

Planning Proposal



Local Heritage Listing

George S. Grimley Pavilion and the Sydney Croquet Club

Woollahra Park, off O'Sullivan Road, Rose Bay



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Part 1 – Introduction

1.1. Background

On 23 April 2018 Woollahra Council resolved in part:

THAT Council requests staff to prepare and submit a report including a heritage assessment and draft heritage inventory sheet for each of:

- 1. The Sydney Croquet Club building and greens (having its address in Woollahra Park, O'Sullivan Road, Rose Bay); and*
- 2. The Woollahra Golf Club Clubhouse and George Grimley Pavilion (having its address in Woollahra Park at 50 O'Sullivan Road, Rose Bay)*

to the relevant Council Committee to facilitate the Sydney Croquet Club building and greens and the Woollahra Golf Club Clubhouse and George Grimley Pavilion (and their elements) being:

- 1. Included in the Woollahra Local Environmental Plan as a heritage item; and*
- 2. Listed as a heritage item of State significance on the NSW State Heritage Register.*

In response to Council's decision the heritage consultant firm Weir Phillips Heritage and Planning was engaged to prepare an assessment of heritage significance for the *George S. Grimley Pavilion, Woollahra Golf Clubhouse and Sydney Croquet Club*. *Woollahra Golf Clubhouse* does not have significance at a local or State level and will not be discussed further in this report.

On 17 February 2020 a report on the assessment of heritage significance for the *Sydney Croquet Club* was presented to a meeting of the Environmental Planning Committee (EPC).

At the EPC meeting representatives from the Club tabled late correspondence. That correspondence highlighted the Club's future plans for the grounds and also asked questions about the heritage listing. Representatives from the Club also addressed the Committee.

The Committee recommended that the matter be deferred and subsequently the Council resolved on 24 February 2020, in part:

- D. THAT consideration of the Sydney Croquet Club (clubhouse, moveable heritage items and lawns) as a heritage item in Woollahra Local Environmental Plan 2014, be deferred for a period of two weeks.*

The purpose of the deferral was to enable discussion between the Club and Council staff about the potential heritage listing and matters relating to the operation of the Club.

Following discussions between the Club and Council staff, the report was presented to the EPC meeting on 16 March 2020. On 6 April 2020 Council resolved, in part:

- A. *THAT a planning proposal be prepared to list the Sydney Croquet Club (clubhouse, moveable heritage items and lawns) as a heritage item in Woollahra Local Environmental Plan 2014.*
- B. *THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.*
- C. *THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*
- D. *THAT following the progress of the local heritage listing through the public exhibition process, a report be brought to the relevant Council committee addressing submissions received and also the nomination for State heritage listing.*

On 20 April 2020 a report on the assessment of heritage significance for the George S. Grimley Pavilion was presented to a meeting of the Environmental Planning Committee (EPC). On 4 May 2020 Council resolved:

- A. *THAT a planning proposal be prepared to list the George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) as a heritage item in Woollahra Local Environmental Plan 2014.*
- B. *THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.*
- C. *THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*

Following the resolution of Council, a planning proposal was prepared for the George S. Grimley Pavilion and the Sydney Croquet Club. On 7 May 2020 the Woollahra Local Planning Panel (LPP) considered a report on the planning proposal for the Sydney Croquet Club.

The LPP provided the following advice:

THAT the Woollahra Local Planning Panel advises Council to:

- A. *Proceed with the planning proposal to list Sydney Croquet Club (clubhouse including interiors, moveable heritage items and lawns) at Woollahra Park, off O'Sullivan Road, Rose Bay as a local heritage item in Schedule 5 of the Woollahra Local Environmental Plan 2014 subject to:*
 - (i) *Consideration being given to the heritage significance of the two 1964 timber shelters in order to determine whether they should be included in the description of the local heritage listing.*
 - (ii) *Identifying the individual trees and groups of trees surrounding the clubhouse and lawns which have been included in the assessment of heritage significance report and the heritage data form to enable their inclusion in the description of the local heritage listing.*
 - (iii) *Providing a diagram in the assessment of heritage significance and the heritage data form to identify the area of land in Woollahra Park which encompasses the elements comprising the local heritage listing.*
- B. *Forward the planning proposal to the Department of Planning, Industry and Environment to list Sydney Croquet Club (clubhouse including interiors, moveable heritage items and lawns) at Woollahra Park, off O'Sullivan Road, Rose Bay as a local*

heritage item in Schedule 5 of the Woollahra Local Environmental Plan 2014, requesting a gateway determination to allow public exhibition.

- C. Request delegation from the Department of Planning, Industry and Environment in relation to the planning proposal, to carry out the plan-making functions of the Minister for Planning and Public Spaces under section 3.36 of the Environmental Planning and Assessment Act 1979.*
- D. Suggest that Council undertake a strategic assessment of parks in Woollahra Local Government area as part of its gap analysis of heritage items.*

On 21 May 2020 the LPP considered a report on the planning proposal for the George S. Grimley Pavilion.

