Contribution Ranking Map for recommended Appin Road HCA Boundary by City Plan Heritage (Source: City Plan Heritage, Cadastre extracted from Wollondilly LEP 2011 - Heritage Maps, Sheet HER_011H).

4. CONCLUSION AND RECOMMENDATIONS

The aim of this heritage study addendum for Stage 1 Heritage Study, which included review of the areas of Appin, Thirlmere, Menangle and Warragamba as a part of the Council's review of the Wollondilly Local Environmental Plan (LEP) 2011, was to review the proposed Appin Road Heritage Conservation Area and determine if it is of heritage significance. The requirement was to provide a detailed discussion on the proposed Appin Road Conservation Area and if it should be listed as a heritage conservation area.

The Town of Appin started to develop around the early nineteenth century, and a lot of the early buildings from a similar period, including St. Bede's Catholic Church, still stand, representing the characteristics of the town. At the same time, there are other buildings and structures within the area (three buildings only) that are not of heritage value and do not meet the threshold for listing, but they do have a collective significance and loss of them can reduce further the historic character of the area as a whole. The previously proposed boundary does include a few heritage items and archaeological sites that reflect local heritage characteristics of the area from the mid-nineteenth century, which are already protected under the heritage provisions of the Wollondilly LEP 2011.



As a result of the current comprehensive survey, historical assessment and review of the proposed Appin Road Conservation Area bounded by Macquariedale Road to the north, and Church Street to the south, City Plan Heritage concludes that the proposed area by Extent Heritage to the west of Appin Road does not reflect common characteristics and sufficient number of contributory and heritage buildings that would be considered and recognisable as a heritage conservation area. However, based on the nineteenth century historical development of the township, City Plan Heritage notes that the area to the east of Appin Road provides evidence of the original township and maintains high level of contributing items, and as such an updated boundary for the Appin Road conservation area is recommended that covers only the eastern allotments along Appin Road, between Macquariedale Road (starting from I6 'Former Shop' at 70 Appin Road) and Church Street. The vast majority of items within the recommended reduced boundary for Appin Road Conservation Area are either contributing or not impacting the historical nineteenth century streetscape. Though neutral buildings make up the majority of buildings within the area (37%), heritage items and contributory buildings together dominate and form 54% of the area. When the contributory buildings, neutral buildings and heritage items are grouped together, they amount to 91% of the total buildings in the conservation area, indicating a high level of historic characteristics and integrity for the formation of a heritage conservation area.


As evident from the concentration of the heritage and contributory buildings the recommended boundary is warranted based on nineteenth century and early twentieth century subdivision and land grants relating to the cultural, political, or economic development of the area. The early subdivision pattern and layout create a sense of place that is worth keeping and hence reflect characteristics that should be considered for the formation of a Heritage Conservation Area.

The recommended area has historical significance from its development as a township in the mid-nineteenth century with a few buildings dating from that period being already listed as heritage items (four buildings). The eastern 1830s subdivision pattern and layout are substantially intact and provide significant evidence of the area's early development. It reflects a clear collective of building stock of heritage value in terms of its tangible and intangible forms. Even though the integrity of the area has been partially compromised due to the modifications to its physical form with contemporary development, the percentage of the existing contributory items warrant protection and preservation to make the future development consistent with the existing historical characteristics of the area.

Based on the findings of this heritage study addendum and conclusion for the formation of the Appin Road Conservation Area in a reduced boundary as detailed above, the following additional key recommendations have been provided to guide the Wollondilly Shire Council to finalise their Stage 1 Heritage Study:

- Retention of the building stock that is ranked as Contributing items (three dwellings) is desirable as their current characteristics are contributory to the mid-nineteenth century development of the area. Council should prevent the demolition of these buildings due to their relationship with the original Appin Township; even though not significant individually, as a group, they have collective historic values that contribute to the historic characteristics of the area. Following are the recommendations for retention of these historic characteristics of the contributory and neutral buildings during the future development of Appin.

