

# WHAT'S HAPPENING WITH THE PRIORY?

Council is looking to restore The Priory, and add additional amenities to the immediate precinct and broader Riverglade Reserve. Over the past year, a Plan of Management (POM) has been developed. This POM sets out how the reserve will be managed and cared for now and into the future. One key elements of the POM is The Priory and immediate surrounds. Council was granted care, control and management of The Priory site from the NSW Department of Lands in 2007. The State Heritage Listed building required significant investment to restore and refurbish it, in order to preserve it for future generations. This initiated a process to determine a viable funding strategy and an adaptive re-use option, which would achieve an optimal outcome in the successful preservation of The Priory. Council commenced an Expression of Interest (EOI) process in 2012 and following negotiations with the preferred applicant, the EOI expired with nil result. Council then undertook another EOI in 2015. The reinvigorated EOI process concluded with the preferred applicant wishing to adaptively re-use The Priory as a café & restaurant, and community meeting place for users of Riverglade Reserve and the inclusive playspace under development.

## **What is being proposed at The Priory?**

The precinct would be activated to include:

- A restaurant and café, incorporating accessible amenities.
- Expanded & accessible carparking for all users of the Reserve.
- An inclusive playspace.
- Community access and connection to the Reserve.

Through the lease arrangement a number of benefits will be delivered, most importantly the ability to fully restore The Priory at no cost to ratepayers or residents and reopen the beautiful building for the community to enjoy. The benefits include:

- The Priory will be fully restored at a cost of \$4 million.
- There will be extensive accessibility improvements.
- Adaptive re-use is consistent with The Priory Conservation Management Plan and draft Riverglade Reserve PoM.
- The café will be available for users and visitors to Riverglade Reserve.
- Car parking will be upgraded and available for public use.
- The entire precinct, including the installation of an inclusive playspace will cater to local residents and visitors.
- The Priory will be used for community open days, tours of the historic site by the community and local school groups in addition to education-based talks.
- Heathy cooking classes will be offered to local community groups including our local churches who support local families.
- It is a walkable destination for most people living in the area.

**Who will be paying for the restoration of The Priory?** The prospective lessee will pay the complete cost of restoration and refurbishment. It is anticipated that this cost will be approximately \$3.5 million - \$4 million.

**How will people be able to comment on what is proposed at The Priory?** When the development application (DA) comes to Council in 2021 the DA will be exhibited to the community and adjoining properties. Feedback will be sought in relation to amenity impacts. This process will give the community an opportunity to view and comment on the DA, including; the consideration/implementation of traffic and parking calming strategies, hours of operation, noise studies and heritage impacts.

**Has a DA been lodged?** Until the Riverglade Reserve Plan of Management has been adopted by Council and endorsed by Crown Lands the preferred lessee cannot lodge a DA. It's anticipated that a DA will be lodged in the New Year. Council has had preliminary discussions with the preferred lessee via Council's Conservation Advisory Panel (CAP), who have provided feedback to ensure that conservation principles are included in the restoration and refurbishment.

**Has a lease been signed?** A lease has been negotiated between Hunter's Hill Council and the prospective lessee. The lease will not come into effect until (and if) a DA has been approved.

**What are the hours of operation, and the length of the lease?** The key terms of the EOI were that the hours of operation be open until 10pm on Sunday - Thursday with staff to vacate premises by 11pm, and open until 11pm Friday - Saturday, with staff to vacate premises by 12am. These hours are subject to final development approval conditions which may vary. The term of the lease is for twenty (20) years.

**How will parking, traffic and noise be managed?**

Parking, traffic and noise considerations will be managed through the DA process.

**What are the next steps?**

- Preferred lessee to lodge DA, including noise, traffic and parking reports.
- DA to be independently assessed.
- DA to be forwarded to Heritage NSW for assessment.
- Determination of the DA.
- If DA approval is granted, preferred lessee to sign lease agreement.
- Lessee to undertake works following lodgement of Construction Certificate (CC).
- Restoration and refurbishment works to be completed.
- Occupation Certificate (OC) to be granted.

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