The LPP provided the following advice:

THAT the Woollahra Local Planning Panel advises Council to:

- A. Proceed with the planning proposal to list the George S. Grimley Pavilion at Woollahra Park, off O'Sullivan Road, Rose Bay-as a local heritage item in Schedule 5 of the Woollahra Local Environmental Plan 2014 subject to -
 - (i) The description of the proposed item being revised to ensure that it sufficiently recognises the heritage significance of the building and its setting. In regard to this, consideration should be given to the remaining elements and spaces of the original 1926 building that may be located in the north-eastern part of the building, the golf pro-shop and other altered areas.*
 - (ii) Providing a diagram in the assessment of heritage significance and the heritage data form to identify the area of land in Woollahra Park which encompasses the elements comprising the local heritage listing.**
- B. Subject to Part A, forward the planning proposal to the Department of Planning, Industry and Environment, requesting a gateway determination to allow public exhibition.*
- C. Request delegation from the Department of Planning, Industry and Environment in relation to the planning proposal, to carry out the plan-making functions of the Minister for Planning and Public Spaces under section 3.36 of the Environmental Planning and Assessment Act 1979.*
- D. THAT the planning proposals for the Sydney Croquet Club and the George S. Grimley Pavilion be combined into a single planning proposal.*

On the 1 June 2020 a progress report for the George S. Grimley Pavilion was presented to the EPC following the advice of the Woollahra LPP. On 22 June 2020 Council resolved:

- A. THAT the report on the advice of the Woollahra Local Planning Panel in regard to the planning proposal for the local heritage listing of the George S. Grimley Pavilion be received and noted.*
- B. THAT a further report be prepared and presented to the Environmental Planning Committee on 6 July 2020, addressing the advice of the Panel and amendments to the planning proposal.*

On the 3 August 2020 the EPC considered a report for the George S. Grimley Pavilion and the Sydney Croquet Club on the amendments to the planning proposal following the advice of the Woollahra LPP. On 24 August 2020 Council resolved:

- A. *THAT Council proceed with the planning proposal to list George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side at Woollahra Park, off O'Sullivan Road, Rose Bay and the Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility at Woollahra Park, off O'Sullivan Road, Rose Bay as individual local heritage items in Schedule 5 of the Woollahra Local Environmental Plan 2014 subject to the following amendment to the assessment of heritage significance and heritage data form for the George S. Grimley Pavilion being amended in the following way:*

Figure 90 on page 63 of heritage significance report and the figure on page 14 of the heritage data form should have the following note in the caption: Note: The first floor of the 1926 building is deemed to have high significance. The heritage item description of the Sydney Croquet Club is to be incorporated within the planning proposal, the assessment of heritage significance and the heritage data form.

- B. *THAT Council forward the planning proposal to the Department of Planning, Industry and Environment to list George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side at Woollahra Park, off O'Sullivan Road, Rose Bay and the Sydney Croquet Clubhouse (including the interiors), moveable heritage items, lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility at Woollahra Park, off O'Sullivan Road, Rose Bay as individual local heritage items in Schedule 5 of the Woollahra Local Environmental Plan 2014, requesting a gateway determination to allow public exhibition.*
- C. *THAT Council request delegation from the Department of Planning, Industry and Environment in relation to the planning proposal, to carry out the plan-making functions of the Minister for Planning and Public Spaces under section 3.36 of the Environmental Planning and Assessment Act 1979.*

1.2. Description of this planning proposal

This planning proposal is made in relation to the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side at Woollahra Park, off O'Sullivan Road, Rose Bay and the Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility at Woollahra Park, off O'Sullivan Road, Rose Bay.*

This planning proposal explains the intended effect of an amendment to *Woollahra LEP 2014*. The amendment to *Woollahra LEP 2014* involves listing *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side at Woollahra Park, off O'Sullivan Road, Rose Bay and the Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a*

Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility at Woollahra Park, off O'Sullivan Road, Rose Bay as individual heritage items in Woollahra LEP 2014. Heritage listing will provide ongoing protection and recognition of the heritage significance of the items.

This planning proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the two documents prepared by the formerly named NSW Department of Planning and Environment (now known as the NSW Department of Planning, Industry and Environment) titled *A Guide to Preparing Planning Proposals* (December 2018) and *A Guide to Preparing Local Environmental Plans* (December 2018).

This planning proposal includes:

1. Existing site and surrounding context
2. Existing planning controls applying to the site
3. The objective of the amendment to *Woollahra LEP 2014*
4. An explanation of provisions that are to be included in the amendment to *Woollahra LEP 2014*
5. Justification for the objective and provisions to be included in the amendment to *Woollahra LEP 2014*
6. Mapping for the heritage listing
7. Community consultation to be undertaken
8. Project timeline

1.3. Assessment of heritage significance

In response to Council's decision, an assessment of heritage significance of the *George S. Grimley Pavilion* and the *Sydney Croquet Club* was prepared by Weir Phillips Heritage and Planning. The assessment was completed in July 2020 (and updated in September 2020) and is attached separately.

The assessment of heritage significance was undertaken in accordance with the document titled *Assessing heritage significance*, published by the NSW Heritage Office in 2001. The assessment used the process and criteria set out in that document.

There are seven criteria used in the process of assessing heritage significance.

Table 1 below provides a summary of the assessment of the heritage significance of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* against the seven criteria, at the local and State levels.

Table 1: NSW Heritage assessment criteria summary – George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side

Criteria		Meets criteria for heritage listing and grading of significance	
		Local	State
(a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)	✓	x
(b)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)	✓	x
(c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)	✓	x
(d)	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons	x	x
(e)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)	x	x
(f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)	x	x
(g)	An item is important in demonstrating the principal characteristics of a class of NSW's <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. or a class of the local area's <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. 	✓	x

Table 2 below provides a summary of the assessment of the heritage significance of the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility* against the seven criteria, at the local and State levels.

Table 2: NSW Heritage assessment criteria summary – Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility

Criteria		Meets criteria for heritage listing and grading of significance	
		Local	State
(a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)	✓	x
(b)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)	✓	x
(c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)	✓	✓
(d)	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons	✓	x
(e)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)	✓	✓
(f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)	✓	✓
(g)	An item is important in demonstrating the principal characteristics of a class of NSW's <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. or a class of the local area's <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. 	✓	x

Each criterion has inclusion and exclusion guidelines which are used to assist in the assessment process. If an item meets one of the seven heritage criteria at a local level, and retains the integrity of its key attributes, it can be considered to have local heritage significance. To be assessed for State significance an item will meet more than one of the seven heritage criteria at a State level, or if an item satisfies only one of the criteria, the item is of such particular significance to NSW that it should be listed.

