



Philippa Hayes
Planner
Hunter's Hill Council
PO BOX 21
HUNTERS HILL NSW 2110

By email: HayesP@huntershill.nsw.gov.au

Dear Ms. Hayes

HERITAGE COUNCIL OF NSW – REFUSAL TO GRANT TERMS OF APPROVAL INTEGRATED DEVELOPMENT APPLICATION

Address: Manning Road Primary Address 2111
SHR item: The Priory, SHR no. 01720
Proposal: Alterations and additions to the Priory to facilitate the reuse as a restaurant, Construction of a new glazed pavilion within the courtyard of the building, Alterations and additions to the existing kitchen block and chemical store and to provide a new café, Reconfiguration and extension of existing at-grade car park, Demolition where required.
IDA application no: HMS ID 888, received 11 March 2022

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above integrated development application. In accordance with Section 4.47 of the *Environmental Planning and Assessment Act 1979*, I will not grant approval of the above-described integrated development application for the following reasons:

- 1) *The Priory* is a place of State heritage significance for its historic and aesthetic values. The proposed development will have a detrimental impact on those values. In that, the scale of the restaurant and café additions, together with the carpark and access ramp, dominate the Colonial Regency building and associated cultural landscape and diminish the significance of the place.
- 2) The cumulative impact of the demolition of the hip roof over the boiler room at the southern end of the Weaver Wing; the removal of the rear verandah; the demolition of French doors to Room 10; the alterations of two existing windows on the northern elevation of the Salter wing; the opening to the western wall of Room 13 of the Weaver Wing; and the extent of removal and relocation of the stone retaining walls and steps associated with the rear courtyard. Would materially affect the significance of *The Priory*, as 'a major landscape element, being a fine example of the colonial regency style of architecture.'
- 3) The proposed removal of mature significant trees in good condition that contribute to the State significance aesthetic values of the cultural landscape of *The Priory* is inconsistent with the Conservation Management Plan and will have an adverse impact on the significant views and landscape character of the place.
- 4) Insufficient information has been provided to make a full and proper assessment.
- 5) The proposed development will result in a permanent detrimental impact to the overall significance of *The Priory*.

ADVISORY NOTE

Any revised application should include the following additional information/further justification relating to the following matters is required to be submitted with any revised application:

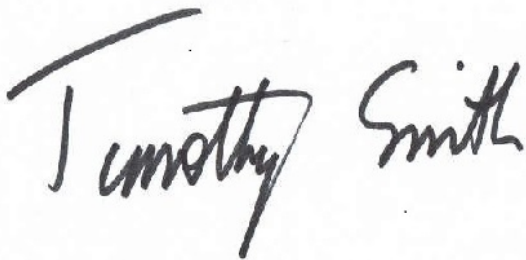
- a) Survey of the site is to include the playground and associated carpark.
- b) Plans to include reference to rooms as numbered in Figure 1.4 of the CMP.
- c) View analysis of site entry and views to and from house and terraces.
- d) A more detailed Schedule of Conservation Works is to be provided including internal repairs to walls and ceilings to all rooms as well as repairs to stone garden elements.
- e) A detailed historical archaeological assessment (HAA) prepared by a suitably qualified archaeologist is to be prepared. The Assessment must comply with Heritage Council of NSW guidelines including but not limited to *Assessing Significance for Historical Archaeological sites and Relics 2009* and *Archaeological Assessments 1996*. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential resource.

Right of Appeal

If you are dissatisfied with this determination, section 70A of the Act gives you the right of appeal to the Land and Environment Court.

If you have any questions about this correspondence, please contact Tempe Beaven, Senior Assessments Officer, at Heritage NSW on 9873 8629 or Tempe.Beaven@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "Timothy Smith". The signature is written in a cursive style with a large, sweeping initial 'T'.

Tim Smith OAM
Director, Assessments
Heritage NSW
Department of Planning & Environment
As Delegate of the Heritage Council of NSW
12 October 2022