Address	Recommendations	Image
Contributing Buildings		
46 Appin Road, Appin	<ul style="list-style-type: none"> Retain the main building form as a whole including the multi gabled roof with projecting bays, timber finials and decoration along the gable. Retain the symmetry of the principal façade. Retain existing setback and garden area with access pathway. Sympathetic additions and alterations to the rear section of the house that would not dominate the main building are acceptable, subject to consent authority approval of detailed documentation, and provided they do not detract from the street presentation of the existing contributing item. Any future further rear addition(s) should continue to maintain the low-scale character of the area preferably single-storey additions linked to the main building via a pavilion or placed as a separate structure. The existing building appears to have already been extended to the rear in an appropriate scale and manner, making the addition to be clearly identifiable as a later extension. 	
42 Appin Road, Appin	<ul style="list-style-type: none"> Retain the main building form as a whole including the hipped roof with front-facing bull-nose veranda supported on slender timber posts and brackets. The veranda is possibly a later addition, or extended, but contributes to the overall character of the house. Retain the symmetry of the principal façade. Retain existing setback and garden area with access pathway and driveway. Modifications to the existing additions and alterations to the rear section of the house are acceptable, subject to consent authority approval of detailed documentation, 	

	<p>and provided they do not detract from the street presentation of the existing residence.</p> <ul style="list-style-type: none"> Any future changes to the existing rear additions should continue to maintain the low-scale character of the area. 	
40 Appin Road, Appin	<ul style="list-style-type: none"> Retain the double storey structure with extended balcony supported over a series of timber posts. Other characteristics for retention include the ogee roof form and simple balustrade of the balcony. Retain existing setback with access pathway. The proposed rear addition should continue to maintain the low-scale character of the area. 	
Neutral Buildings		
Neutral buildings at 44 & 48 Appin Road, and 2 Church Street, Appin	<ul style="list-style-type: none"> Retain existing low-scale streetscape character. Any future development may be increased in height to a maximum of the ridge level of the contributing item at 46 Appin Road, subject to consent authority approval of detailed documentation. The future development at 44 Appin Road should aim to be a transitional height towards the contributing item at 42 Appin Road to the south. If the Neutral Buildings are proposed for replacement, the redevelopment should be consistent with the characteristics of the area in terms of the material, scale and setback and continue to maintain the neutral contribution to the area with consideration to the above scale/height limitations. Future development within the site of 2 Church Street (the existing building is ranked as Neutral building) should not detract from the street presentation of the corner two-storey prominence of 40 Appin Road, which is a contributing item. Up to one and half-storey height may be appropriate to the site of 2 Church Street, subject to consent authority approval of detailed documentation. 	

- The future development within the area should be limited to low density considering the conservation and protection of the heritage items in the area.
- Amalgamation of allotments along the east of Appin Road is undesirable; however, if necessary in the future, this should be considered with utmost care to ensure the current small individual allotment

configuration around the Bede's Catholic Church is reflected in the new developments' footprint and roof forms.

- The existing allotment and setting of the Bede's Catholic Church are very important for the retention of the Appin's original 1830s subdivision and establishment of which should not be subdivided in order to maintain the sense of place along Appin Road.
- The open space/vacant allotment, located at 68 Appin Road should be developed to maintain a consistent streetscape presentation following the principles and guidelines for infill development within a heritage conservation area and be low-scale responding to the existing characteristics of the area and the adjoining heritage items.
- The existing heritage items and archaeological sites already protected within the Wollondilly LEP 2011 and managed under the provisions and controls of the Wollondilly LEP and the Development Control Plan (DCP) 2016 respectively. They should be retained in terms of form and layout, and the development around the heritage items should be sympathetic to the overall heritage values and setting of the respective item.

We trust this brief heritage advice letter will assist the Wollondilly Shire Council in the finalisation of the Stage 1 Heritage Study consisting of the areas of Appin, Thirlmere, Menangle and Warragamba. Should you have any questions or wish to discuss the matter further, please do not hesitate to contact the undersigned on 8270 3500 or at kerimed@cityplan.com.au.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Kerime Danis".

Kerime Danis
Director - Heritage

Enclosed:
Contributory ranking plan for recommended Appin Road Conservation Area

APPENDIX A

Contributory Ranking Plan for recommended updated
boundary for Appin Road Conservation Area