The heritage assessment concludes that *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* satisfies criteria (a), (b), (c), and (g) at a local level. *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* does not satisfy any criteria at a State level.

The heritage assessment concludes that *Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility* satisfies criteria (a), (b), (c), (d), (e), (f) and (g) at a local level. *Sydney Croquet Clubhouse (exterior and interior)* satisfies criteria (c), (e) and (f) at a State level.

1.4. Statement of heritage significance

The following statement of heritage significance for *George S. Grimley Pavilion* is extracted from the Heritage Assessment report by Weir Phillips Heritage and Planning:

The George S. Grimley Pavilion, Woollahra Park, Rose Bay, has historic, associative, aesthetic and representative significance at a local level. Designed by the architectural firm of E.A. Scott and Green and erected in 1926, it provides evidence of Council's interest in providing public recreational facilities in the 1920s, an interest that continues today. The building was designed to serve a dual function: as a grandstand for the adjoining oval and as a place where community and private activities and functions could be held. The pavilion commemorates George S. Grimley, a long serving alderman of Woollahra Council and Mayor in 1930-31, 1938-29 and 1945-46.

The south-western half of the original building is readily recognisable as the building designed by E.A. Scott and Green and has high significance. This part of the building contains the original function rooms. While the upper part of the original grandstand above the function rooms has been enclosed and the tiered seating removed or concealed, the original tiled roof form above and the pillars supporting the roof remain. Any remnants of the tiered form of the grandstand that survives beneath the existing gym and the Colorbond roof immediately below are significant. The remainder of the north-eastern part of the building, comprising the 1978 addition, is not significant. The early addition on the north-eastern side has moderate significance.

(September 2020: Weir Phillips Heritage and Planning: Heritage Assessment, Woollahra Golf Clubhouse and the George S. Grimley Pavilion p. 62)

The following statement of heritage significance for the *Sydney Croquet Club* is extracted from the Heritage Assessment report by Weir Phillips Heritage and Planning:

The Sydney Croquet Club, off O'Sullivan Road, Woollahra, New South Wales, has State and local significance. Designed by Council's architect M.V.E. Woodforde and built in 1934, the building is substantially intact and lies within a setting of high visual and sensory appeal.

The Clubhouse has State significance as a rare example of a large Inter-War period split-log building.

The Sydney Croquet Club, including the Clubhouse (exterior, interior), lawns, timber shelters, and mature trees on the southern, northern and western sides, has local

significance as a long-standing recreational club with an unbroken association with its premises since 1934. The Clubhouse and lawns were one of a number of facilities established by Woollahra Council during the Inter-War period in line with their growing interest in the provision of public recreational facilities, an interest that continues today. The Sydney Croquet Club is part of a wider pattern of croquet clubs throughout New South Wales. The Clubhouse houses a collection of Club memorabilia and moveable heritage that is significant at a local level.

The Clubhouse and lawns have local aesthetic significance for the qualities of its setting. The once open setting has become clearly defined by mature trees along the northern, western and southern boundaries that create an enclosed setting that sets the site apart from the surrounding golf course.

(September 2020: Weir Phillips Heritage and Planning:
Heritage Assessment, Sydney Croquet Club p.47)

The assessment recommends the listing of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility* as individual local heritage items in Schedule 5 of Woollahra LEP 2014.

The report concluded that the *Sydney Croquet Clubhouse (exterior and interior)* also meets the threshold for State heritage listing. The report concluded that the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* does not meet the threshold for State heritage listing.

This planning proposal deals only with the local heritage listings under Woollahra LEP 2014. There is a separate process for nominating and listing at State level on the State Heritage Register under the *Heritage Act 1977*.

1.5. Heritage significance assessment report

The heritage significance assessment report contains the following recommendations for the *George S. Grimley Pavilion*:

It is recommended that:

- *The George S. Grimley Pavilion should not be listed as a heritage item on the State Heritage Register under the auspices of the NSW Heritage Act 1977.*
- *The George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side, be listed as a heritage item on Schedule 5 Part 1 of the Woollahra LEP 2014. This part of the building has significance under criterion (a), (b), (c) and (g).*
- *A conservation management document should be prepared for the George S. Grimley Pavilion in order to guide the management of the building and future conservation works. The document should include, but be not limited to, a maintenance schedule.*

The following curtilage is recommended for the George S. Grimley Pavilion:

- *Part Lot 1319 D.P. 1222163, as defined by the yellow in Figure 91.*



Figure 91: Reduced lot curtilage.
SIX Maps; WP Heritage and Planning.

The following management policies are recommended:

- *The overall form of the south-western half of the building, including the roof forms and columns supporting the tiled roof at first floor level, should be retained and remain clearly legible.*
- *The south-western elevation should be retained. The reinstatement of the original window openings at first floor level and the removal of the security awnings is to be encouraged.*
- *Alterations within the ground floor of the south-western half of the building (outlined in red and yellow in Figure 90) can occur but must take into consideration the surviving original fabric, including ceilings and joinery. There is greater scope for alteration in the area outlined in yellow, an early addition to the original building.*
- *The bathrooms within the ground floor of the south-western half of the building can be updated as required.*
- *The north-western half of the building (outlined in green in Figure 90) can undergo further alteration and addition, particularly with regard to the 1978 flat roofed addition. This later addition can be removed if required. Any remnants of the grandstand tiers that survive beneath the existing gym and the sloping Colorbond roof immediately below it are to be considered significant fabric. It is desirable to retain existing concealed tiering of the original grandstand which may provide an outlook towards the playing field if reinstated.*
- *It is desirable that an outlook beyond the curtilage defined by Figure 90 above towards the playing field be maintained for as long as the playing field is retained, particularly if concealed tiered seating has survived in the upper part of the grandstand and is reinstated.*

The heritage significance assessment report contains the following recommendations for the Sydney Croquet Club:

It is recommended that:

- *The Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photograph and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility, be listed as a heritage item by Schedule 5 Part 1 of the Woollahra LEP 2014. The site meets the threshold for listing on the LEP 2014 under Heritage NSW under criteria (a), (b), (c), (d), (e), (f) and (g).*
- *The Sydney Croquet Clubhouse (exterior and interior) be nominated for listing on the State Heritage Register. The building meets the threshold for listing under criteria (c), (e) and (f).*

The following curtilages are recommended:

- *The recommended curtilage for the local listing is part Lot 1319 D.P.1222163. See Figure 68 below.*
- *The recommended curtilage for the State listing is the Clubhouse building alone. The setting, as assessed above, only meets the threshold for listing at a local level.*

It is further recommended:

- *That a Conservation Management Plan, including a schedule of conservation works and moveable heritage inventory, be prepared for the site to further identify the elements of significance, provide guidelines for its conservation, ongoing maintenance and any future works.*



Figure 68: Recommended curtilage for listing on the Woollahra LEP 2014.

SIX Maps; annotation by WP Heritage and Planning.

Part 2 – Existing site and context

2.1. The site – George S. Grimley Pavilion and Sydney Croquet Club

The George S. Grimley Pavilion and Sydney Croquet Club are both located within Woollahra Park, off O'Sullivan Road, Rose Bay. Figure 1 below is an overall site map showing the location of the two items in context.



Figure 1: Location of the sites within Woollahra Park. Key: (1) George S. Grimley Pavilion, (2) Sydney Croquet Club (Woollahra Council GIS)

2.2. The site – George S. Grimley Pavilion

The George S. Grimley Pavilion (**Figure 2**) is located within Woollahra Park, off O'Sullivan Road, Rose Bay. **Figure 3** shows the location of the pavilion within the park and **Figure 4** shows an aerial photograph of the site.

The subject site is not listed on the NSW State Heritage Register (SHR), nor is it identified as a local heritage item or located in a heritage conservation area in Schedule 5 of *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014).



Figure 2: George S. Grimley Pavilion, south-western elevation (WP Heritage and Planning)



Figure 3: Location of building within Woollahra Park. Key: (1) George S. Grimley Pavilion (Woollahra Council GIS)



Figure 4: Aerial photograph over the site. Key: (1) George S. Grimley Pavilion (Woollahra Council GIS).

2.3. The site – Sydney Croquet Club

The Sydney Croquet Club (Figure 5) is located within Woollahra Park, off O’Sullivan Road, Rose Bay. Figure 6 and Figure 7 shows the location of the Croquet Club within the grounds of Woollahra Park. The Croquet Club stands on part of Lot 1319 D.P. 1222163.

The subject site is not listed on the NSW State Heritage Register (SHR), nor is it identified as a local heritage item or located in a heritage conservation area in Schedule 5 of *Woollahra LEP 2014*.



Figure 5: Sydney Croquet Club, southern elevation (WP Heritage and Planning)



Figure 6: Location of the Croquet Club within Woollahra Park with Croquet Club indicated with arrow (Woollahra Council GIS)



Figure 7: Aerial photograph over the clubhouse and lawns with club house indicated with arrow (SIX Maps)

Part 3 – Existing planning controls

The site is subject to existing planning controls within the *Woollahra LEP 2014*, relating to land zoning, height of building, minimum lot size and acid sulfate soils. These are as follows:

	Land Use Zone	Height of Building	Minimum Lot Size	Acid Sulfate Soils
George S. Grimley Pavilion	RE1 Public Recreation	Not applicable	Not applicable	Class 4
Sydney Croquet Club	RE1 Public Recreation	Not applicable	Not applicable	Class 4

The Objectives for RE1 Public Recreation in *Woollahra LEP 2014* are:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

The *George S. Grimley Pavilion* (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side and the *Sydney Croquet Clubhouse* (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a *Washingtonia Palm*, 3 Yellowwoods, 2 *Eucalyptus* sp. and 2 *Brush Box* located within and adjoining the boundaries of the Clubhouse facility are not currently listed as a State or local heritage item and Clause 5.10 (Heritage Conservation) of the *Woollahra LEP 2014* does not currently apply.

Part 4 – Objectives of planning proposal

The objective of the amendment to *Woollahra LEP 2014* is to recognise the heritage significance of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and forecourt on the southern side at Woollahra Park, off O'Sullivan Road, Rose Bay and the *Sydney Croquet Clubhouse (including the interiors)*, moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a *Washingtonia Palm*, 3 Yellowwoods, 2 *Eucalyptus sp.* and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility at Woollahra Park, off O'Sullivan Road, Rose Bay and provide them with statutory heritage protection.

Part 5 – Explanation of provisions

The planning proposal seeks the following amendments to *Woollahra LEP 2014*:

- Insert a listing for both the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and forecourt on the southern side and the *Sydney Croquet Clubhouse (including the interiors)*, moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a *Washingtonia Palm*, 3 Yellowwoods, 2 *Eucalyptus sp.* and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility in Part 1 (Heritage Items) of Schedule 5 (Environmental Heritage). The exact wording of the amendment will be determined by the Parliamentary Counsel prior to the making of the LEP.
- Amend the Heritage Maps (Sheet HER_006, HER_002, HER_003D, and HER_005) to identify the heritage items on the site of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and forecourt on the southern side at Woollahra Park, off O'Sullivan Road, Rose Bay and the *Sydney Croquet Clubhouse (including the interiors)*, moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a *Washingtonia Palm*, 3 Yellowwoods, 2 *Eucalyptus sp.* and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility at Woollahra Park, off O'Sullivan Road, Rose Bay.

Part 6 – Justification

The planning proposal has strategic merit. The heritage significance of *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)* and forecourt on the southern side and the *Sydney Croquet Clubhouse (including the interiors)*, moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a *Washingtonia Palm*, 3 Yellowwoods, 2 *Eucalyptus sp.* and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility has been established. Heritage listing will provide ongoing protection and recognition of the heritage significance of the items.

These matters are further discussed below in part 6.1 to 6.3.

6.1. Need for planning proposal

1. Is the planning proposal a result of an endorsed local strategic planning statement, any strategic study or report?

Yes. The planning proposal is the result of the recommendations of the heritage assessment/ inventory sheet, prepared by Weir Phillips Heritage and Planning. The report concluded that the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility* meet the criteria for listing as local heritage items. The report recommended that the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility* be listed as heritage items in Woollahra LEP 2014.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The objective is to recognise the heritage significance of *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* at Woollahra Park, off O'Sullivan Road, Rose Bay and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility* at Woollahra Park, off O'Sullivan Road, Rose Bay and provide them with statutory protection. The best, and only, means of achieving this objective is through the planning proposal process.

Other options, such as adding site-specific objectives and controls to *Woollahra Development Control Plan 2015*, or including heritage conservation conditions to a development consent for the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility* will not provide the same level of heritage protection and recognition.

6.2. Relationship to strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including exhibited draft plans or strategies)?

Yes. The planning proposal is consistent with the relevant objectives of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the relevant actions of the *Eastern City District Plan* (2018), as discussed below.

Greater Sydney Regional Plan: A Metropolis of Three Cities

The planning proposal is consistent with the directions and objectives of *Greater Sydney Regional Plan: A Metropolis of Three Cities*, particularly Objective 13: Environmental heritage is identified, conserved and enhanced.

Heritage listing of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side and the Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility* will provide ongoing protection and recognition of the heritage significance of the items.

Eastern City District Plan

Yes. The planning proposal is generally consistent with the directions, priorities and objectives of the *Eastern City District Plan*, more specifically with:

- Direction 'A city of great places'
- Planning Priority E6 'Creating and renewing great places and local centres, and respecting the District's heritage'
- Objective 13 'Environmental heritage is identified, conserved and enhanced'
- Action 20 'Identifying, conserving and enhancing the environmental heritage of the local area' through:
 - a. engaging with the community early to understand heritage values and how they contribute to the significance of place'

And:

- Direction 'Jobs and skills for the city'
- Planning Priority E13 'Supporting growth of targeted industry sectors'
- Objective 24 'Economic sectors targeted for success'
- Action 54 'Consider the following issues when preparing plans for tourism and visitation:
 - e. protecting heritage and biodiversity to enhance cultural and eco-tourism'

And:

- Direction 'A city in its landscape'
- Planning Priority E16 'Protecting and enhancing scenic and cultural landscapes'
- Objective 28 'Scenic and cultural landscapes are protected'
- Action 63 'Identify and protect scenic and cultural landscapes'

4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Yes. The planning proposal is consistent with the Woollahra Local Strategic Planning Statement and Council's Community Strategic Plan, *Woollahra 2030 – our community, our place, our plan*.

The planning proposal is consistent with Planning Priority 5 of the Woollahra Local Strategic Planning Statement:

Planning Priority 5 Conserving our rich and diverse heritage

In particular Actions 28 and 30 of this planning priority seek to ensure that heritage is conserved and that the LEP and DCP reflect the evolving nature of heritage:

28. Continue to proactively conserve and monitor heritage in the Municipality including:

- *reviewing and updating provisions in Woollahra Local Environmental Plan 2014 and Woollahra Development Control Plan 2015*
- *sustainably managing visitation to our heritage conservation areas and destinations*
- *promoting a high standard of urban design in both the public and private domain that respects and communicates with heritage and our heritage conservation areas*
- *supporting implementation of legislation for Aboriginal Heritage.*

30. Undertake further theme-based Municipality-wide studies, with consideration for the fact that heritage is constantly evolving.

The planning proposal is also consistent with Council's community strategic plan, *Woollahra 2030 – our community, our place, our plan*. Notably, the planning proposal meets the following strategy within Goal 4 (Well-planned neighbourhood) under the theme Quality places and spaces:

4.3 Protect our heritage, including significant architecture and the natural environment

Heritage listing of *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side and the Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility* will provide ongoing protection and recognition of the heritage significance of these items consistent with these local strategies.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. The planning proposal is consistent with the *Standard Instrument – Principal Local Environmental Plan* and all other applicable State Environmental Planning Policies (refer to **Schedule 1** below).

6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Yes. The planning proposal is consistent with applicable section 9.1 directions (refer to **Schedule 2** below).

6.3. Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. There are no critical habitat areas, threatened species, populations or ecological communities or their habitats present on the subject land. Accordingly, the proposal will not have any impact in this regard.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. There are no likely environmental effects that would arise as a result of the planning proposal. Protection of the items, will be required when development is proposed for the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility* or in the vicinity of the sites. Protection measures are not likely to result in environmental harm and will be managed through the development assessment process.

9. Has the planning proposal adequately addressed any social and economic effects?

Yes. The heritage assessment / inventory sheet measured the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility* against the criteria for 'cultural significance' as defined in the Australia ICOMOS Burra Charter, as meaning the aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

The assessment found that the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located*

within and adjoining the boundaries of the Clubhouse facility are of heritage significance at the local level. Social significance for the Sydney Croquet Club is satisfied at a local level.

6.4. State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

Yes. The planning proposal involves the local heritage listing of the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility*. It does not involve amendments to the planning controls that will facilitate intensified development.

The *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility* have access to adequate public infrastructure such as water, sewer, electricity and telephone services. The sites are in proximity to regular and frequent public transport services.

There is no significant infrastructure demand that will result from the planning proposal.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

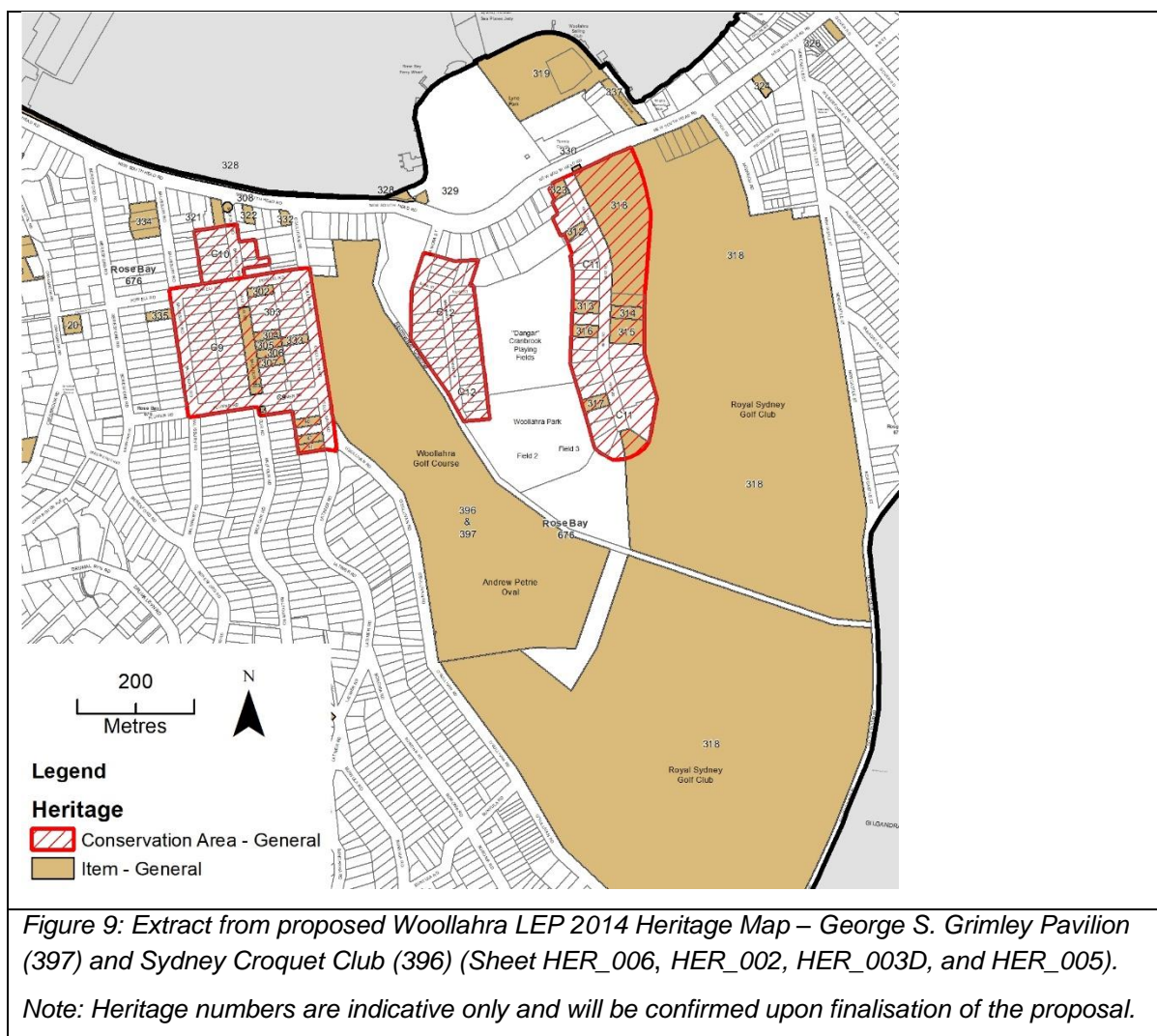
During the public exhibition, Heritage NSW, Department of Premier and Cabinet will be notified.

Further consultation will take place with any other authorities identified by the gateway determination.

Part 7 – Mapping

The planning proposal amends the *Woollahra LEP 2014 Heritage Map (Sheet HER_006, HER_002, HER_003D, and HER_005)* by applying an “Item – General” classification to the *George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side* and the *Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility*.

Extracts of the existing and proposed heritage maps for both items are shown in Figure 8 to Figure 9.



Part 8 – Community consultation

8.1. Consultation with landowner

George S. Grimley Pavilion

Woollahra Council is the landowner of the site. The leaseholders, Eastern Suburbs Rugby Club and Woollahra Golf Club, were consulted throughout the project. They were provided a copy of the draft heritage significant assessment and draft heritage inventory sheet on 1 November 2019 for the relevant properties. The land owner and lease holders were given until the 2 December 2019 to make a submission.

Guy Gibson (General Manager, Woollahra Golf Club) attended the site visit with Alice Fuller (Weir Philips Heritage and Planning) and Shona Lindsay (Heritage Officer, Woollahra Council) in June 2019. Mr Gibson has reviewed the draft heritage significance assessment report and draft heritage inventory sheet for *George S. Grimley Pavilion*. He is supportive of the listing.

An updated draft heritage significance assessment report and draft heritage inventory sheet were provided to the land owner and lease holders on 24 February 2020. The land owner and lease holders were given until 16 March 2020 to make a submission. No other comments were provided from the relevant land owner and lease holders.

Sydney Croquet Club

Woollahra Council is the landowner of the site. The leaseholder, Sydney Croquet Club, was consulted during the project. The following table outlines the contact with the Club. Overall, the Sydney Croquet Club is in support of the potential heritage listing.

31 May 2019	Notice of the heritage assessment project and request for access to the building.
1 November 2019	Notice regarding completion of draft assessment of heritage significance. Provision of the electronic link to the draft document. Invitation to provide comments.
13 February 2020	Notice of the Environmental Planning Committee meeting on 17 February 2020. Provision of the Woollahra website link to the report and the draft assessment of heritage significance.
27 February 2020	Notice requesting a meeting in response to Council's decision to defer consideration of matter. Provision of the electronic link to draft assessment of heritage significance.
12 March 2020	Notice of the Environmental Planning Committee meeting on 16 March 2020. Provision of the Woollahra website link to the report and the draft assessment of heritage significance.

Further consultation with land owner and tenants will occur during public exhibition of the planning proposal.

8.2. Public exhibition

Public exhibition will be undertaken in accordance with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions in the gateway determination.

We recommend that the planning proposal is exhibited for a minimum of 28 days.

Public notification of the exhibition will comprise:

- a notice on Council's website.
- a notice to the land owner of the site.
- a letter to the current lessee.
- a letter to land owners in the vicinity of the site.
- a letter to local community groups such as the Rose Bay Residents' Association and the Woollahra History and Heritage Society.

During the exhibition period the following material will be available on Council's website and in the customer service area at Woollahra Council offices:

- the planning proposal, in the form approved by the gateway determination.
- the gateway determination.
- information relied upon by the planning proposal (such as relevant Council reports).

Part 9 – Project timeline

As Council is authorised to exercise the functions of the Minister for Planning under section 3.36 of the *Environmental Planning and Assessment Act 1979*, the proposed timeline for completion is as follows:

Plan-making step	Estimated completion
Council Notice of Motion	23 April 2018
Environmental Planning Committee recommends proceeding	16 March 2020 20 April 2020
Council resolution to proceed	6 April 2020 4 May 2020
Woollahra Local Planning Panel provides advice	7 and 21 May 2020
Advice of WLPP to Environmental Planning Committee. Committee recommends proceeding	August 2020
Council resolution to proceed	August 2020
Gateway determination	October 2020
Completion of technical assessment	Usually none required
Government agency consultation	November 2020
Public exhibition period	November 2020
Submissions assessment	December 2020
Environmental Planning Committee considers assessment of planning proposal post exhibition	January 2021
Council decision to make the LEP amendment	January 2021
Council to liaise with Parliamentary Counsel to prepare LEP amendment	February 2021
Forwarding of LEP amendment to Department of Planning, Industry and Environment for notification	March 2021
Notification of the approved LEP	April 2021

Schedules

Schedule 1 – Consistency with state environmental planning policies

State environmental planning policy	Comment on consistency
SEPP No 19 – Bushland in Urban Areas	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 21 – Caravan Parks	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 33 – Hazardous and Offensive Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 36 – Manufactured Home Estates	Not applicable
SEPP No 47 – Moore Park Showground	Not applicable
SEPP No 50 – Canal Estate Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 55 – Remediation of Land	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 64 – Advertising and Signage	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 65 – Design Quality of Residential Apartment Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

State environmental planning policy	Comment on consistency
SEPP No 70 Affordable Housing (Revised Schemes)	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Aboriginal Land) 2019	Not applicable.
SEPP (Activation Precincts) 2020	Not applicable. There are no activation precincts identified in the Woollahra LGA.
SEPP (Affordable Rental Housing) 2009	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Building Sustainability Index: BASIX) 2004	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Coastal Management) 2018	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Concurrences and Consents) 2018	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Educational Establishments and Child Care Facilities) 2017	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Exempt and Complying Development Codes) 2008	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Gosford City Centre) 2018	Not applicable.

State environmental planning policy	Comment on consistency
SEPP (Housing for Seniors or People with a Disability) 2004	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Infrastructure) 2007	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Koala Habitat Protection) 2019	Not applicable
SEPP (Kosciuszko National Park - Alpine Resorts) 2007	Not applicable
SEPP (Kurnell Peninsula) 1989	Not applicable
SEPP (Major Infrastructure Corridors) 2020	Not applicable. The planning proposal does not apply to land within a future infrastructure corridor or the adjacent land.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Penrith Lakes Scheme) 1989	Not applicable
SEPP (Primary Production and Rural Development) 2019	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (State and Regional Development) 2011	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (State Significant Precincts) 2005	Applicable There are currently no identified state significant sites located in the Woollahra Municipality.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable

State environmental planning policy	Comment on consistency
SEPP (Sydney Region Growth Centres) 2006	Not applicable
SEPP (Three Ports) 2013	Not applicable
SEPP (Urban Renewal) 2010	There are currently no potential urban renewal precincts in the Woollahra Municipality which are identified in the SEPP.
SEPP (Vegetation in Non-Rural Areas) 2017	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Western Sydney Aerotropolis) 2020	Not applicable
SEPP (Western Sydney Employment Area) 2009	Not applicable
SEPP (Western Sydney Parklands) 2009	Not applicable

Sydney Regional Environmental Plans – now deemed State Environmental Planning Policies	Comment on consistency
SREP No 8 (Central Coast Plateau Areas)	Not applicable
SREP No 9 - Extractive Industry (No 2 - 1995)	Not applicable
SREP No 16 – Walsh Bay	Not applicable
SREP No 20 - Hawkesbury- Nepean River (No 2 - 1997)	Not applicable
SREP No 24 - Homebush Bay Area	Not applicable
SREP No 26 – City West	Not applicable
SREP No 30 - St Marys	Not applicable
SREP No 33 - Cooks Cove	Not applicable
SREP (Sydney Harbour Catchment) 2005	Applicable and consistent.

Schedule 2 – Compliance with section 9.1 directions

Note any inconsistencies that are considered to be minor here for DPE and in the introduction to the PP and 6.2 question 6.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
1	Employment and resources	
1.1	Business and industrial zones	Not applicable. The land is not zoned for business or industry.
1.2-1.5	Directions 1.2-1.5	Not applicable. These directions are not relevant to the Sydney metropolitan area.
2	Environment and heritage	
2.1	Environment protection zones	Not applicable. The planning proposal does not apply to land within an environmental protection zone or land identified for environmental protection.
2.2	Coastal management	Not applicable. The planning proposal does not apply to land within the coastal zone.
2.3	Heritage conservation	Applicable. Consistent. Heritage listing of the <i>George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side</i> and the <i>Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility</i> will provide ongoing protection and recognition of the heritage significance of the items.
2.4	Recreation vehicle areas	Not applicable. The planning proposal does not apply to sensitive land or land with significant conservation values. It will not allow land to be developed for a recreation vehicle area.
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. The planning proposal does not apply to land in the Far North Coast.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
2.6	Remediation of contaminated land	Not applicable.
3	Housing, infrastructure and urban development	
3.1	Residential zones	Not applicable. The land is not zoned for residential purposes.
3.2	Caravan parks and manufactured home estates	Not applicable. The planning proposal does not affect caravan parks and manufactured home estates.
3.3	Home occupations	Not applicable. The planning proposal does not affect home occupations in dwelling houses.
3.4	Integrating land use and transport	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
3.5	Development near regulated airports and defence airfields	Not applicable. The planning proposal does not apply to land near a regulated airport or defence airfield.
3.6	Shooting ranges	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.
3.7	Reduction in non-hosted short term rental accommodation period	Not applicable.
4	Hazard and risk	
4.1	Acid sulfate soils	Applicable and consistent. Existing acid sulfate soils provisions will not be altered by the planning proposal.
4.2	Mine subsidence and unstable land	Not applicable. The planning proposal does not apply to land within a proclaimed Mine Subsidence District or to land identified as unstable.
4.3	Flood prone land	Applicable. Consistent. Existing flood planning provisions will not be altered by the planning proposal.
4.4	Planning for bushfire protection	Not applicable. The planning proposal does not apply to land mapped as bushfire prone land.
5	Regional planning	

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
5.1 - 5.9	Strategies 5.1-5.9	Not applicable. These strategies do not apply to the Woollahra LGA.
5.10	Implementation of Regional Plans	<p>Applicable. The planning proposal is consistent with the objectives of the <i>Greater Sydney Regional Plan: A Metropolis of Three Cities</i>, particularly Objective 13: Environmental heritage is identified, conserved and enhanced.</p> <p>Heritage listing of the <i>George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors) and forecourt on the southern side and the Sydney Croquet Clubhouse (including the interiors), moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp. and 2 Brush Box located within and adjoining the boundaries of the Clubhouse facility</i> will provide ongoing protection and recognition of the heritage significance of the items.</p> <p>Refer to Section 6 of this report and direction 7.1 of this table.</p>
5.11	Development of Aboriginal Land Council land	Not applicable. The planning proposal does not apply to land shown on the Land Application Map of SEPP (Aboriginal Land) 2019.
6	Local plan making	
6.1	Approval and referral requirements	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
6.2	Reserving land for public purposes	Not applicable. The planning proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3	Site specific provisions	Not applicable. The planning proposal does not allow a particular development to be carried out.
7	Metropolitan Planning	

**Planning proposal –
Compliance with section 9.1 directions**

Direction		Applicable/comment
7.1	Implementation of <i>A Metropolis of Three Cities</i> (March 2018)	<p>Applicable. The planning proposal is consistent with the objectives of <i>A Metropolis of Three Cities</i>, particularly Objective 13: Environmental heritage is identified, conserved and enhanced.</p> <p>Heritage listing of the <i>George S. Grimley Pavilion (1926 building and eastern single storey 1930s extension, including interiors)</i> and forecourt on the southern side and the <i>Sydney Croquet Clubhouse (including the interiors)</i>, moveable heritage items (including rustic benches, timber lockers, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters and 3 Hill's Weeping Figs, 3 Norfolk Island Pines, a <i>Washingtonia Palm</i>, 3 Yellowwoods, 2 <i>Eucalyptus sp.</i> and 2 <i>Brush Box</i> located within and adjoining the boundaries of the Clubhouse facility will provide ongoing protection and recognition of the heritage significance of the items.</p> <p>Refer to section 6.2 of this report and direction 5.10 of this table.</p>
7.2 – 7.10	Directions 7.2 to 7.10	Not applicable. These directions do not apply to the Woollahra LGA.

Supplementary material (separately attached)

- **Environmental Planning Committee Report 17 February 2020 (Annexures removed)**
- **Environmental Planning Committee Report 16 March 2020 (Annexures removed)**
- **Environmental Planning Committee Report 20 April 2020 (Annexures removed)**
- **Woollahra Local Planning Panel Report 7 May 2020 (annexures removed)**
- **Woollahra Local Planning Panel Report 21 May 2020 (annexures removed)**
- **Environmental Planning Committee Report 1 June 2020 (annexures removed)**
- **Environmental Planning Committee Report 3 August 2020 (annexures removed)**
- **Heritage Significance Assessment for the Woollahra Golf Clubhouse and the George S. Grimley Pavilion** – Weir Phillips Heritage and Planning – September 2020
- **Heritage Significance Assessment for the Sydney Croquet Club** – Weir Phillips Heritage and Planning – September 2020